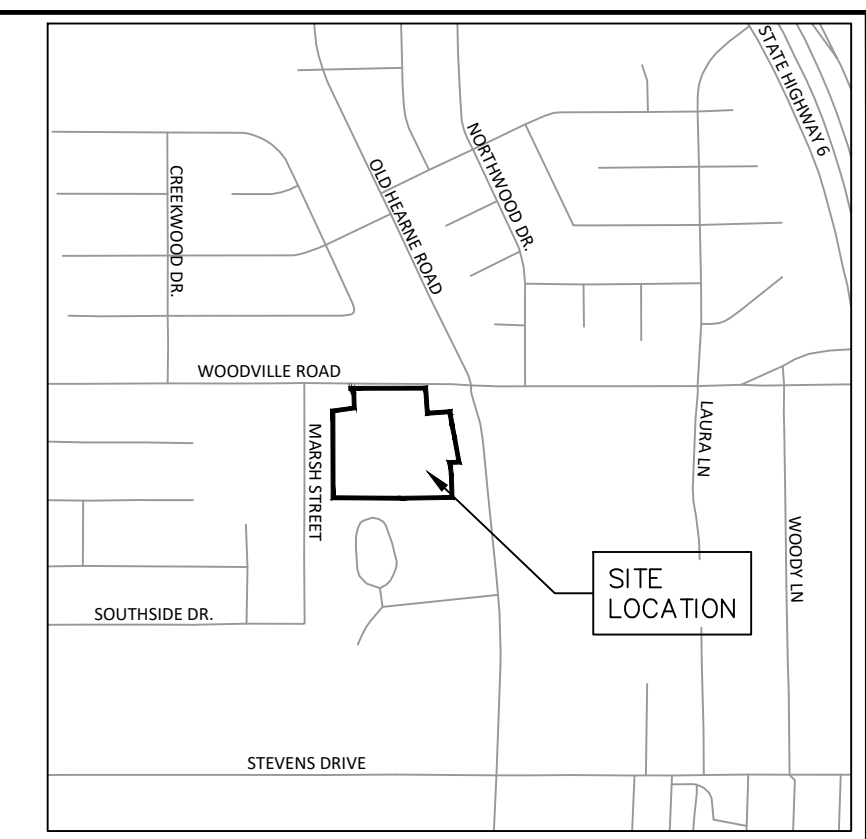


Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	37.57	25.00	86.11	N85° 39' 05"E	34.14
C2	41.16	25.00	94.33	S4° 07' 32"E	36.67
C3	38.87	25.00	89.08	S87° 34' 48"W	35.07
C4	39.46	25.00	90.43	N2° 40' 05"W	35.49
C5	38.88	25.00	89.10	S87° 31' 07"W	35.08
C6	9.47	75.00	7.23	S51° 28' 45"E	9.46
C7	37.90	75.00	28.95	S69° 34' 16"E	37.50
C8	37.90	75.00	28.96	N81° 28' 30"E	37.50
C9	31.36	75.00	23.96	N55° 01' 07"E	31.13
C10	37.40	25.00	85.71	N85° 53' 45"E	34.01
C11	40.63	25.00	93.11	S4° 41' 35"E	36.30
C12	21.03	25.00	48.19	S67° 08' 11"W	20.41
C13	24.56	50.00	28.14	S77° 09' 33"W	24.31
C14	42.16	50.00	48.32	S38° 55' 45"W	40.93
C15	39.77	50.00	45.57	S8° 00' 55"E	38.73
C16	36.81	50.00	42.18	S51° 53' 36"E	35.99
C17	43.71	50.00	50.08	N81° 58' 27"E	42.33
C18	51.22	50.00	58.69	N27° 35' 15"E	49.01
C19	2.96	50.00	3.39	N3° 27' 12"W	2.96
C20	21.03	25.00	48.19	N18° 56' 48"E	20.41
C21	121.89	75.00	93.11	N4° 41' 35"W	108.91



LOCATION MAP  
SCALE: 1" = 1000'

Line Table

Line #	Length	Direction
L1	16.96	S51° 14' 01.27"E
L2	16.60	S56° 22' 03.02"E
L3	27.31	S56° 16' 17.16"E
L4	6.95	S56° 16' 17.16"E
L5	15.82	S57° 58' 38.44"E
L6	38.32	S58° 45' 33.98"E
L7	11.81	S58° 45' 33.98"E
L8	49.11	S57° 42' 08.56"E
L9	84.19	S57° 42' 08.56"E
L10	50.02	S40° 46' 37.55"W
L11	22.39	S60° 57' 38.02"E
L12	42.27	S54° 03' 47.09"E
L13	118.83	S48° 54' 52.94"E
L14	8.65	N43° 02' 29.10"E
L15	3.62	S41° 51' 49.61"W

