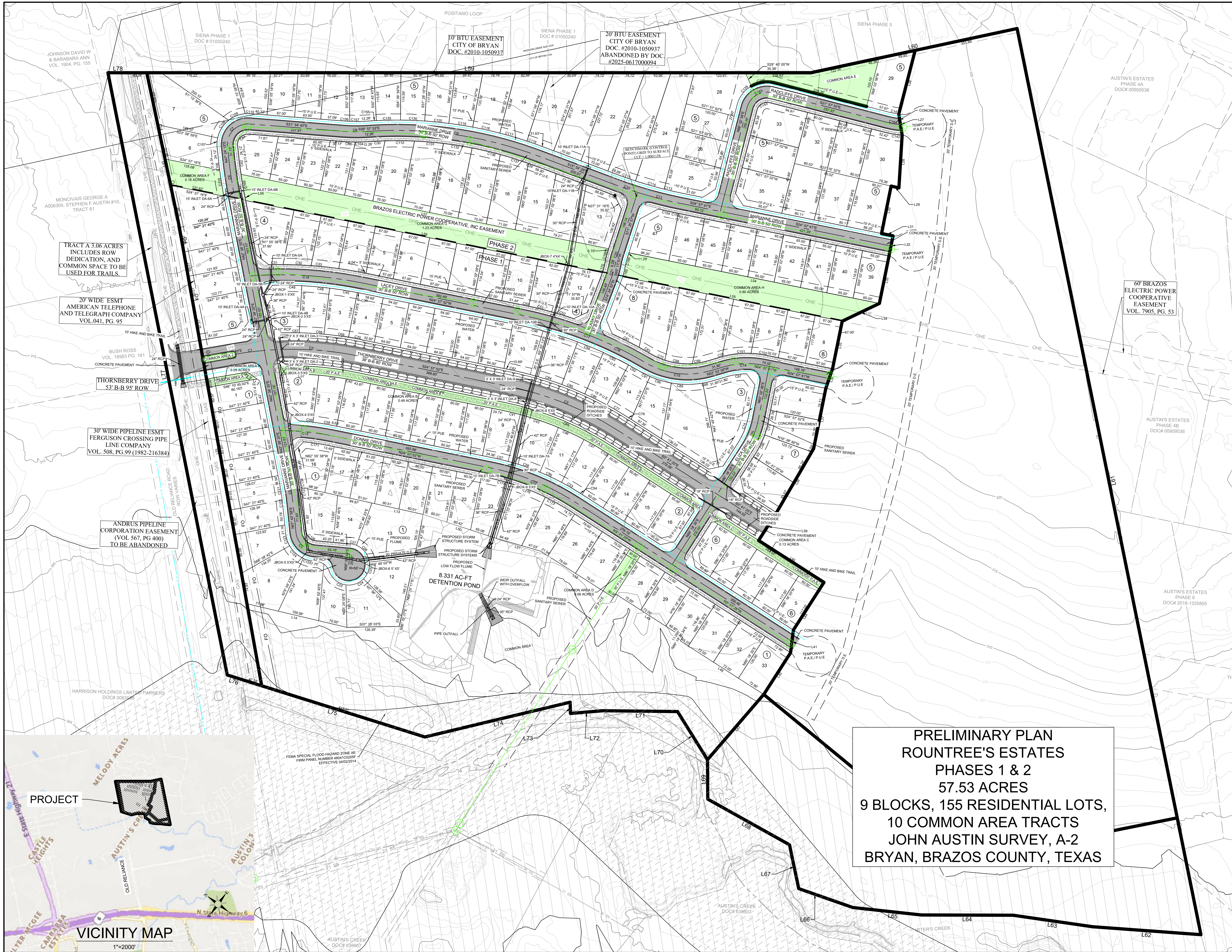




0 50 100 200
1" = 100'

NOTES:

