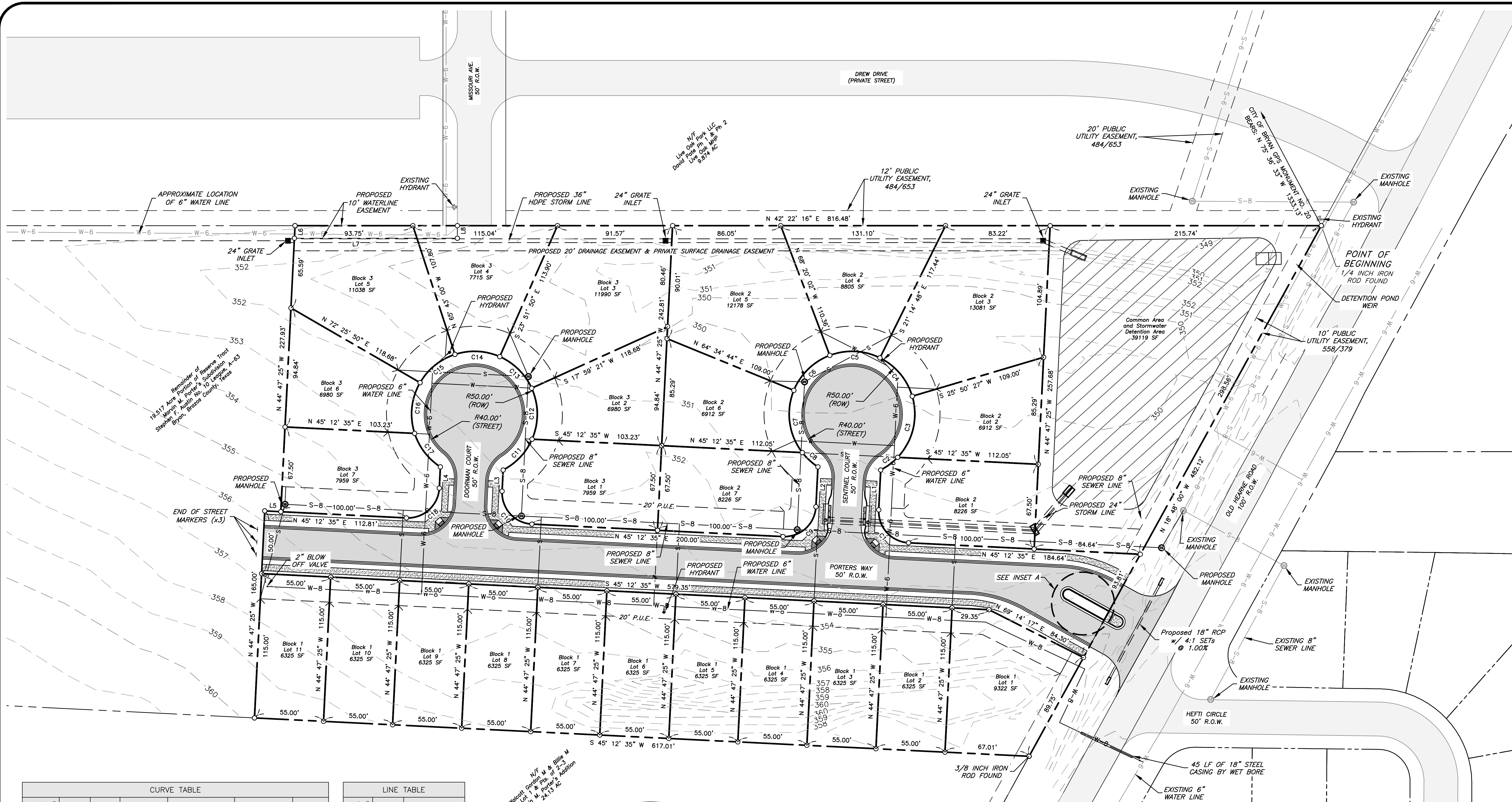


J4 Engineering 4/25/15 Porter's Meadow-Phase I Preliminary Plan

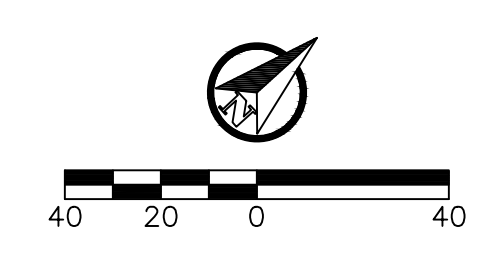


- General Notes:**
- Bearing system shown hereon is based on Grid North as established from City of Bryan G.P.S. Monuments.
  - Iron rods will be set at all angle points and lot corners, unless stated otherwise.
  - This lot is not within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and incorporated areas, Map No. 48041C0185E, effective May 9, 2014 and Map No. 48041C0205F, effective April 2, 2014.
  - Building setback lines to be in accordance with the City of Bryan Site Development Ordinance for RD-5 Zoning District.
  - Porter's Meadow Home Owner's Association (HOA) shall be responsible for maintenance of all common areas and detention facilities.
  - The topography shown is from field survey data.
  - Porter's Meadow Home Owner's Association (HOA) shall be responsible for maintenance of 20' private surface drainage easement.

