

LEGEND

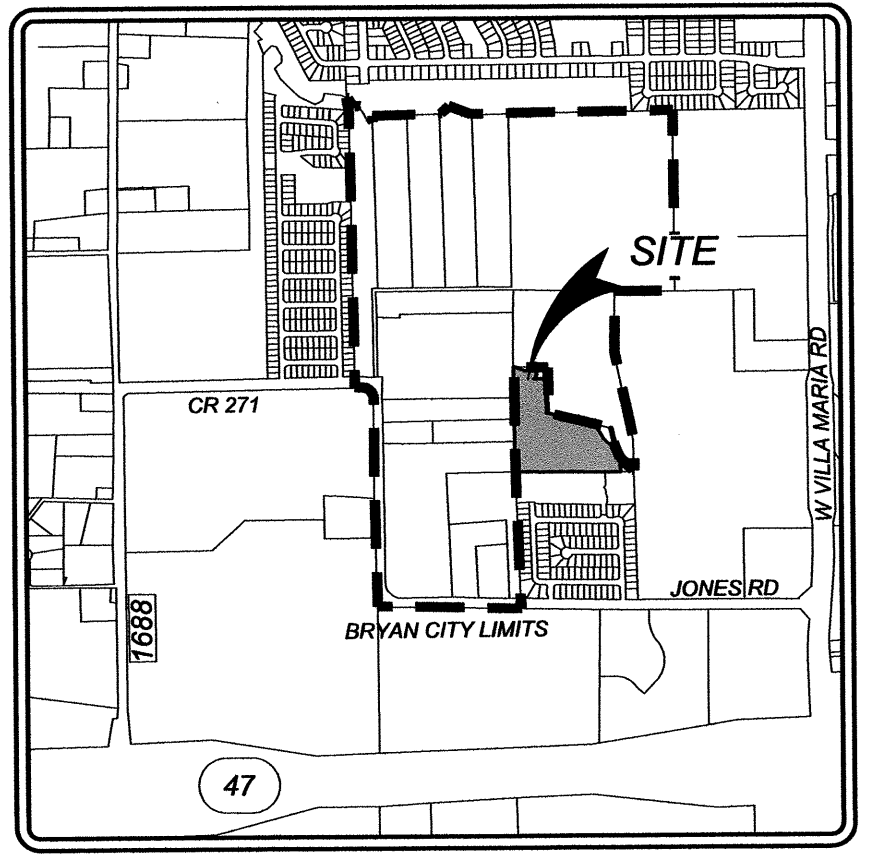
- 5/8" IRON ROD FOUND WITH YELLOW CAP STAMPED "COLLERS PROP COR"
- IRON ROD SET WITH YELLOW CAP STAMPED "COLLERS PROP COR"
- F.I.R. FOUND IRON ROD
- S.I.R. SET IRON ROD
- CONCRETE PAVEMENT
- SUBJECT BOUNDARY
- ADJACENT BOUNDARY
- CENTERLINE OF STREET
- CITY LIMITS BOUNDARY
- PROPOSED WATER MAIN
- PROPOSED SINGLE WATER SERVICE & METER BOX
- PROPOSED DUAL WATER SERVICE & METER BOX
- PROPOSED SANITARY SEWER MAIN
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SINGLE SANITARY SEWER LATERAL
- PROPOSED DUAL SANITARY SEWER LATERAL
- E 8" W EXISTING WATERMAIN
- E 8" SSS EXISTING SANITARY SEWER MAIN
- EXISTING SANITARY SEWER MANHOLE
- EXISTING NATURAL GAS LINE
- EXISTING OVERHEAD UTILITY LINE
- PP EXISTING POWER POLE
- AC ACRES
- B.S.L. BUILDING SETBACK LINE
- I.P.F. IRON PIPE FOUND
- I.R.F. IRON ROD FOUND
- P.U.E. PUBLIC UTILITY EASEMENT (10' UNLESS OTHERWISE NOTED)
- R.O.W. RIGHT OF WAY
- S.F. SQUARE FEET
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS

KEYNOTES

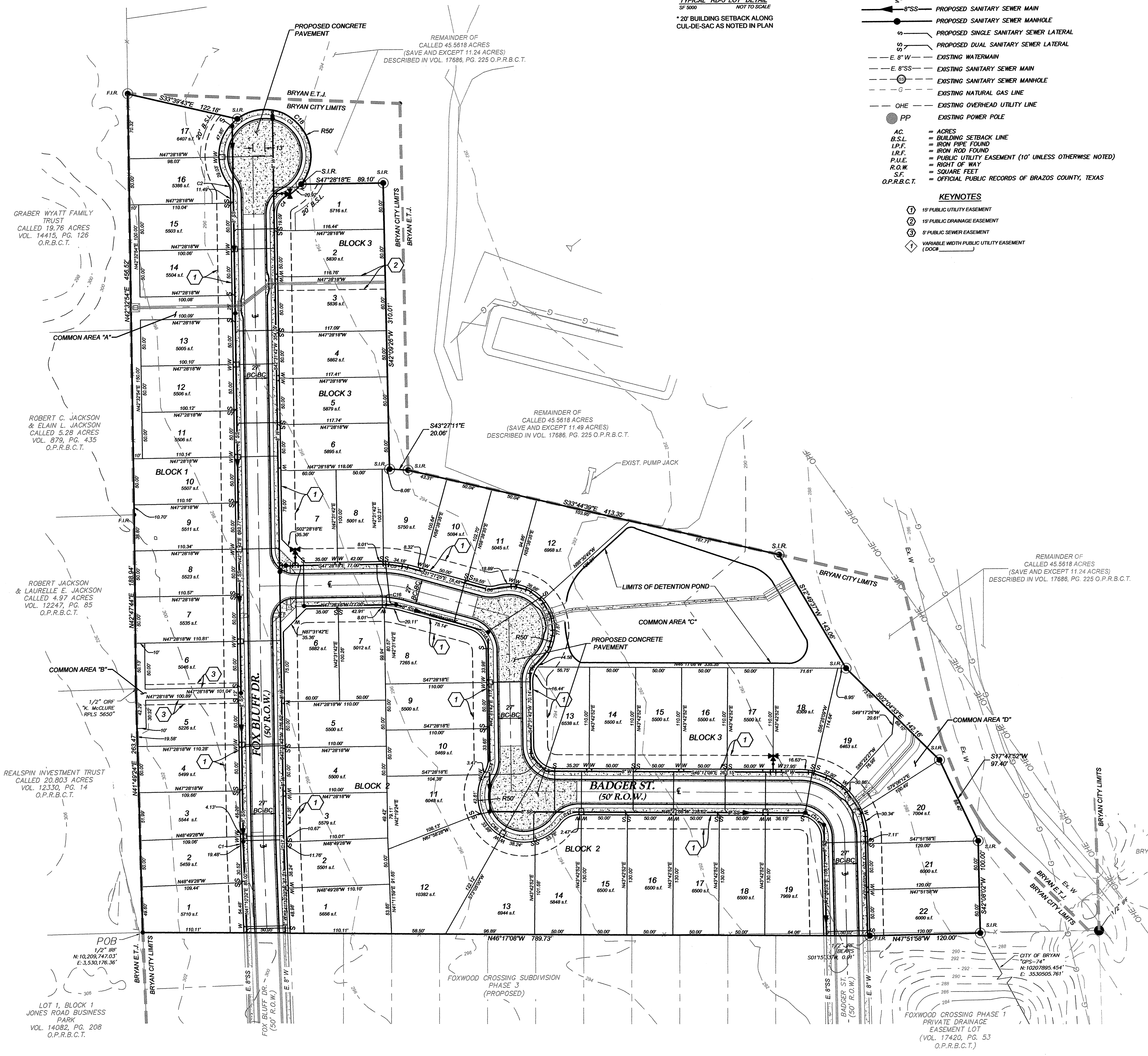
- ① 15' PUBLIC UTILITY EASEMENT
- ② 15' PUBLIC DRAINAGE EASEMENT
- ③ 5' PUBLIC SEWER EASEMENT
- ④ VARIABLE WIDTH PUBLIC UTILITY EASEMENT (DOCK)

