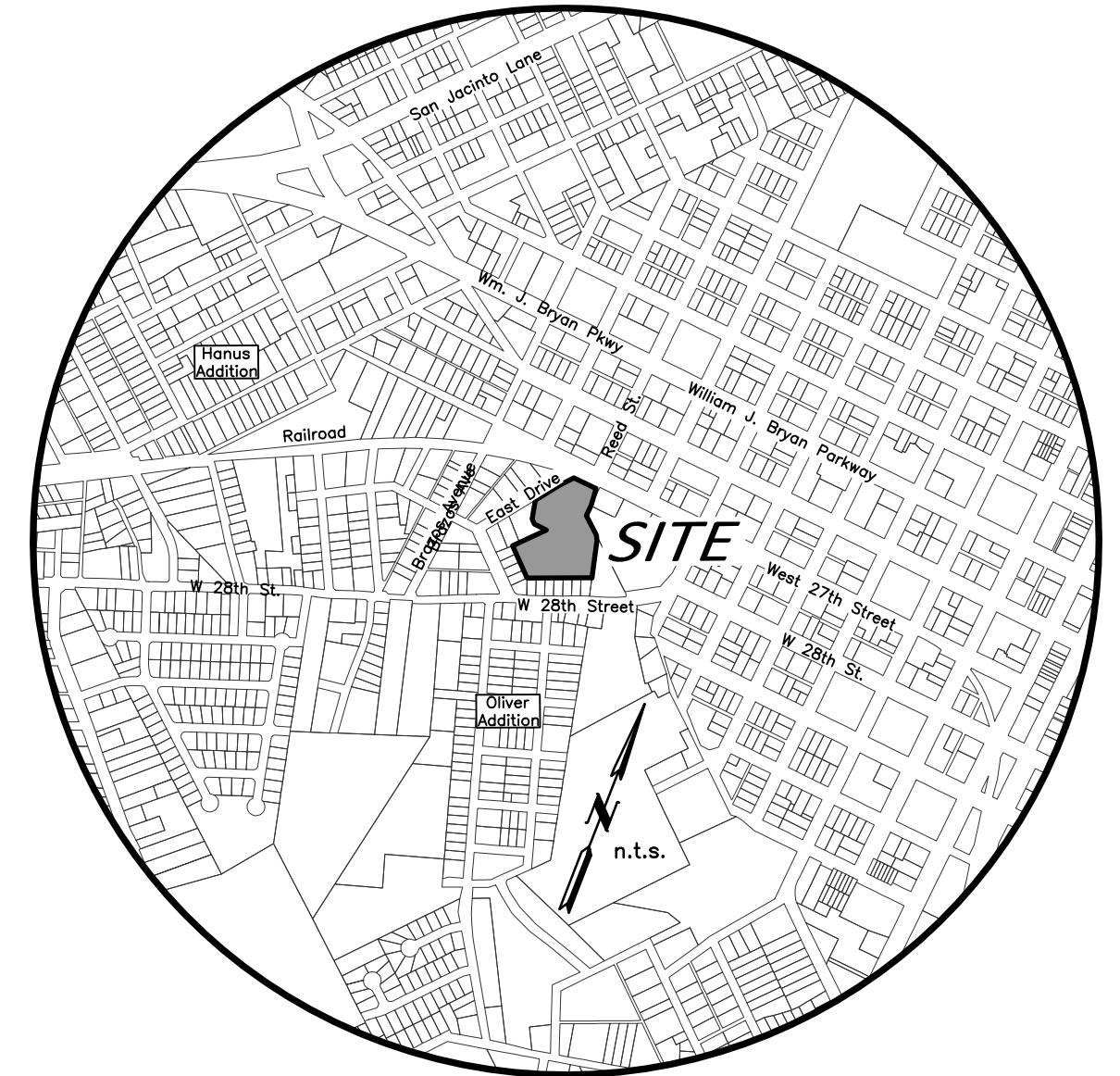
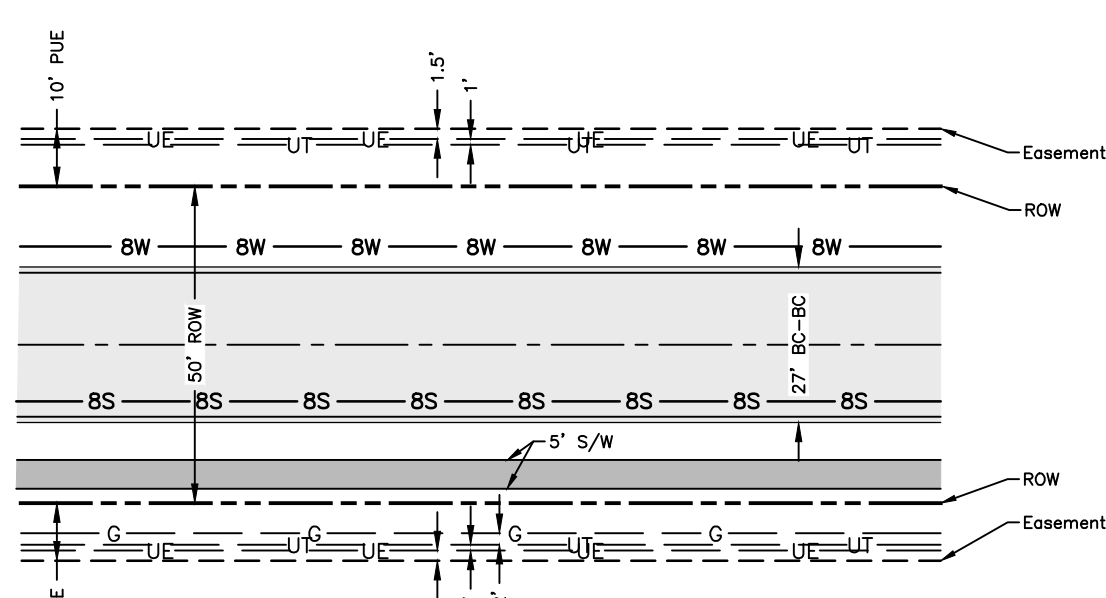
