

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

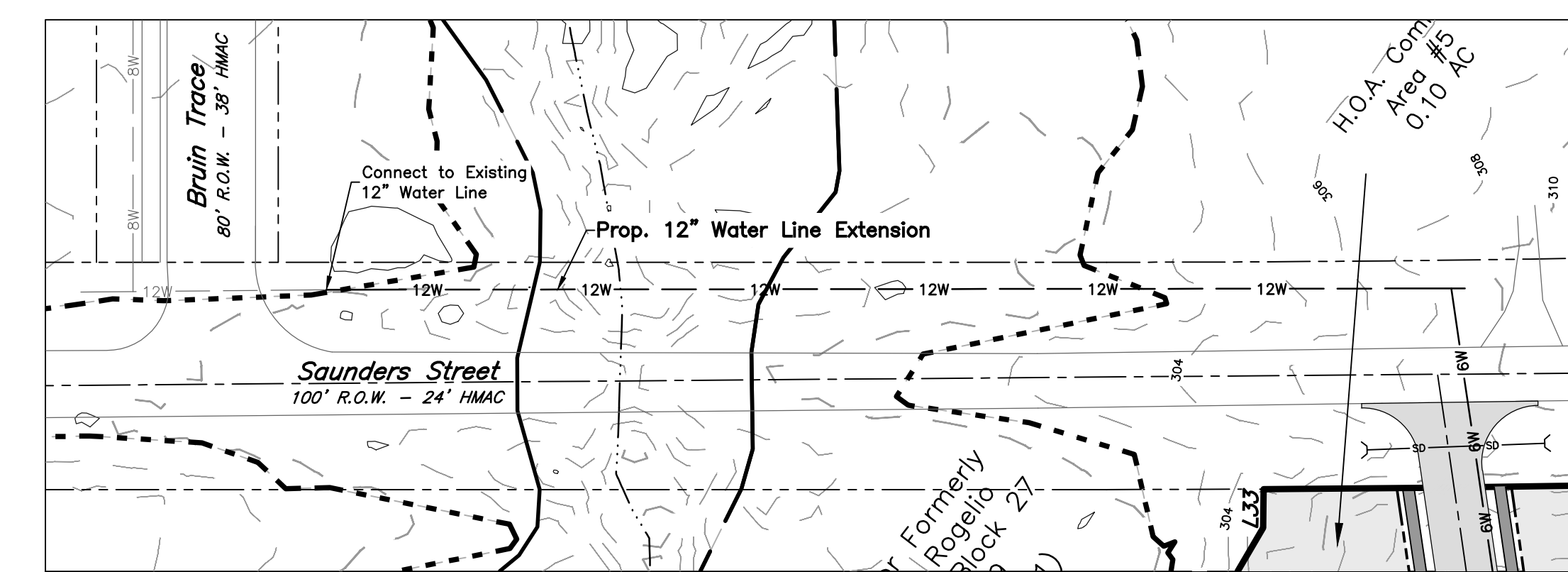
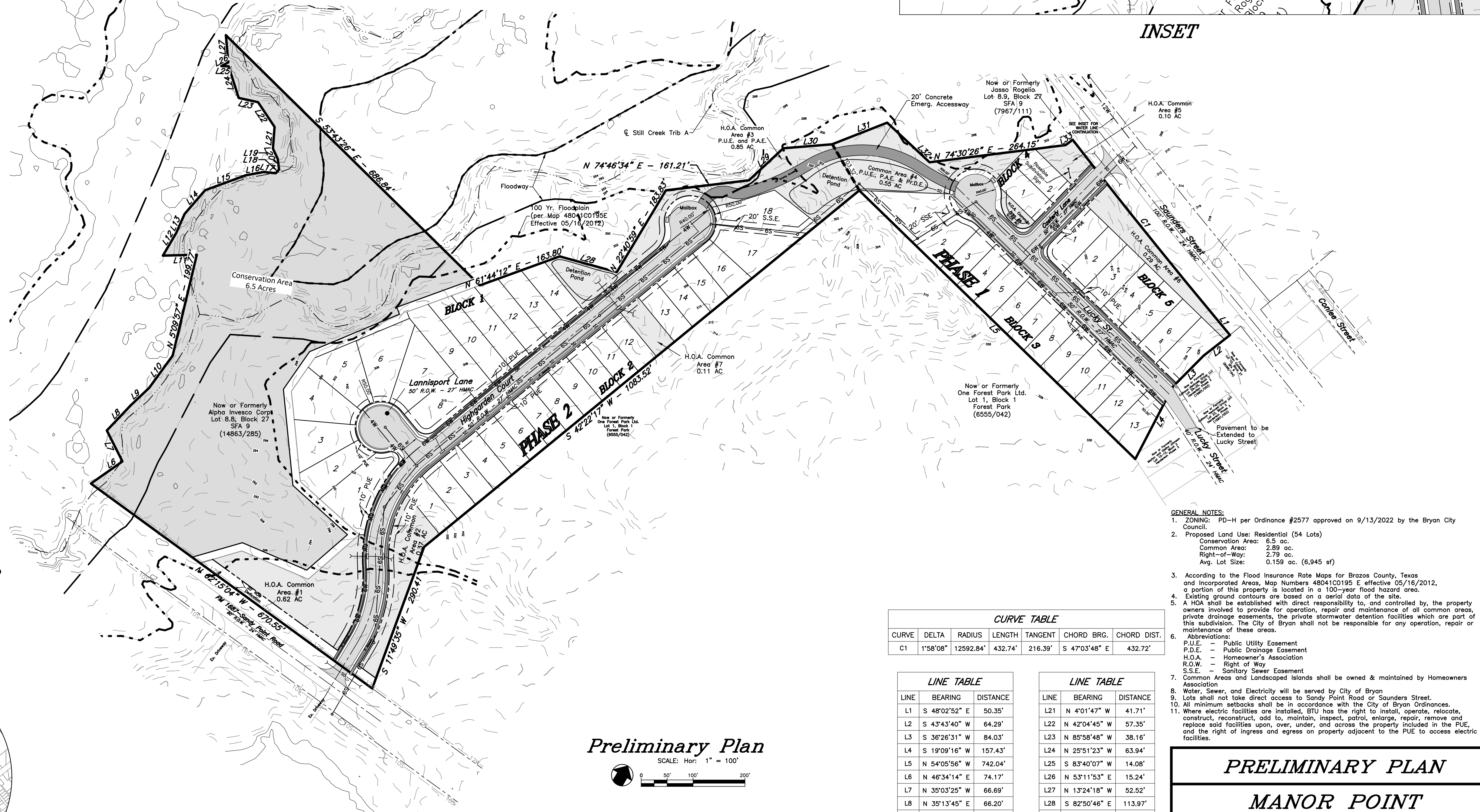
Typical Utility Layout