- THE BEARINGS RECITED HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS BASED ON THE NAD83 STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE NO. 4203. THE COMBINED CORRECTION FACTOR (CCF) IS 1.0001155.
- THE PROPERTY IS ZONED PD-H.
- THE DEVELOPMENT MUST FOLLOW ALL REQUIREMENTS OF ZONING ORDINANCE NUMBER 2756, DATED 10/07/2025.
- THE MASTER PLAN FOR THIS SUBDIVISION, MP25-000007 WAS APPROVED BY THE BRYAN PLANNING AND ZONING COMMISSION ON OCTOBER 16, 2025.
- THE PROPOSED DEVELOPMENT IS A SINGLE FAMILY RESIDENTIAL SUBDIVISION.
- THE ENTIRETY OF THE SITE DRAINS WEST TO CARTERS CREEK. DETENTION WILL BE PROVIDED TO MITIGATE POST-DEVELOPMENT FLOWS.
- THE DEVELOPMENT WILL BE SERVED BY PUBLIC DOMESTIC WATER AND SANITARY SEWER.
- ELECTRIC SERVICE WILL BE FROM BTU.
- TOPOGRAPHY SHOWN HERE IS FROM LIDAR DATA.
- PORTIONS OF THIS TRACT ARE LOCATED WITHIN THE 100-YR FLOODPLAIN ACCORDING TO FIRM PANEL NUMBER 48041C0205F, EFFECTIVE 04/02/2014.
- ALL UTILITIES SHOWN HERE ARE APPROXIMATE LOCATIONS.
- DEVELOPMENT IS ANTICIPATED TO OCCUR IN MULTIPLE PHASES.
- ALL LOTS ADJOINING THORNBERRY DRIVE SHALL HAVE A 6 FOOT TALL CAP & RAIL FENCE ALONG THORNBERRY DRIVE.
- NO LOT OR COMMON AREA SHALL TAKE DRIVEWAY ACCESS TO OR FROM THORNBERRY DRIVE.
- 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.
- WATER LINE AND SEWER LINE SIZES SHOWN HERE ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FURTHER MODELING.
- CONTOURS ARE 1' INTERVALS AND WERE ACQUIRED FROM SURVEY DATA AND THIS BEAR & TRAVIS TEXAS LIDAR DATA 2021.
- MINIMUM BUILDING SETBACKS WILL BE AS FOLLOWS:
 - 7.5' REAR SETBACK
 - 7.5' SIDE YARD SETBACK
 - 15' STREET SIDE YARD SETBACK
 - 25' FRONT YARD SETBACK (20' FRONT YARD SETBACK AROUND CULDESACS)
- ALL COMMON AREAS TO BE OWNED AND MAINTAINED BY THE HOA.
- ALL REQUIRED STREETSCAPING TREES ALONG THORNBERRY DRIVE ARE MINIMUM 2" CALIPER CANOPY TREES (WHEN MEASURED AT FOUR-AND-A-HALF (4.5) FEET ABOVE THE SOIL).

