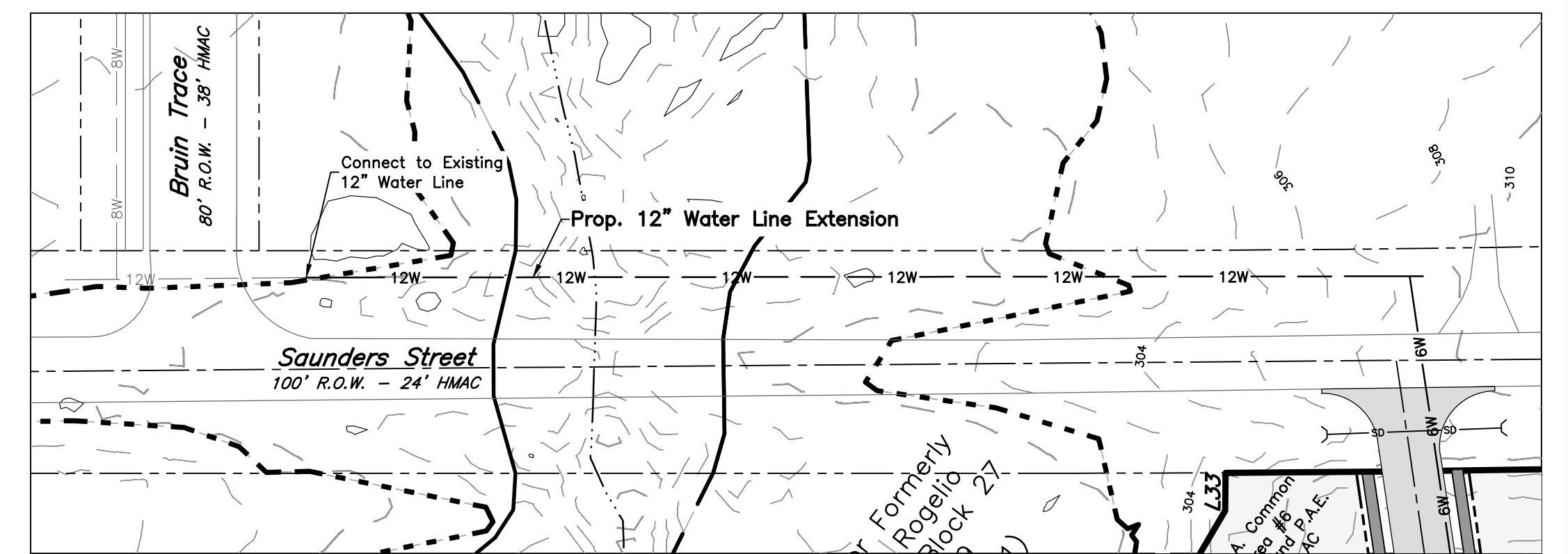
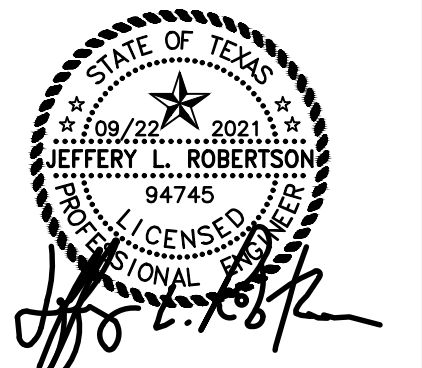
