GENERAL NOTES:

1. BASIS OF BEARINGS: THE PLAT OF PENDLETON DRIVE AS RECORDED IN VOLUME 4782, PAGE 132 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY TEXAS, WHICH IS THE SAME BEARING SYSTEM AS THE PARK HUDSON DEVELOPMENT.

2. THIS TRACT DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A. FIRM COMMUNITY PANEL NO. 48041C0142 C, JULY 2, 1992, BUT PORTIONS OF THIS TRACT ARE SUBJECT TO THE CITY OF BRYAN'S FLOOD DETERMINATION AND FLOOD MANAGEMENT ORDINANCE.

3. THERE IS NO PROPOSED DETENTION ON-SITE. STORM WATER SHALL BE RELEASED DIRECTLY INTO CREEK.

4. THIS PROPERTY AND ALL IMMEDIATELY ADJACENT PROPERTY IS ZONED P.D. (PLANNED DEVELOPMENT).

5. BUILDING LINES SUBJECT TO CHANGE BASED ON FINAL PARCEL ARRANGEMENT AND PLAT REQUIREMENTS.

6. THE TOPOGRAPHIC INFORMATION DEPICTED ON PROPOSED LOT ONE IS THE RESULT OF A ON-GROUND SURVEY. THE REMAINDER IS BASE ON AERIAL PHOTOGRAPHY.

BENCHMARK #1 ELEV. = 279.89
1/2" IRON ROD FOUND FOR SOUTH WEST CORNER OF CALLED 8.400 ACRE TRACT.

NOTE: REVISED "FLOODABLE AREA" LINE, SHOWN ON PROPOSED LOT ONE PROVIDED BY McCLURE & BROWNE ENGINEERING/SURVEYING, INC. JULY 27, 2004 AND IS A GRAPHICAL APPROXIMATION ONLY.
THE PORTION SHOWN ON THE REMAINDER TRACT IS BASED ON AERIAL PHOTOGRAPHY ONLY, PER McCLURE & BROWNE ENGINEERING/SURVEYING, INC..
ALL OTHER LINES ARE AN APPROXIMATION ONLY.

EASEMENTS WHICH DO NOT AFFECT THIS TRACT:

1. MAGNOLIA PIPE LINE CO., INC. RIGHT-OF-WAY EASEMENT RECORDED IN VOLUME 127, PAGE 423 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, DATED OCTOBER 30, 1946; DEFINED AS A 50' WIDE EASEMENT IN PARTIAL RELEASE AGREEMENT RECORDED IN VOLUME 3231, PAGE 196 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, DATED AUGUST 17, 1998.

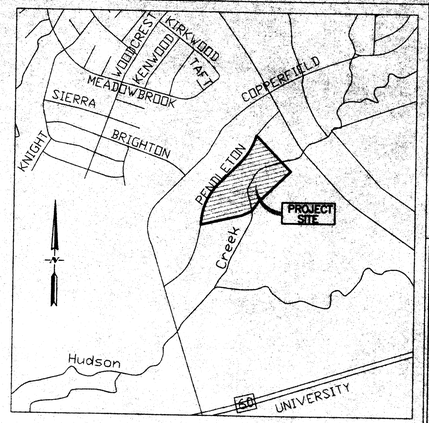
2. TEXAS MUNICIPAL POWER AGENCY RIGHT-OF-WAY EASEMENT RECORDED IN VOLUME 427, PAGE 106 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, DATED JUNE 28, 1979.

3. TEXAS MUNICIPAL POWER AGENCY RIGHT-OF-WAY EASEMENT RECORDED IN VOLUME 773, PAGE 402 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, DATED MARCH 1, 1985.