**Legend**

**Line Types**

	Proposed Conditions
	Existing Conditions
	Water Line
	Sanitary Sewer
	Contour
	Easement
	Storm Piping
	Property Line
	Sewer Manhole
	Hydrant

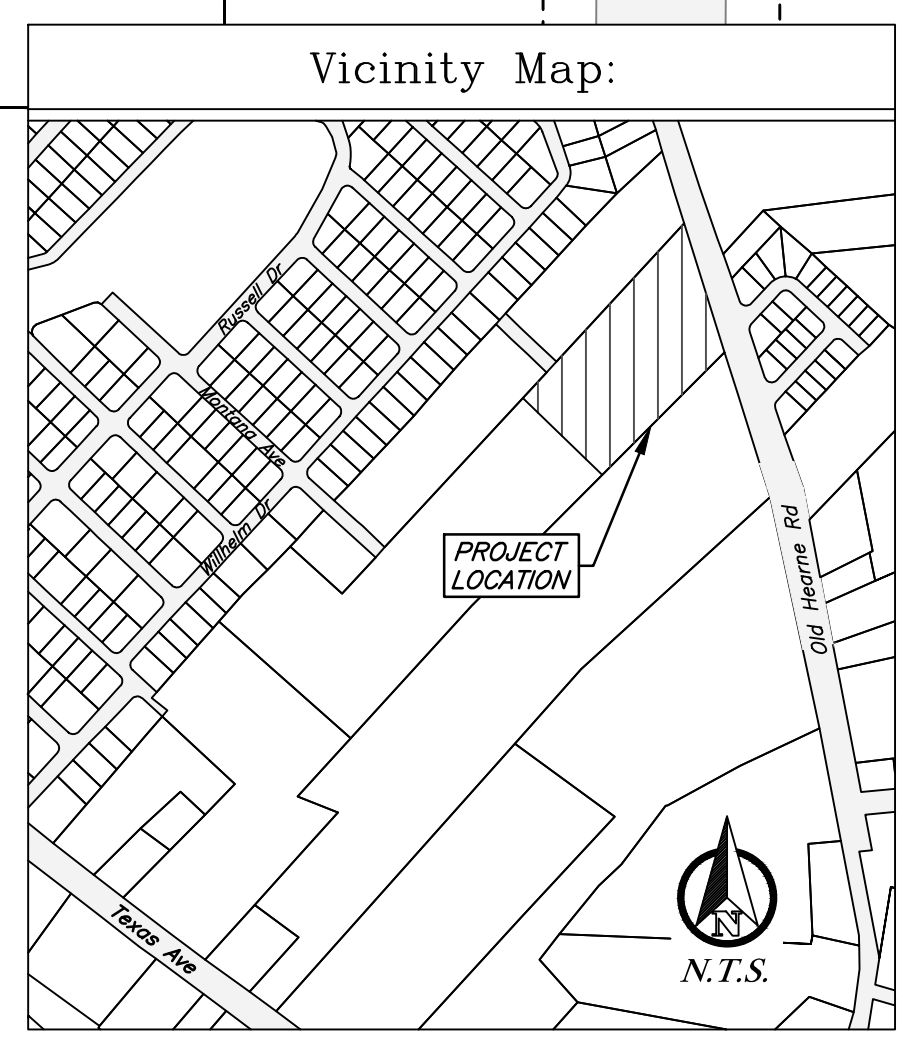
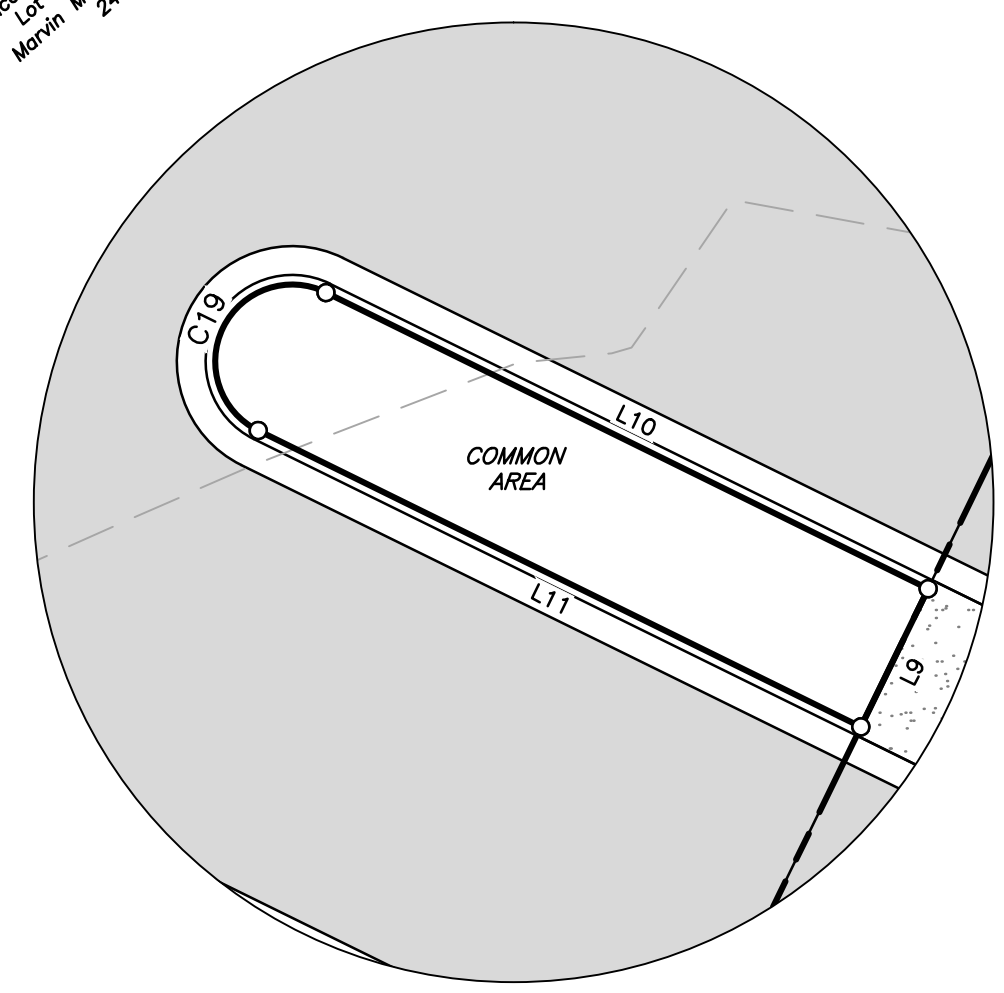