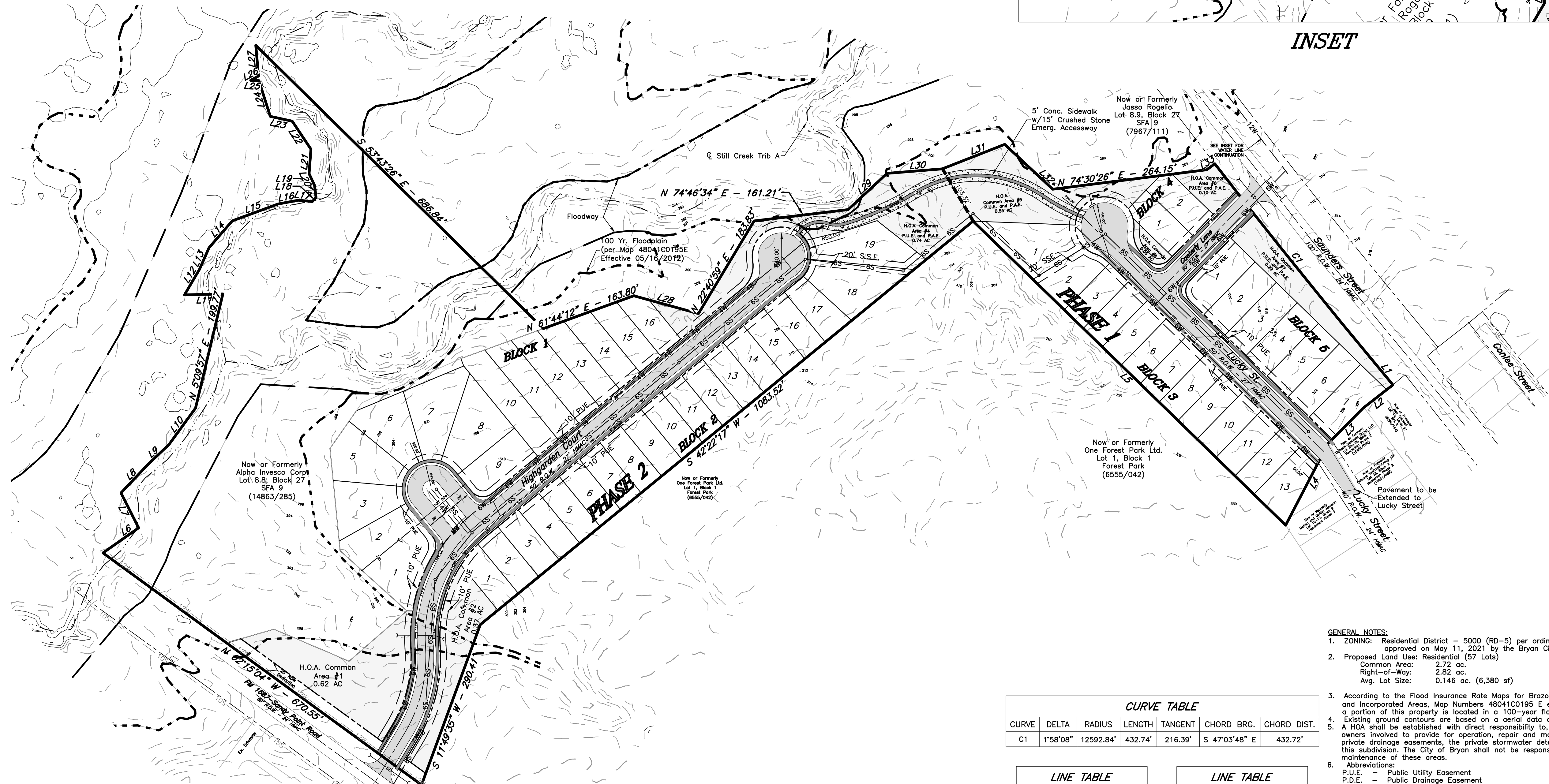


