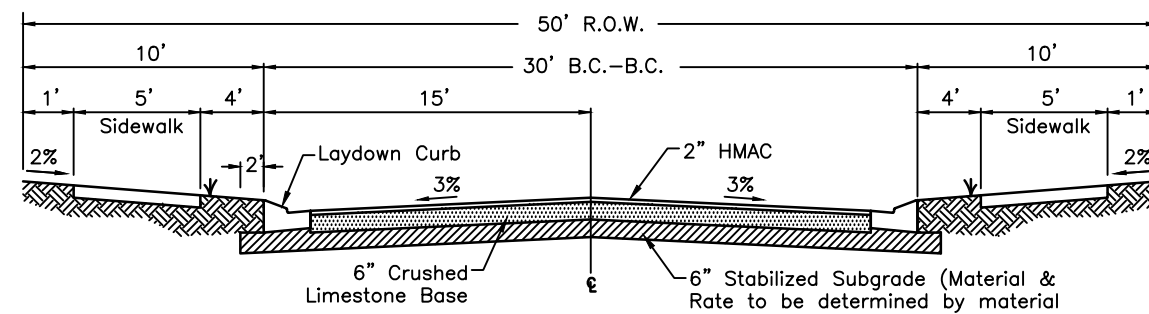


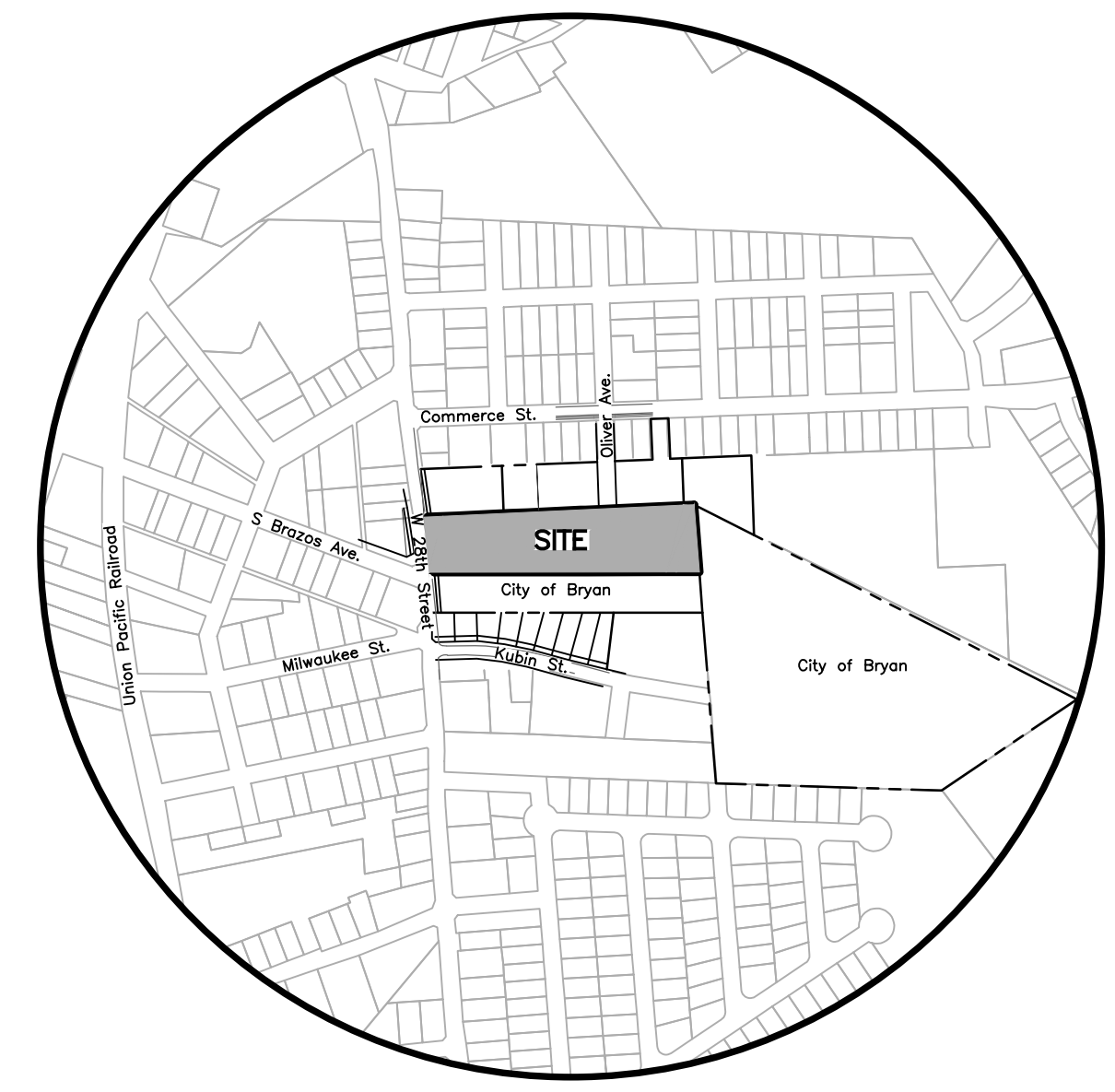
Block	Lot	Width (FT)	Depth (FT)	Area (SF)
1	1	55.51	110.60	6411
1	2	50.00	110.60	5585
1	3	50.00	112.82	5696
1	4	50.00	115.03	5807
1	5	50.00	117.24	5917
1	6	50.00	119.46	6028
1	7	50.00	121.67	6139
1	8	50.00	123.88	6250
1	9	51.71	100.00	5343
2	1	52.50	127.87	7787
2	2	50.00	123.01	6194
2	3	50.00	123.03	6151