**PRELIMINARY PLAN**  
NOT FOR RECORD

**WOODVILLE ESTATES**  
LOTS 1 - 5, BLOCK 1  
LOTS 1 - 27, BLOCK 2

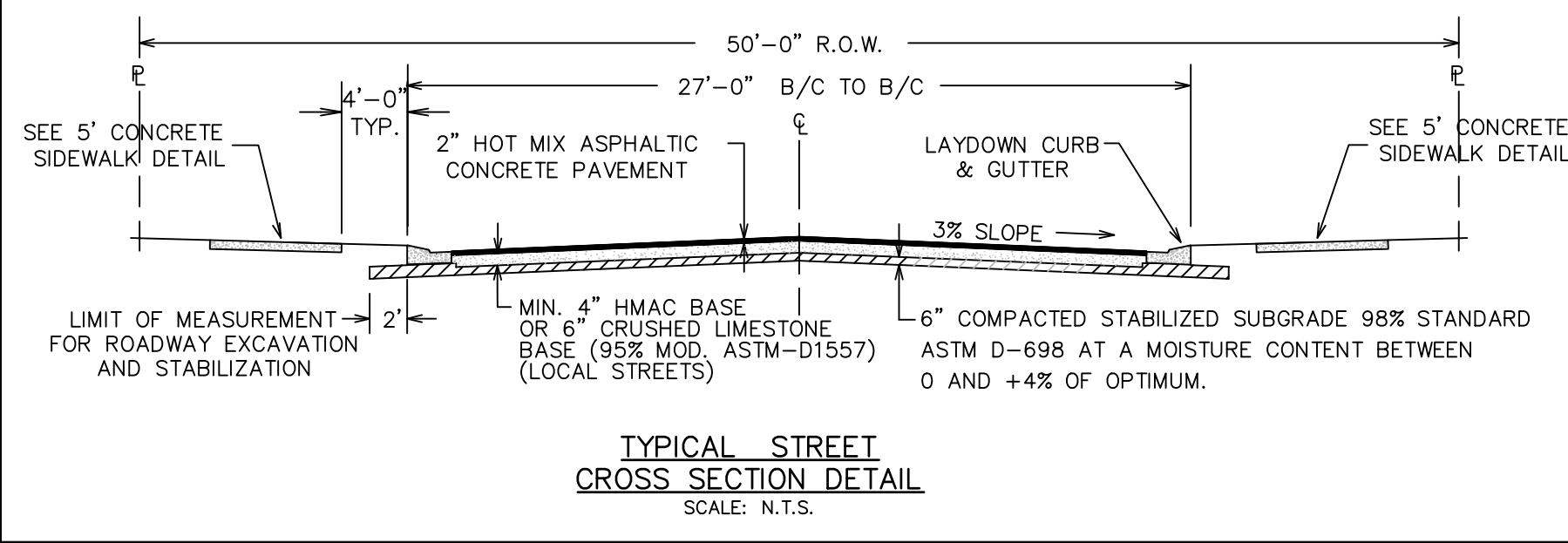
**32 TOTAL LOTS**

**7.81 acres of the**  
**Moses Baine League, Abstract No.3**  
**Bryan, Brazos County, Texas**

**JUNE 8, 2022**

**PRELIMINARY PLAN NOTES:**

- CURRENT ZONING OF SUBJECT SITE : RD-5
- CURRENT SITE USE : RESIDENTIAL
- PROPOSED SITE USE : RESIDENTIAL
- THE PROJECT PROPERTIES DOES NOT LIE WITHIN THE LIMITS OF THE 100-YEAR FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY: MAP NUMBER 48041C0185E (DATED MAY 16, 2012).
- THE BUILDING SETBACK REQUIREMENTS FOR THIS TRACT ARE ESTABLISHED BY THE CITY OF BRYAN ORDINANCES SEC. 62-161.
- THE METES AND BOUNDS DESCRIPTION SHOWN HEREIN WERE PROVIDED BY TUMLINSON LAND SURVEYING, DATED MARCH 30, 2022.
- SANITARY SEWER: SANITARY SEWER SERVICE FOR THIS SUBDIVISION SHALL BE PROVIDED BY THE EXISTING CITY OF BRYAN SANITARY SEWER INFRASTRUCTURE ALONG WOODVILLE ROAD. 979-209-5030
- DOMESTIC WATER SERVICE: THE DOMESTIC WATER SERVICE FOR THIS SUBDIVISION SHALL BE PROVIDED BY THE EXISTING CITY OF BRYAN WATER MAIN INFRASTRUCTURE ALONG WOODVILLE ROAD. 979-209-5030
- ELECTRICAL SERVICE: BRYAN TEXAS UTILITIES (BTU) SHALL BE PROVIDING ELECTRICAL SERVICE TO THIS SUBDIVISION. WHERE ELECTRICAL FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGED, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE P.U.E., AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE P.U.E. TO ACCESS ELECTRIC FACILITIES. 979-821-5784
- ALL PUBLIC UTILITY EASEMENTS (PUE) SHOWN HEREON SHALL BE DEDICATED WITH THE PLATTING OF THIS SUBDIVISION.
- DRIVEWAYS WILL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH BCS GUIDELINES.
- THE PROJECT PROPERTIES ARE LOCATED IN THE CITY OF BRYAN.
- ALL DEVELOPMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN STANDARDS, ORDINANCES AND REGULATIONS.
- THE CITY OF BRYAN IS RESPONSIBLE FOR THE MAINTENANCE OF PUBLIC INFRASTRUCTURE WITHIN THE RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS.
- SUBDIVISION'S HOMEOWNER'S ASSOCIATION (HOA) IS RESPONSIBLE FOR MAINTENANCE OF SIDEWALKS, AND PRIVATE DRAINAGE EASEMENTS, INCLUDING STORM SEWER, DRAINAGE WAYS, DETENTION AREAS AND LANDSCAPE AREAS.
- ALL LOTS WITH FRONTAGE ON WOODVILLE ROAD WILL NOT BE ALLOWED TO ACCESS PROPERTY FROM WOODVILLE ROAD AND MUST USE MOODY MEADOW LANE FOR ACCESS.



**OWNER/DEVELOPER**  
BLUE BURRO MANAGEMENT, LLC.  
2014 CEDARWOOD DRIVE  
BRYAN, TEXAS 77807  
254-313-7837

**SURVEYOR**  
TUMLINSON LAND SURVEYING  
P.O. BOX 633  
MILICAN, TEXAS 77866  
254-931-6707

**ENGINEER**  
JBS ENGINEERING & ENVIRONMENTAL, LLC.  
2129 E. WILLIAM J. BRYAN PKWY.  
BRYAN, TX 77802  
979-485-2879