NOTE:
This serves as a general guide only. Utility Company is to provide location of proposed electric, gas, and telecommunication lines.

Typical Utility Layout



INSET



- GENERAL NOTES:**
- ZONING: Residential District - 5000 (RD-5) per ordinance #2485 approved on May 11, 2021 by the Bryan City Council.
 - Proposed Land Use: Residential (57 Lots)
Common Area: 2.72 ac.
Right-of-Way: 2.82 ac.
Avg. Lot Size: 0.146 ac. (6,380 sf)
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0195 E effective 05/16/2012, a portion of this property is located in a 100-year flood hazard area.
 - Existing ground contours are based on a aerial data of the site.
 - A HOA shall be established with direct responsibility to, and controlled by, the property owners involved to provide for operation, repair and maintenance of all common areas, private drainage easements, the private stormwater detention facilities which are part of this subdivision. The City of Bryan shall not be responsible for any operation, repair or maintenance of these areas.
 - Abbreviations:
P.U.E. - Public Utility Easement
P.D.E. - Public Drainage Easement
H.O.A. - Homeowner's Association
R.O.W. - Right of Way
S.S.E. - Sanitary Sewer Easement
 - Common Areas and Landscaped Islands shall be owned & maintained by Homeowners Association.
 - Water, Sewer, and Electricity will be served by City of Bryan.
 - Lots shall not take direct access to Sandy Point Road or Saunders Street.
 - All minimum setbacks shall be in accordance with the City of Bryan Ordinances.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	1°58'08"	12592.84'	432.74'	216.39'	S 74°03'48" E	432.72'

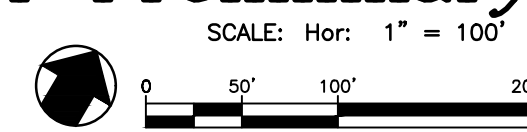
LINE TABLE

LINE	BEARING	DISTANCE
L1	S 48°02'52" E	50.35'
L2	S 43°43'40" W	64.29'
L3	S 36°26'31" W	84.03'
L4	S 19°09'16" W	157.43'
L5	S 54°05'56" W	742.04'
L6	N 46°34'14" E	74.17'
L7	S 35°03'25" W	66.69'
L8	S 35°13'45" E	66.20'
L9	N 38°10'23" E	49.79'
L10	N 27°41'48" E	76.74'
L11	S 80°10'16" W	65.38'
L12	N 22°08'28" E	50.68'
L13	N 15°35'29" E	40.12'
L14	N 32°30'47" E	60.41'
L15	N 61°28'15" E	82.87'
L16	N 71°15'02" E	35.46'
L17	N 87°17'38" E	23.67'
L18	N 33°01'38" E	9.52'
L19	N 15°28'13" W	20.41'
L20	N 32°59'15" W	22.16'

LINE TABLE

LINE	BEARING	DISTANCE
L21	N 4°01'47" W	41.71'
L22	N 42°04'45" W	57.35'
L23	N 85°58'48" W	38.16'
L24	N 25°51'23" W	63.94'
L25	S 83°40'07" W	14.08'
L26	N 53°11'53" E	15.24'
L27	N 13°24'18" W	52.52'
L28	S 82°50'46" E	113.97'
L29	N 38°42'47" E	90.55'
L30	N 77°02'09" E	94.32'
L31	N 60°17'37" E	114.01'
L32	S 55°15'48" E	111.72'
L33	N 45°02'55" E	17.01'

Master Preliminary Plan



Legend

- 8S --- 8S --- Existing Sewer Line w/ size
- 8W --- 8W --- Existing Water Line w/ size
- Existing Gas Line
- 6W --- 6W --- Proposed Water Line w/size
- 4S --- 4S --- Proposed Storm Line w/size
- SD --- SD --- Proposed Storm Drain Line
- Boundary Line
- Existing Easement Line
- Property Line
- Proposed Easement Line
- Proposed Phase Boundary
- Existing Contour Line
- Fire Hydrant



VICINITY MAP

MASTER PRELIMINARY PLAN

MANOR POINT SUBDIVISION
13.89 ACRES

OUT OF
Stephen F AUSTIN #9 SURVEY A-62
BRYAN, BRAZOS COUNTY, TEXAS
MAY 2022
SCALE: 1" = 100'

PHASE 1	PHASE 2
Lots 1-12, Block 3	Lots 1-13, Block 1
Lots 1-2, Block 4	Lots 1-7, Block 2
Lots 1-7, Block 5	

Owner:
Arte Development, LLC
PO Box 326
Wellborn, TX 77881
979-393-0173

Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838