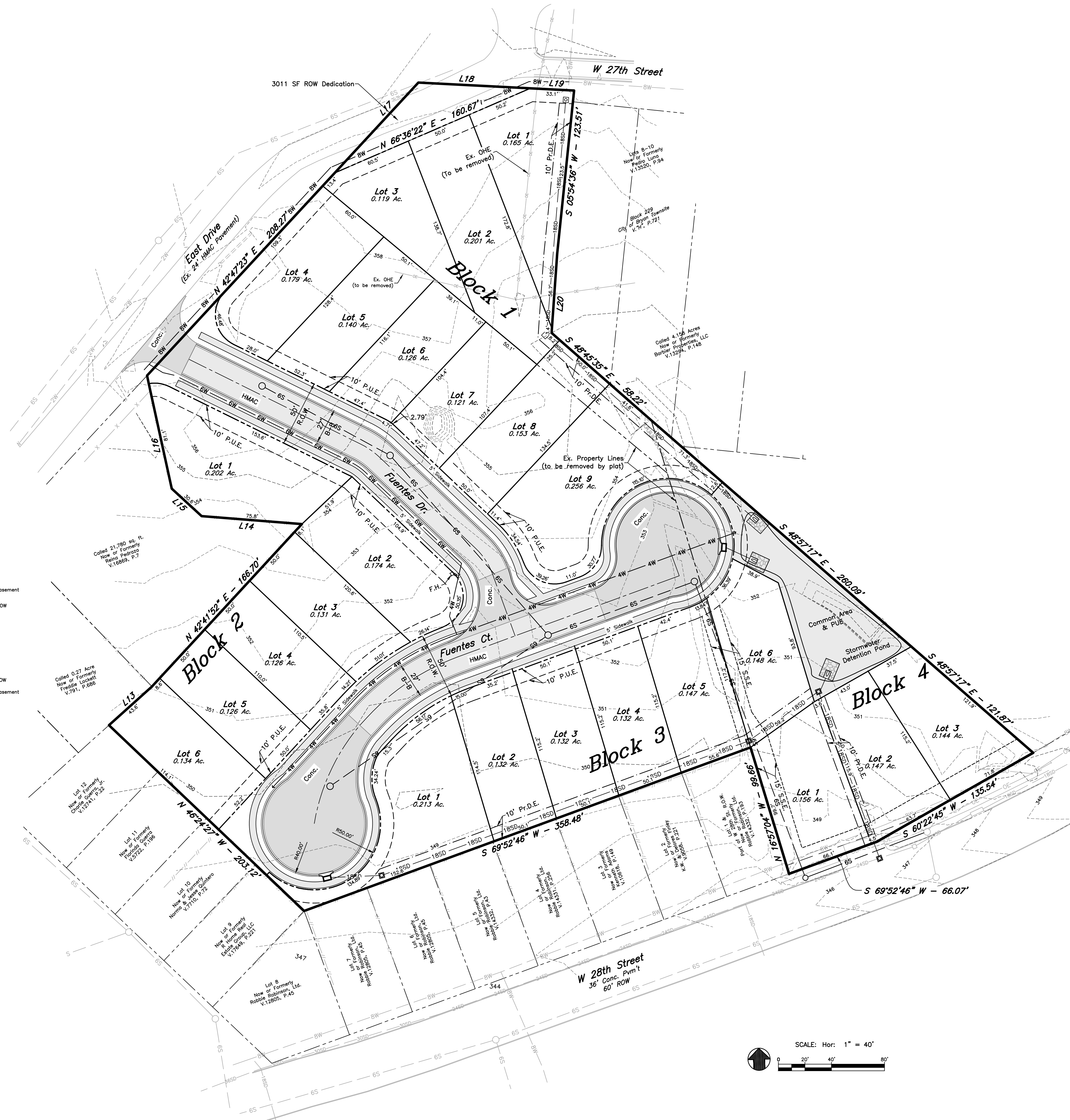