Block	Lot	Width (FT)	Depth (FT)	Area (SQ FT)
1	1	55.0	184.1	10,067
1	2	45.0	147.2	7,090
1	3	45.0	115.9	7,819
1	4	45.0	133.4	8,993
1	5	45.0	123.8	8,963
1	6	45.0	139.0	10,267
1	7	45.0	132.5	10,164
1	8	62.0	125.0	7,815
1	9	45.0	203.7	9,193
1	10	45.0	187.9	8,511
1	11	45.0	172.5	7,850
1	12	45.0	158.7	7,088
1	13	45.0	141.7	6,376
1	14	45.0	125.8	5,664
2	1	45.0	110.0	4,949
2	2	45.0	110.0	4,949
2	3	45.0	110.0	4,949
2	4	45.0	110.0	4,949
2	5	45.0	110.0	4,949
2	6	45.0	110.0	4,949
2	7	45.0	110.0	4,949
2	8	45.0	110.0	4,949
2	9	45.0	110.0	4,949
2	10	45.0	110.0	4,949
2	11	45.0	110.0	4,949
2	12	45.0	110.0	4,949
2	13	45.0	110.0	4,949
2	14	45.0	110.0	4,949
2	15	45.0	110.0	4,949
2	16	45.0	110.0	5,515
2	17	45.0	136.5	10,159
2	18	45.0	158.9	10,031
3	1	50.7	200.21	10,219
3	2	54.8	105.11	6,516
3	3	45.0	101.30	4,964
3	4	45.0	110.30	4,964
3	5	45.0	110.30	4,964
3	6	45.0	110.30	4,964
3	7	45.0	110.30	4,964
3	8	45.0	110.30	4,964
3	9	45.0	110.30	4,964
3	10	45.0	110.30	4,964
3	11	45.0	110.30	4,964
3	12	45.0	110.30	4,964
3	13	50.0	111.60	6,499
4	1	50.0	110.50	5,462
4	2	50.0	110.50	5,429
5	1	57.5	125.0	7,053
5	2	50.0	125.0	6,250
5	3	50.0	125.0	6,250
5	4	50.0	125.0	6,250
5	5	50.0	125.0	6,250
5	6	50.0	125.0	6,250
5	7	54.7	125.0	7,044

Lot Dimension Table



VICINITY MAP



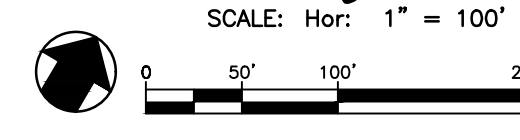
INSET

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	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	N 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	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'

Preliminary Plan



Legend

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

- GENERAL NOTES:
- ZONING: PD-H per Ordinance #2577 approved on 9/13/2022 by the Bryan City Council.
  - Proposed Land Use: Residential (54 Lots)  
Conservation Area: 6.5 ac.  
Common Area: 2.89 ac.  
Right-of-Way: 2.79 ac.  
Avg. Lot Size: 0.159 ac. (6,945 sf)
  - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 4804100193 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 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 Sandpoint Road or Saunders Street.
  - All minimum setbacks shall be in accordance with the City of Bryan Ordinances.
  - Where electric facilities are installed, STU 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.

PRELIMINARY PLAN

MANOR POINT SUBDIVISION

20.79 ACRES  
OUT OF  
Stephen F AUSTIN #9 SURVEY A-62  
BRYAN, BRAZOS COUNTY, TEXAS  
OCTOBER 2023  
SCALE: 1" = 100'

PHASE 1	PHASE 2
Lots 1-13, Block 3	Lots 1-14, Block 1
Lots 1-2, Block 4	Lots 1-18, Block 2
Lots 1-7, Block 5	

Owner: Arte Development, LLC  
1008 Woodcreek Dr., Suite 103  
Wellborn, TX 77881  
979-393-0173

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

Texas Firm Registration No. 10103300