GENERAL NOTES

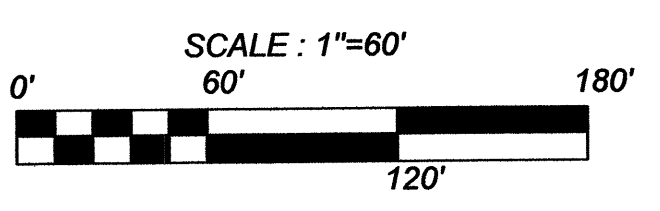
1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203) NAD 83, EPOCH 2010.00.
2. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS, MAP NUMBER 48041C0285E, PANEL 0285E, DATED MAY 16, 2012, ALL OF THIS PROPERTY IS LOCATED WITHIN UNSHADED ZONE "X", AREAS OF MINIMAL FLOOD HAZARD.
3. PER CITY OF BRYAN ORDINANCE NO. 2552, THIS PROPERTY HAS BEEN ANNEXED INTO THE CITY OF BRYAN ON APRIL 12, 2022.
4. THE BUILDING SETBACK REQUIREMENTS FOR THIS TRACT ARE ESTABLISHED BY THE CITY OF BRYAN ORDINANCES SEC. 62-163.
5. SANITARY SEWER: ALL SANITARY SEWER SERVICES SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN STANDARDS, ORDINANCES AND REGULATIONS; AND SHALL TERMINATE WITHIN RIGHT-OF-WAY 979-209-5030.
6. DOMESTIC WATER SERVICE: ALL DOMESTIC WATER SERVICES SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN STANDARDS, ORDINANCES AND REGULATIONS; AND SHALL TERMINATE WITHIN THE RIGHT-OF-WAY 979-209-5030.
7. ELECTRICAL SERVICE: BRYAN TEXAS UTILITIES (BTU) SHALL BE PROVIDING ELECTRICAL SERVICE TO THIS SUBDIVISION. 979-821-5784
8. ALL PUBLIC UTILITY EASEMENTS (PUE) SHOWN HEREON SHALL BE DEDICATED WITH THE PLATTING OF THIS SUBDIVISION.
9. WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE, AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.
10. DRIVEWAYS WILL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH BC'S GUIDELINES.
11. ALL DEVELOPMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN STANDARDS, ORDINANCES AND REGULATIONS.
12. THE CITY OF BRYAN IS RESPONSIBLE FOR THE MAINTENANCE OF FACILITIES WITHIN THE R.O.W. AND WITHIN PUBLIC UTILITY AND DRAINAGE EASEMENTS.
13. A HOMEOWNER'S ASSOCIATION (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, AND PRIVATE STORMWATER DETENTION FACILITIES WHICH ARE PART OF THIS SUBDIVISION. THE CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATION, REPAIR AND MAINTENANCE OF THESE AREAS EXCEPT FOR THE OPERATION, REPAIR AND MAINTENANCE OF THE PUBLIC INFRASTRUCTURE.
14. THE PROPOSED LAND USE WITHIN THIS PRELIMINARY PLAN IS FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENT. THE PRELIMINARY PLAN IS WITHIN "RD-5" ZONING DISTRICT AND IS SUBJECT TO THE RESTRICTIONS CONTAINED WITHIN THE ZONING ORDINANCE.
15. EXACT DIMENSIONS AND LOCATIONS OF DRAINAGE EASEMENTS AND DETENTION POND LOCATIONS WILL BE DETERMINED DURING THE ENGINEERING DESIGN PHASE OF THE PROJECT.
16. NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF DRAINAGE EASEMENTS.
17. COMMON AREA "A" DESIGNATED AS A PUBLIC DRAINAGE AND SEWER EASEMENT.
18. COMMON AREA "B" DESIGNATED AS A PUBLIC SEWER EASEMENT.
19. COMMON AREA "C" & COMMON AREA "D" DESIGNATED AS PUBLIC DRAINAGE EASEMENTS.