LINE	BEARING	DISTANCE
L13	N 48°01'30" E	43.57'
L14	N 85°29'35" W	75.84'
L15	N 47°18'08" W	30.60'
L16	N 12°20'15" W	81.06'
L17	N 42°47'23" E	92.83'
L18	S 87°03'53" E	84.52'
L19	S 87°03'53" E	33.07'
L20	S 4°02'30" W	60.05'



VICINITY MAP



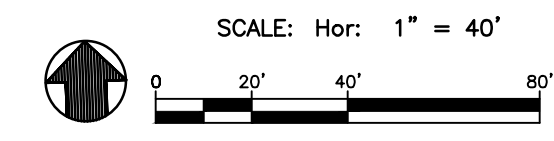
NOTE:
This serves as a general guide only. Utility Company is to provide location of proposed electric, gas, and telecommunication lines.

Typical Utility Layout

Legend

— BS — BS —	Existing Sewer Line w/size
— BW — BW —	Existing Water Line w/size
— G — G —	Existing Gas Line
— GW — GW —	Proposed Water Line w/size
— 4S — 4S —	Proposed Sewer Line w/size
— 30SD — 30SD —	Proposed Storm Drain Line w/size
— — —	Boundary Line
— — —	Existing Easement Line
— — —	Property Line
— — —	Proposed Easement Line
— — —	Proposed Phase Boundary
— — —	Existing Contour Line
— — —	Fire Hydrant
— — —	Common Area

- GENERAL NOTES:
- ZONING: Residential 5000 District.
 - Proposed Land Use: Residential (20 lots).
 - 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
 - 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.
 - Building Setback Lines shall be:
Front: 25'
Street Side: 15'
Side: 5'
Rear: 5'
 - Residential Driveways will only be allowed access onto local streets.
 - All sidewalks and trails will be concrete.
 - 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 egress and ingress on property adjacent to the PUE to access electric facilities.
 - 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.



PRELIMINARY PLAN

Fuentes Estates

4.18 AC.
STEPHEN F. AUSTIN SURVEY
BRYAN, BRAZOS COUNTY, TEXAS

OCTOBER 2024
SCALE: 1"=40'

24 Lots
Block 1, Lots 1-9 Block 2, Lots 1-6
Block 3, Lots 1-6 Block 4, Lots 1-3

Owner:
Fuentes Estates (Alex Fuentes)
3125 Cameron River
Schertz, Texas, 78108

Engineer:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838
Firm Reg. No. F-458