TYPICAL 30' PAVEMENT SECTION

LINE	BEARING	DISTANCE	ADJOINER CALL
L1	N 70°32'10" E	49.17'	N 70°31'43" E
L2	N 66°52'32" E	62.57'	N 66°52'05" E
L3	S 70°32'10" W	50.31'	-
L4	N 66°52'32" E	61.15'	-
L5	N 75°12'06" E	26.71'	-
L6	N 14°47'54" W	37.88'	-
L7	N 72°40'00" E	22.00'	-
L8	S 17°20'00" E	21.14'	-

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	3°39'39"	726.00'	46.39'	23.20'	N 68°42'21" E	46.38'
C2	90°00'00"	80.00'	125.66'	80.00'	S 59°47'54" E	113.14'
C3	3°39'39"	740.00'	47.28'	23.65'	S 68°42'21" W	47.27'
C4	83°37'03"	25.00'	36.48'	22.36'	N 27°00'37" E	33.33'
C5	90°26'29"	30.00'	47.35'	30.23'	N 60°00'44" W	42.59'
C6	35°32'21"	26.00'	16.13'	8.33'	S 35°06'10" E	15.87'

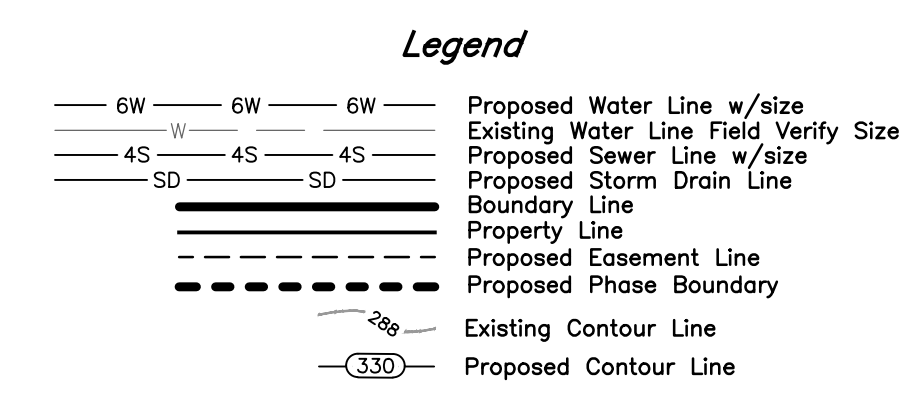
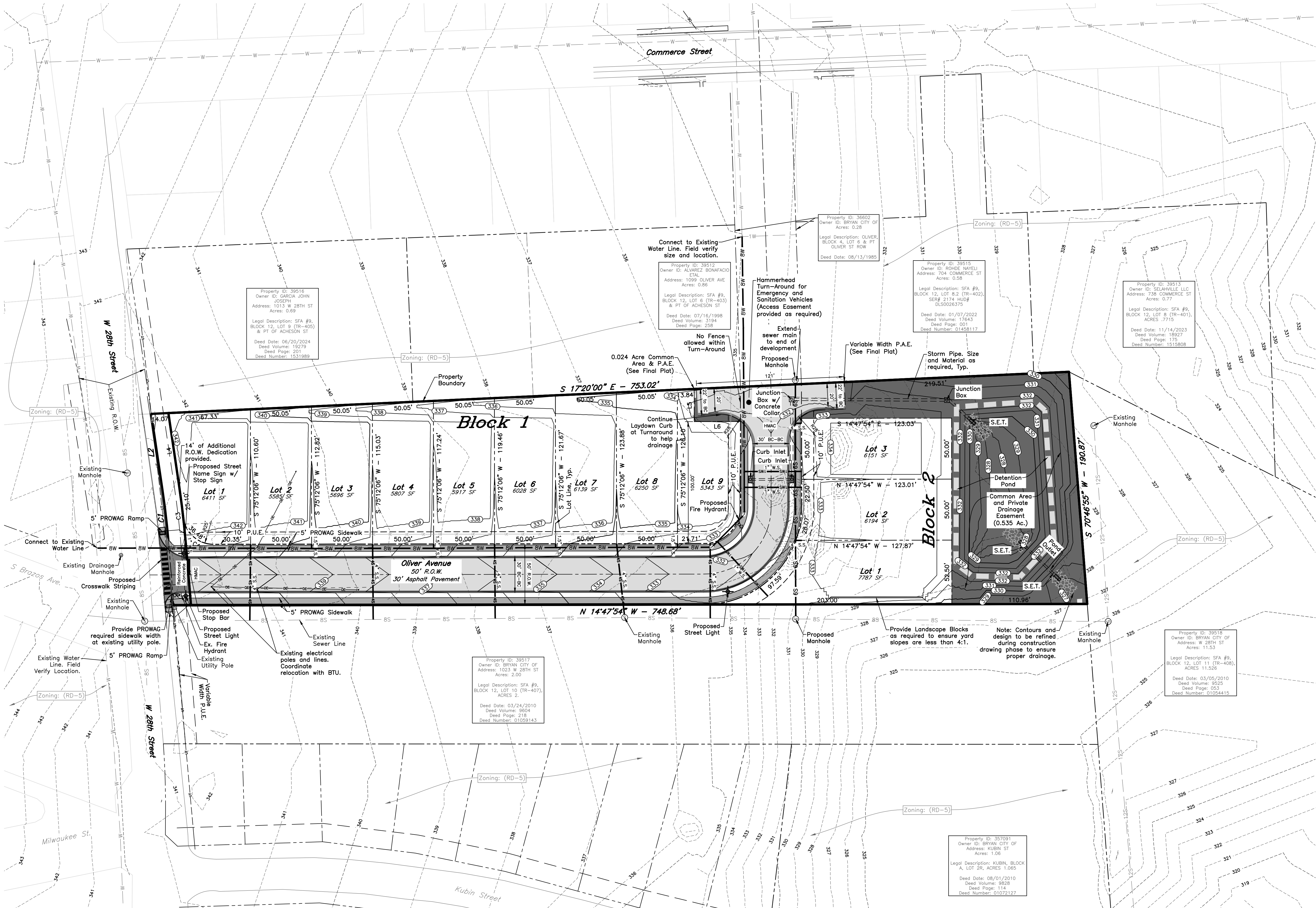


