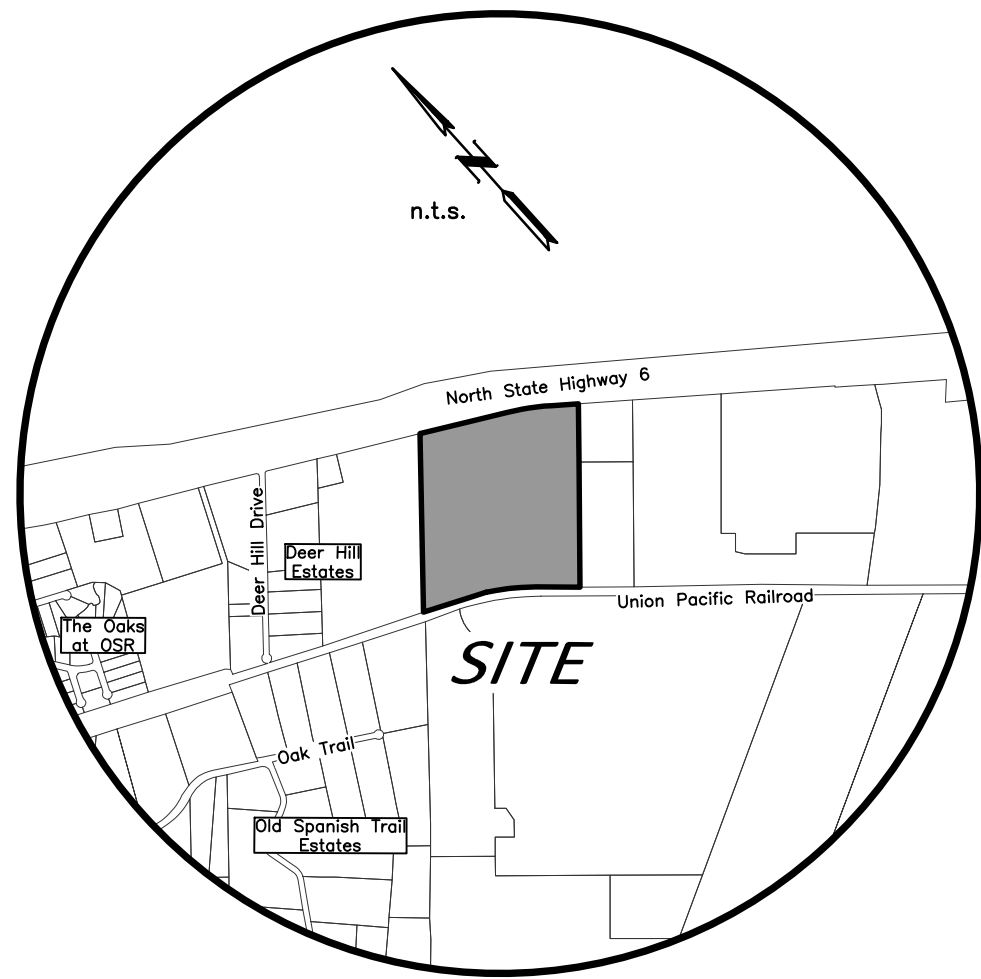
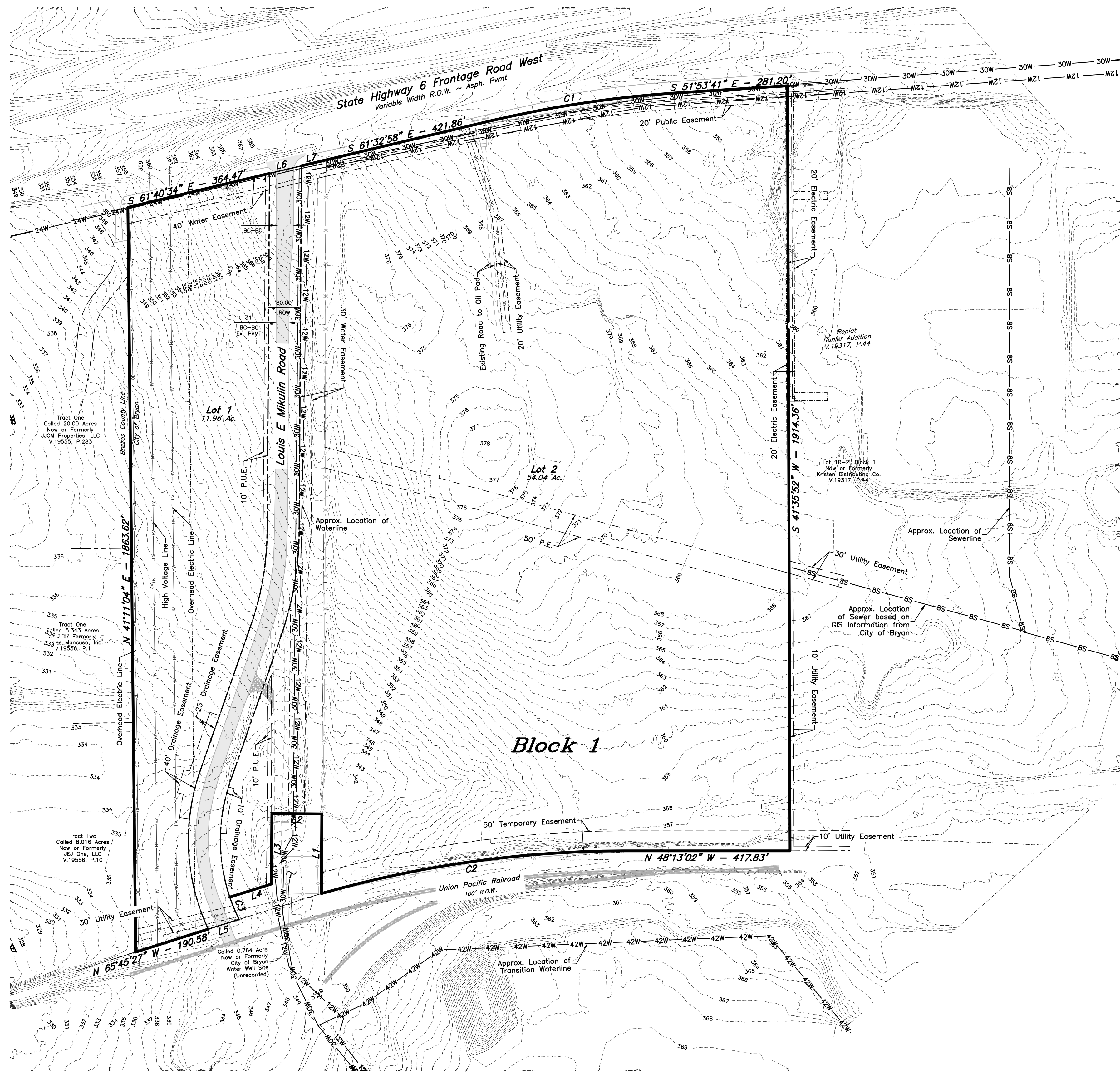