OWNER:
ROUNTREE DEVELOPMENT, LTD
P.O. BOX 246
WELLBORN, TX 77881

PREPARED BY:
REPUBLIC ENGINEERING & DEVELOPMENT SERVICE, LLC
PO BOX 3123
HARKER HEIGHTS, TX 76548

SURVEYOR:
ROBISH LAND SURVEYING
PO BOX 411
BELTON, TX 76513

COMMON AREA
HIKE & BIKE TRAIL
INTERCONNECTIVITY SIDEWALK
SHARED USE PATH
PHASE BOUNDARY
2" CALIPER CANOPY TREE

REV	DESCRIPTION	DATE
1	ORIGINAL RELEASE	08/20/2024

REPUBLIC
ENGINEERING & DEVELOPMENT SERVICES
T.B.P.E.L.S. FIRM NO.: 21633

ROUNTREE'S ESTATES

PRELIMINARY PLAN

Tyler W. Freese
SIGNATURE
10/15/2025
DATE

STATE OF TEXAS
TYLER W. FREESE
12737
LICENSED PROFESSIONAL ENGINEER

DESIGN	TWF
DRAWN	TWF
CHECKED	LEH
PROJECT #	24-077-001
DRAWING #	1

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	69.29	800.00	4.96	S43° 41' 53"E	69.26
C2	226.93	800.00	16.25	S33° 05' 26"E	226.17
C3	297.04	800.00	21.27	S14° 19' 38"E	295.34
C4	68.80	50.00	78.84	N8° 17' 51"E	63.50
C5	53.17	600.00	5.08	N45° 10' 39"E	53.15
C6	99.79	1200.00	4.76	N45° 01' 16"E	99.76
C7	87.86	50.00	100.68	S82° 15' 14"E	76.99
C8	56.22	400.00	8.05	S35° 56' 17"E	56.17
C9	409.37	975.00	24.06	S27° 56' 11"E	406.37
C10	56.04	1025.00	3.13	S17° 28' 27"E	56.03
C11	105.93	1025.00	5.92	S22° 00' 04"E	105.88
C12	222.78	600.00	21.27	N14° 19' 38"W	221.51
C13	123.75	608.00	11.66	N30° 47' 42"W	123.53
C14	97.46	200.00	27.92	N38° 55' 20"W	96.50
C15	163.55	200.00	46.85	N29° 27' 21"W	159.03
C16	151.43	985.00	8.81	N10° 26' 00"W	151.28
C17	10.00	985.00	0.58	N15° 07' 41"W	10.00
C18	164.10	985.00	9.55	N20° 11' 30"W	163.91
C19	271.53	985.00	15.79	N32° 51' 42"W	270.67
C20	21.41	200.00	6.13	S68° 21' 54"W	21.40
C21	32.41	200.00	9.28	S69° 56' 21"W	32.37
C23	55.28	50.00	63.34	S2° 53' 35"W	52.50
C24	46.50	50.00	53.29	S55° 25' 13"E	44.84
C25	44.29	50.00	50.75	N72° 33' 35"E	42.86
C26	53.79	50.00	61.64	N16° 21' 47"E	51.23
C27	14.54	50.00	16.66	N22° 47' 19"W	14.49
C29	14.97	950.00	0.90	N16° 21' 34"W	14.97
C30	30.53	950.00	1.84	N39° 02' 38"W	30.53
C31	34.93	1010.00	1.98	S37° 05' 04"E	34.93
C32	67.89	1010.00	3.85	S34° 10' 06"E	67.87
C33	67.31	1010.00	3.82	S30° 20' 01"E	67.30
C34	20.17	752.50	1.54	S45° 24' 41"E	20.17
C36	60.99	1010.00	3.46	S26° 41' 40"E	60.98
C37	90.28	740.00	6.99	S34° 53' 44"E	90.22
C38	66.99	740.00	5.19	S28° 48' 25"E	66.97
C39	5.32	960.00	0.32	S25° 07' 23"E	5.32
C40	16.13	740.00	1.25	S25° 35' 20"E	16.13
C41	45.32	740.00	3.51	S23° 12' 36"E	45.31
C43	97.56	740.00	7.55	S17° 40' 42"E	97.49
C44	161.06	760.00	12.14	S31° 02' 08"E	160.76
C45	67.90	960.00	4.05	S27° 18' 29"E	67.88
C46	68.52	740.00	5.31	S11° 14' 55"E	68.49
C47	63.36	740.00	4.91	S6° 08' 35"E	63.34
C48	67.64	960.00	4.04	S31° 21' 10"E	67.62
C49	70.67	960.00	4.22	S35° 28' 48"E	70.65
C50	15.56	1010.00	0.88	S24° 31' 23"E	15.56
C51	71.82	1010.00	4.07	S22° 02' 41"E	71.81
C52	40.89	1010.00	2.32	S18° 50' 53"E	40.88
C53	53.69	625.00	4.92	N6° 09' 04"W	53.67
C54	53.69	625.00	4.92	N6° 09' 04"W	53.67