LOCATION MAP



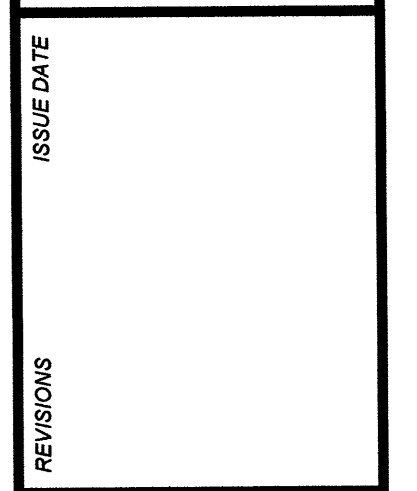
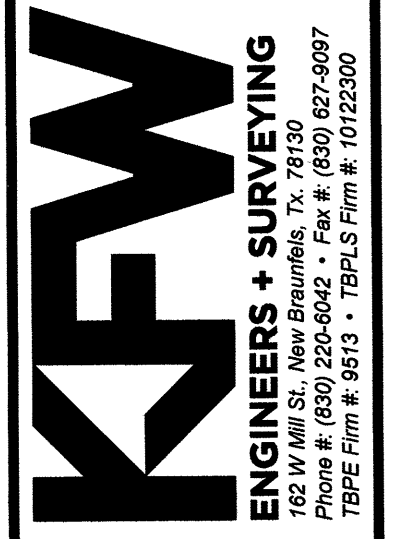
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	23.61'	1000.00'	1°21'10"	23.61'	N41°51'07"E
C2	11.86'	20.00'	34°02'50"	11.71'	N39°32'19"E
C3	24.59'	50.00'	27°15'11"	24.36'	S33°05'49"E
C4	21.82'	20.00'	65°47'50"	20.84'	S72°50'37"W
C5	42.19'	100.00'	16°06'53"	42.00'	N39°24'02"W
C6	13.40'	25.00'	30°49'11"	13.28'	S46°45'36"E
C7	133.42'	50.00'	182°53'31"	97.21'	S14°16'19"W
C8	21.00'	25.00'	48°11'23"	20.41'	S66°37'23"W
C9	38.70'	25.00'	88°49'50"	34.99'	S01°52'43"E
C10	116.74'	75.00'	88°20'10"	104.58'	S02°04'33"E
C11	38.58'	25.00'	88°20'10"	34.86'	N02°04'33"W
C12	23.18'	25.00'	63°07'48"	22.36'	N72°51'03"W
C13	152.06'	50.00'	174°14'44"	99.87'	S12°17'35"E
C14	14.09'	25.00'	32°18'05"	13.91'	N08°40'45"E
C15	32.24'	25.00'	73°53'07"	30.05'	N09°35'58"E
C16	28.13'	100.00'	16°06'53"	28.03'	N39°24'52"W
C17	22.43'	50.00'	1°21'10"	22.43'	S41°51'07"W
C18	143.78'	50.00'	164°45'49"	99.12'	S01°01'54"E



OWNER/DEVELOPER
 JESSE C. WALL III
 8702 ADAMS LANE
 TEMPLE, TX 76502
 254-721-6179



PRELIMINARY PLAN ESTABLISHING
TIMBER OAKS SUBDIVISION
 BEING A 11.24-ACRE TRACT CONTAINED WITHIN THE T.J. WOOTEN SURVEY, ABSTRACT NO. 59, BRAZOS COUNTY, TEXAS, AND BEING PART OF THAT CERTAIN CALLED 45.5618 ACRE TRACT AS CONVEYED TO JESSE C. WALL III IN A GENERAL WARRANTY DEED RECORDED IN VOLUME 17686, PAGE 225, OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (O.P.R.B.C.T.).



TIMBER OAKS SUBDIVISION PRELIMINARY PLAN
 BRAZOS COUNTY
 CITY OF BRYAN, TEXAS

JOB NO. 10381901
 DATE: NOVEMBER 2022
 DRAWN: CHECKED: NR
 SHEET NUMBER:

Date: Jan 11, 2023 7:35am User: JD User ID: 10381901 Job: 10381901.dwg
 File: J:\Projects\10381901\Design\DWG\PLAT_10381901.dwg

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