VICINITY MAP

SCALE: Hor: 1" = 1000'

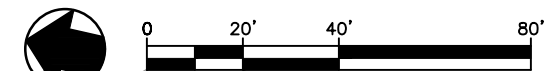


- GENERAL NOTES:**
- ZONING: RD-5 and MU-2 as passed and approved by the Bryan Council, Ordinance No. 1459.
 - Proposed Land Use: Single Family Residential.
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and incorporated Areas, Map Number 4804100195E effective 05/16/2012, no portion of this property is located in a 100-year flood hazard area.
 - Existing ground contours are based on an aerial data of the site.
 - Water, Sewer, and Electricity will be served by City of Bryan.
 - 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 P.U.E. and the right of ingress and egress on property adjacent to the P.U.E to access electric facilities.
 - Streets will be asphalt with concrete aprons.
 - Utility locations and sizes are approximate and may vary with development of construction plans.
 - 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 a part of this subdivision. The City of Bryan shall not be responsible for any operation, repair and maintenance of these areas.
 - Common Areas and Landscape Easements (including detention area) shall be owned & maintained by Homeowners Association and may not be enclosed or screened from the ROW by fencing.
 - Building Setback Lines shall be:
 - Front yard- 25'
 - Side yard- 5'
 - Side Street Arterial- 25'
 - Side Street- 15'
 - Rear yard- 5'
 - Minimum Lot Sizes:
 - Area- 5000 SF
 - Lot Width- 50'
 - Lot Depth- 100'
 - Single-family residential uses located on properties zoned MU-2 will abide by the same standards, per Sec. 130-20(1)(4) of the Bryan Code of Ordinances.
 - No Lots will take direct access to West 28th Street.
 - ORIGIN OF BEARING SYSTEM: Bearings shown hereon are Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observations.



Preliminary Plan

SCALE: Hor: 1" = 40'



PRELIMINARY PLAN
28th Street Subdivision

LOTS 1-9, BLOCK 1; LOTS 1-3, BLOCK 2
0.024 ACRE COMMON AREA & 0.535 ACRE COMMON AREA
2.994 ACRES
STEPHEN F. AUSTIN LEAGUE NO. 9, A-62
BRYAN, BRAZOS COUNTY, TEXAS

FEBRUARY 2025

SCALE: 1" = 40'

Owner/Developer:
Terra Nova Home Builder, LLC
1734 Bridge Meadow Lane
Bryan, Texas 77803
Max Martinez
(979) 703-0417
maxmasony@yahoo.com

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

Drawn By: JF
Date: 02/19/2025

M&B
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