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C55	57.71	625.00	5.29	N11° 15' 26"W	57.69
C56	81.39	625.00	7.46	N17° 37' 59"W	81.33
C57	39.28	625.00	3.60	N23° 09' 50"W	39.27
C58	48.47	633.00	4.39	N27° 09' 30"W	48.46
C59	34.58	633.00	3.13	N30° 55' 02"W	34.58
C60	8.04	1225.00	0.38	N42° 49' 37"E	8.04
C62	45.83	1175.00	2.23	S46° 17' 10"W	45.83
C64	43.93	25.00	100.68	N82° 15' 14"W	38.49
C65	282.19	760.00	21.27	S14° 19' 38"E	280.57
C66	50.88	225.00	12.96	N79° 49' 53"E	50.77
C67	42.20	840.00	2.88	S36° 38' 56"E	42.20
C68	59.68	840.00	4.07	S33° 10' 27"E	59.67
C69	60.04	840.00	4.10	S29° 05' 27"E	60.03
C70	30.48	840.00	2.08	S26° 00' 14"E	30.48
C71	32.66	225.00	6.32	N69° 11' 40"E	32.63
C72	37.19	175.00	12.17	N12° 06' 59"W	37.12
C73	3.80	225.00	0.97	N52° 23' 55"W	3.80
C74	64.98	175.00	21.27	N75° 40' 22"E	64.61
C75	74.26	200.00	21.27	N75° 40' 22"E	73.84
C76	62.05	840.00	4.23	S5° 48' 23"E	62.04
C77	62.05	840.00	4.23	S5° 48' 23"E	62.04
C80	30.43	425.00	4.10	N33° 57' 47"W	30.43
C81	73.12	1010.00	4.15	N9° 56' 27"W	73.11
C82	49.85	840.00	3.40	S23° 15' 52"E	49.84
C83	32.40	1010.00	1.84	N6° 56' 53"W	32.39
C84	80.09	840.00	5.46	S18° 49' 59"E	80.06
C85	59.95	840.00	4.09	S14° 03' 25"E	59.94
C86	59.96	840.00	4.09	S9° 58' 03"E	59.94
C87	49.58	175.00	16.23	S44° 46' 01"E	49.41
C88	27.43	225.00	6.98	S49° 23' 26"E	27.41
C89	76.44	225.00	19.47	S36° 09' 55"E	76.08
C90	54.13	225.00	13.78	S19° 32' 25"E	54.00
C91	25.99	225.00	6.62	S9° 20' 19"E	25.98
C92	33.01	960.00	1.97	S7° 00' 51"E	33.01
C93	67.70	960.00	4.04	S10° 01' 10"E	67.69
C94	67.70	960.00	4.04	S14° 03' 36"E	67.69
C95	87.85	960.00	5.24	S18° 42' 07"E	87.82
C96	61.00	960.00	3.64	S23° 08' 38"E	60.99
C98	67.61	175.00	22.14	N29° 16' 19"W	67.19
C99	38.31	175.00	12.54	N46° 36' 41"W	38.23
C101	70.73	225.00	18.01	N42° 54' 34"W	70.44
C102	35.12	225.00	8.94	N29° 25' 58"W	35.08
C103	63.36	740.00	4.91	S6° 08' 35"E	63.34
C104	29.30	425.00	3.95	N37° 59' 22"W	29.30
C105	64.07	1225.00	3.00	N44° 30' 48"E	64.07
C106	29.76	1225.00	1.39	N46° 42' 28"E	29.75
C107	24.37	75.00	18.61	N56° 42' 37"E	24.26
C108	51.15	75.00	39.08	N85° 33' 22"E	50.17
C109	43.63	75.00	33.33	S58° 14' 17"E	43.02
C110	12.65	75.00	9.66	S36° 44' 30"E	12.63