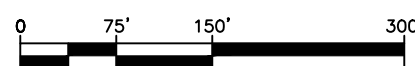
VICINITY MAP

- GENERAL NOTES:
1. ORIGIN OF BEARING SYSTEM: Bearings shown hereon are Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observations.
 2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0200E, Map Revised 05/16/2012, this property is not located within a Special Flood Hazard Area.
 3. All distances shown along curves are arc lengths.
 4. All Right-of-ways dedicated to the public.
 5. Unless otherwise indicated, all lot corners and Points of Curvatures are marked with 1/2" Iron Rods.
 6. Direct access from lots or common areas will not be permitted to collector or arterial streets.
 7. Unless otherwise noted all corners are marked with 1/2" Iron Rods.
 - 1/2" Iron Rod Set
 - 6" Treated Fence Post
 8. Abbreviations:
 - B.S.I. - By Separate Instrument
 - P.D.E. - Public Drainage Easement
 - P.U.E. - Public Utility Easement
 - Pr.D.E. - Private Drainage Easement
 - S.S.E. - Sanitary Sewer Easement
 9. The site is to receive water and sanitary sewer services from the City of Bryan.
 10. All proposed improvements (including ponds, sidewalks, utilities, mailbox clusters, easements, etc.) illustrated on these plans are preliminary in nature and are subject to final design modifications with final design and platting.
 11. A drainage analysis will be provided with the site plan for each lot.

- BRYAN TEXAS UTILITIES (BTU) & FIBER OPTIC (FO) TELECOMMUNICATIONS:
1. Electrical service is to be provided by Bryan Texas Utilities (BTU). The easement for this infrastructure will allow for placement of BTU infrastructure as well as fiber optic telecommunication lines (along with associated appurtenances). These utilities will be joint trenched in accordance with BTU standard details. The home owners' association will maintain these areas and will repair reasonable damages which may occur from BTU or FO provider accessing and maintaining their respective infrastructure within the easement.
 2. The easement widths and locations will be as shown on the preliminary plan and denoted as "10' P.U.E." at the front of the lots.
 3. All BTU infrastructure within the BTU and fiber optic telecommunications easements (10' P.U.E.) will be owned, operated and maintained by BTU.
 4. All fiber optic telecommunications infrastructure within the BTU and fiber optic telecommunications easements (10' P.U.E.) will be owned, operated and maintained by the respective telecommunications service provider.

Preliminary Plan

SCALE: Hor: 1" = 150'



LEGEND

- | | | | |
|-----|----------------------------------|-----|-------------------------|
| 12W | Underground Electric Line | 224 | Ex. Ground Contour Line |
| 6S | Water Line with Size | x | Wire Fence |
| SD | Sewer Line with Size and Manhole | o | Chain Link Fence |
| OE | Storm Drain | o | Subdivision Boundary |
| | Overhead Electrical Line | --- | Prop. R.O.W. Line |
| | | --- | Easement Lines |

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 42°09'38" E	199.36'
L2	N 47°48'05" W	124.90'
L3	S 42°11'55" W	176.36'
L4	N 65°42'14" W	109.29'
L5	N 65°45'27" W	271.41'
L6	S 61°40'34" E	510.33'
L7	S 61°40'34" E	510.33'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	9°33'14"	2814.79'	469.36'	235.23'	S 56°48'27" E	468.82'
C2	15°46'36"	2778.52'	765.07'	384.97'	N 56°16'40" W	762.66'
C3	7°45'44"	445.00'	60.29'	30.19'	S 19°11'39" W	60.24'

PRELIMINARY PLAN

Louis Mikulin Road

20.39 Acres

49.56 Acres

A003801, L. MCLAUGHLIN (ICL) A003801 L. MCLAUGHLIN (ICL)
BRYAN, BRAZOS COUNTY, TEXAS BRYAN, BRAZOS COUNTY, TEXAS
SEPTEMBER, 2026 SEPTEMBER, 2026

SCALE: 1" = 150'

SCALE: 1" = 150'

Owner:
McMahon Real Estate II, LP
176 Spyglass Lane
Jupiter, Florida 33477

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