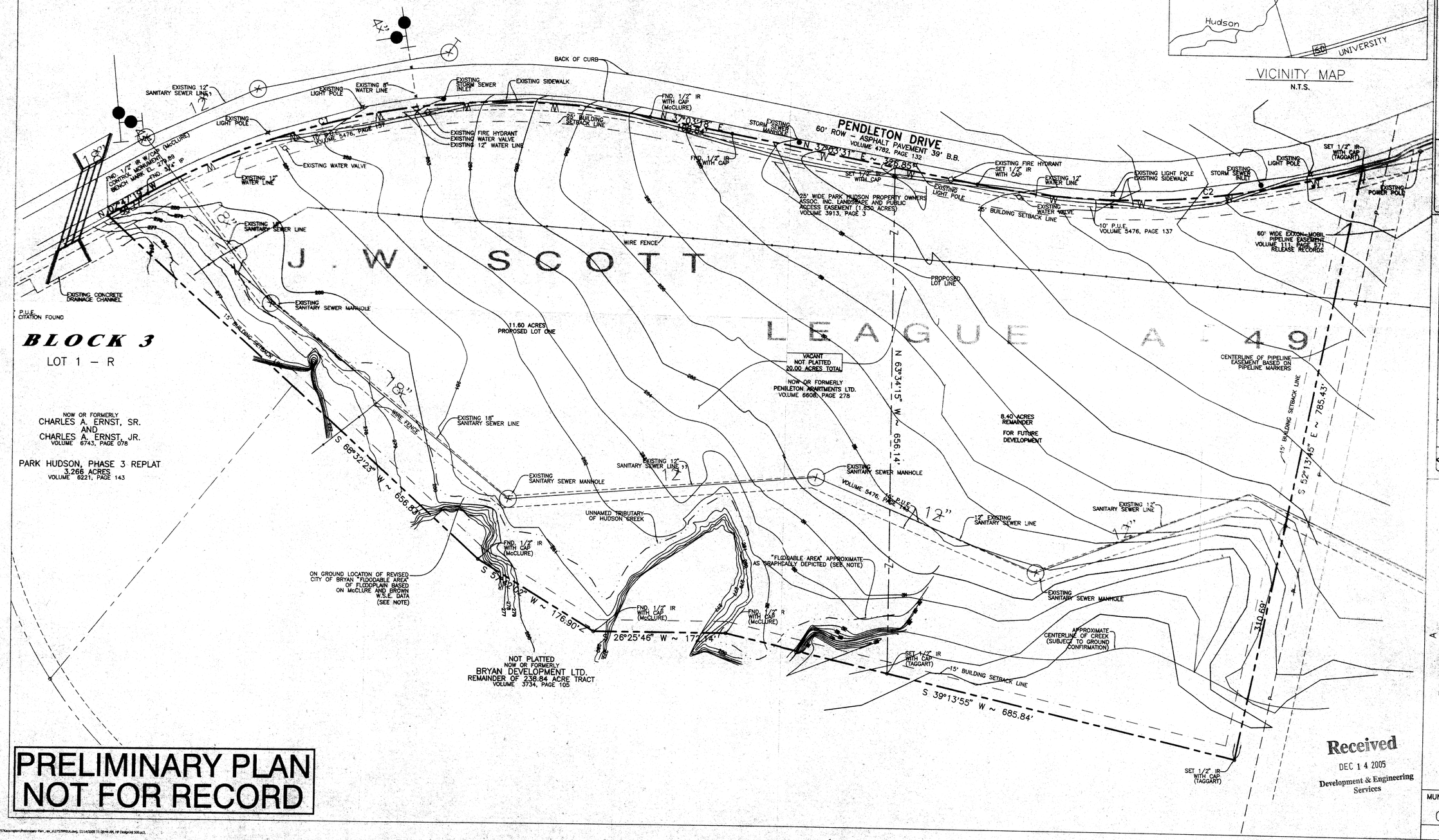
CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHD. BRNG.	L.C.
C1	970.00'	39°50'36"	351.55'	674.54'	N 17°07'59" E	661.03'
C2	1029.00'	28°13'48"	519.38'	507.89'	N 82°55'37" E	502.95'

0 60 120
SCALE: 1" = 60'



VICINITY MAP
N.T.S.



PRELIMINARY PLAN
NOT FOR RECORD

Received
DEC 14 2005
Development & Engineering Services

14 December 2005 A.D

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REV.	DATE	BY	COMMENT
A	12/14/05	DH	INITIAL SUBMISSION

SCALE: 1"=60'
PROJECT DATE: DECEMBER 12, 2005
DRAWN BY: D.H. BOOK:
CHECKED BY: G.K.T. PAGE:

PREPARED FOR:
PENDLETON APARTMENTS, LTD
C/O HOUSING 2000

A
PRELIMINARY PLAN
OF
PENDLETON PLACE
LOT ONE
OUT OF A
238.84 ACRE TRACT ~ VOLUME 3734 PAGE 105
50 ACRE TRACT ~ VOL 3237 PAGE 221
J.W. SCOTT LEAGUE A-49
BRYAN, BRAZOS COUNTY, TEXAS

MUNICIPAL DEVELOPMENT GROUP
FILE NUMBER
000034-3757

SHEET NO. 1 A