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C112	71.33	950.00	4.30	N35° 58' 20"W	71.31
C113	44.13	1000.00	2.53	S23° 41' 50"E	44.12
C114	72.11	1000.00	4.13	S20° 22' 02"E	72.10
C115	41.77	1000.00	2.39	S17° 06' 17"E	41.77
C116	37.44	1000.00	2.15	S16° 58' 50"E	37.44
C117	68.23	1000.00	3.91	S20° 00' 29"E	68.22
C118	67.33	1000.00	3.86	S23° 53' 30"E	67.32
C119	58.54	1000.00	3.35	S27° 29' 51"E	58.54
C120	58.54	1000.00	3.35	S30° 51' 07"E	58.54
C121	41.50	575.00	4.14	N44° 42' 23"E	41.49
C122	9.45	575.00	0.94	N47° 14' 42"E	9.45
C123	31.23	75.00	23.86	N35° 47' 08"E	31.01
C124	45.70	75.00	34.92	N6° 23' 51"E	45.00
C125	26.26	75.00	20.06	N21° 05' 26"W	26.13
C126	34.40	25.00	78.84	N8° 17' 51"E	31.75
C127	35.34	625.00	3.24	N46° 05' 46"E	35.34
C130	58.54	1000.00	3.35	S34° 12' 23"E	58.54
C131	70.50	950.00	4.25	N31° 41' 43"W	70.49
C132	70.08	950.00	4.23	N27° 27' 21"W	70.07
C134	20.04	625.00	1.84	N43° 33' 27"E	20.04
C135	58.54	1000.00	3.35	S37° 33' 39"E	58.54
C136	70.05	950.00	4.22	N23° 13' 49"W	70.03
C137	71.41	950.00	4.31	N18° 57' 52"W	71.39
C139	58.90	75.00	45.00	S89° 27' 02"E	57.40
C140	58.90	75.00	45.00	S44° 27' 02"E	57.40
C141	22.09	175.00	7.23	S25° 34' 01"E	22.08
C142	42.92	225.00	10.93	S27° 24' 57"E	42.86
C143	39.27	25.00	90.00	S66° 57' 02"E	35.36
C148	7.24	1050.00	0.40	N16° 06' 20"W	7.24
C154	48.71	1050.00	2.66	S23° 37' 57"E	48.70
C155	12.68	1000.00	0.73	S39° 36' 05"E	12.68
C156	13.24	375.00	2.02	S32° 55' 22"E	13.24
C157	39.47	375.00	6.03	S36° 56' 58"E	39.45
C159	48.71	1050.00	2.66	S23° 37' 57"E	48.70
C163	78.54	50.00	90.00	S66° 57' 02"E	70.71
C164	32.53	200.00	9.32	S26° 36' 39"E	32.50
C165	20.82	225.00	5.30	N67° 56' 54"E	20.81
C166	18.74	175.00	6.13	N68° 21' 54"E	18.73
C168	51.88	1175.00	2.53	N43° 54' 13"E	51.87
C169	24.09	225.00	6.13	S68° 21' 54"W	24.08
C170	21.06	175.00	6.90	S68° 44' 43"W	21.05
C171	61.63	524.86	6.73	S27° 59' 33"E	61.59
C175	62.45	575.00	6.22	S21° 51' 10"E	62.42
C176	83.82	575.00	8.35	S14° 33' 56"E	83.74
C177	67.23	575.00	6.70	S7° 02' 24"E	67.19

Parcel Line Table		
Line #	Length	Direction
L59	1652.27	S36° 23' 21.60"E
L60	510.37	S48° 29' 34.08"E
L61	2237.67	S42° 08' 39.98"W
L62	262.53	N32° 11' 19.02"W
L63	194.44	N28° 11' 19.02"W
L64	222.22	N36° 11' 19.02"W
L65	166.67	N30° 11' 19.02"W
L66	138.89	N17° 11' 19.02"W
L67	108.30	N41° 48' 40.98"E
L68	226.54	N7° 11' 19.02"W
L69	95.49	N53° 09' 20.98"E
L70	137.15	N21° 45' 23.98"E
L71	180.71	N35° 45' 48.02"W
L72	78.90	N41° 07' 40.02"W
L73	27.28	N52° 16' 13.98"E
L74	361.55	N49° 50' 40.02"W
L75	461.55	N18° 58' 19.02"W
L76	39.56	N18° 58' 19.02"W
L77	1485.78	N42° 24' 18.04"E
L78	48.73	S36° 23' 21.60"E

Parcel Line Table		
Line #	Length	Direction
L20	0.07	N31° 51' 14.41"W
L21	0.05	N0° 27' 17.41"W
L22	0.11	N60° 47' 57.41"W
L23	0.05	N11° 47' 57.41"W
L24	0.26	N77° 53' 47.52"E

Parcel Line Table		
Line #	Length	Direction
L56	12.56	N42° 38' 20.02"E
L54	618.20	S24° 57' 16.00"E
L53	116.87	S65° 02' 08.32"W
L25	1137.92	N43° 25' 48.46"E
L45	371.63	N41° 40' 12.24"E
L26	159.22	S68° 02' 57.80"W
L27	51.61	S44° 29' 17.58"W
L28	127.90	S57° 07' 08.17"W
L29	19.36	N23° 16' 32.06"W
L30	117.07	S65° 02' 18.55"W
L31	28.49	S24° 57' 30.13"E
L32	50.00	S65° 02' 18.55"W
L33	116.94	S65° 02' 08.32"W
L34	99.73	N61° 56' 22.08"W
L35	117.08	S65° 03' 37.81"W
L36	50.45	S72° 40' 12.79"W
L37	148.91	S65° 02' 08.32"W
L38	178.98	S83° 44' 13.50"W
L39	80.00	S86° 18' 35.34"W
L40	187.95	S3° 41' 24.66"E

Parcel Line Table	
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