**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	39.27'	25.00'	90° 00' 00"	N 89° 47' 25" W	35.36'	25.00'
C2	16.90'	50.00'	19° 22' 11"	S 5° 31' 30" W	16.82'	8.53'
C3	52.36'	50.00'	59° 59' 57"	S 34° 09' 35" E	50.00'	28.87'
C4	41.09'	50.00'	47° 05' 14"	N 87° 42' 10" W	39.94'	21.79'
C5	41.09'	50.00'	47° 05' 14"	N 45° 12' 35" E	39.94'	21.79'
C6	41.09'	50.00'	47° 05' 14"	N 1° 52' 39" W	39.94'	21.79'
C7	52.36'	50.00'	59° 59' 57"	N 55° 25' 15" W	50.00'	28.87'
C8	16.90'	50.00'	19° 22' 11"	S 84° 53' 41" W	16.82'	8.53'
C9	39.27'	25.00'	90° 00' 00"	N 0° 12' 35" E	35.36'	25.00'
C10	39.27'	25.00'	90° 00' 00"	N 89° 47' 25" W	35.36'	25.00'
C11	34.29'	50.00'	39° 17' 20"	S 4° 26' 05" E	33.62'	17.85'
C12	41.83'	50.00'	47° 55' 55"	S 48° 02' 42" E	40.62'	22.23'
C13	36.52'	50.00'	41° 51' 10"	N 87° 03' 46" E	35.72'	19.12'
C14	36.52'	50.00'	41° 51' 10"	N 45° 12' 35" E	35.72'	19.12'
C15	36.52'	50.00'	41° 51' 10"	N 3° 21' 25" E	35.72'	19.12'
C16	41.83'	50.00'	47° 55' 55"	N 41° 32' 07" W	40.62'	22.23'
C17	34.29'	50.00'	39° 17' 20"	S 85° 08' 45" E	33.62'	17.85'
C18	39.27'	25.00'	90° 00' 00"	N 0° 12' 35" E	35.36'	25.00'
C19	12.57'	4.00'	180° 00' 00"	S 18° 36' 41" E	8.00'	INFINITY'

**LINE TABLE**

LINE #	LENGTH	DIRECTION
L1	31.76'	S 44° 47' 25" E
L2	31.76'	N 44° 47' 25" W
L3	16.88'	S 44° 47' 25" E
L4	16.88'	N 44° 47' 25" W
L5	12.81'	N 45° 12' 35" E
L6	10.01'	S 44° 47' 25" E
L7	129.67'	N 42° 22' 19" E
L8	10.00'	N 47° 37' 41" W
L9	8.00'	N 18° 48' 00" W
L10	34.95'	S 71° 23' 19" W
L11	34.97'	N 71° 23' 19" E



**PRELIMINARY PLAN**

*Porter's Meadow Phase I*

6.732 Acres  
 Portion of Reserve Tract  
 Marvin M. Porter's Subdivision  
 Stephen F. Austin No. 10 League, A-63  
 Bryan, Brazos County, Texas  
 April 2015

<p><i>Owner:</i> SMH Homes, LLC 911 Winged Foot Dr. College Station, TX 77845</p>	<p><i>Engineer:</i>  J4 Engineering PO Box 5192 Bryan, TX 77805 979-739-0567 TBPE F-9951</p>
<p><i>Surveyor:</i> Kerr Surveying, LLC 409 N. Texas Ave. Bryan, TX 77803 979-268-3195</p>	<p style="text-align: center;">N.T.S.</p>