NEW DEVELOPMENT IN COLLEGE STATION
June 2020

Indian Lakes Phase 39 & 40 (PP2020-000007): A Preliminary Plan of 24 lots on approximately 50 acres.

Tower Point Office Condos (SP2020-000024): A Site Plan for office buildings.

Southwest at Wellborn Retail Center (SP2020-000026): 1437 Wellborn Road; A Site Plan for a retail center.

Creek Meadows Section 1A Phase 3 (FP2020-000022): A Final Plat of 51 lots on approximately 8 acres.

Creek Meadows Sections 1A Phase 4 (FP2020-000023): A Final Plat of 44 lots on approximately 7 acres.

Creek Meadows Section 1A Phase 3 & 4 (PP2020-000008): A Preliminary Plan of 95 lots on approximately 15 acres.

Popeye's College Station (SP2020-000029): 2422 Texas Avenue South; A Site plan for a restaurant.

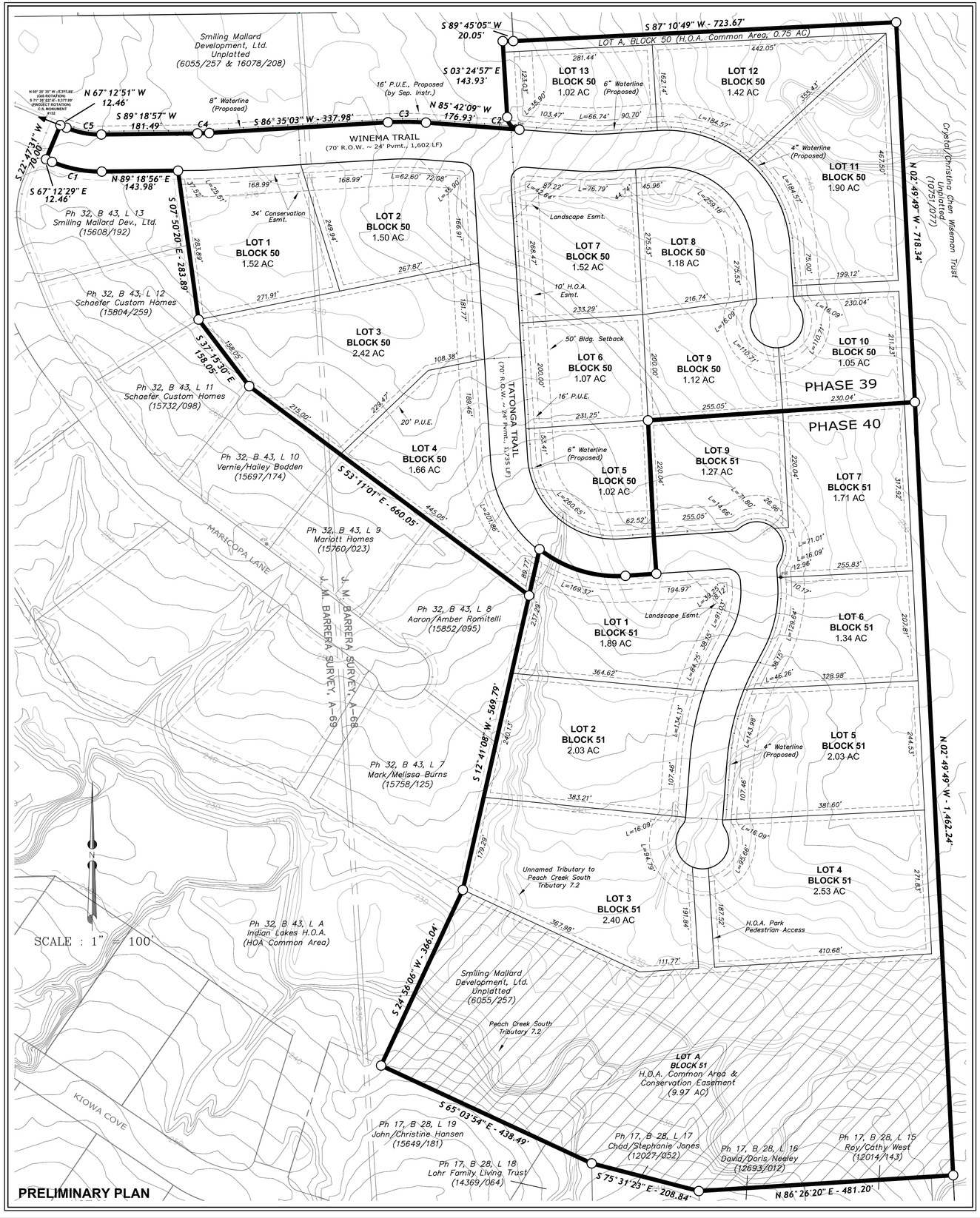
Mission Ranch Phase 101, Phase 301 & Phase 302 (FP2020-000024): 1828 Feather Run; A Final Plat of 8 lots on approximately 15 acres.

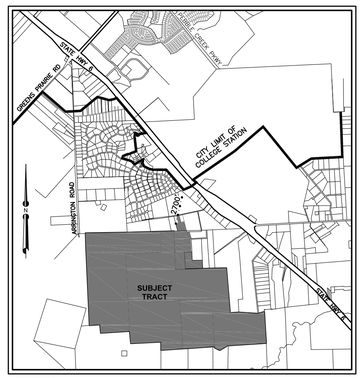
Midtown Reserve Subdivision Phase 106 (FP2020-000025): 1302 McQueeny Drive; A Final Plat of 50 lots on approximately 9 acres.

Dutch Bros Coffee – Crossing at Wellborn Road (SP2020-000030): 12065 FM 2154; A Site Plan for a Coffee Shop.

City of College Station Fuel Station for Fleet Services (SP2020-000028): 1601 Graham Road; A Site Plan for a Fuel Station.

Emerald Ridge Phase 3B (PP2020-000010): A Preliminary Plan of 8 lots on approximately 2 acres.





VICINITY MAP

P.U.E. LINE	– – – – – – – –
H.O.A. EASEMENT LINE	— · — · — · —
PROPOSED WATER LINE	— v — v — v —
PHASE LINE	▬▬▬▬
PROPERTY LINE	————

LEGEND

P.U.E.	PUBLIC UTILITY EASEMENT
H.O.A.	HOME OWNERS' ASSOCIATION
ESMT.	EASEMENT
R.O.W.	RIGHT-OF-WAY
PVMT	PAVEMENT
F.H.	FIRE HYDRANT

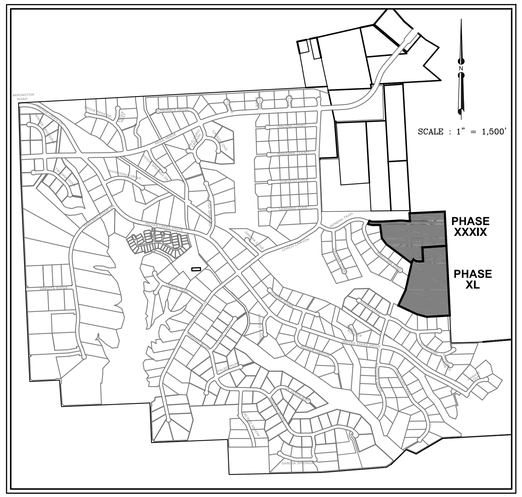
ABBREVIATIONS

TOTAL LOT COUNT (INCLUDING H.O.A. LOT A)	14 LOTS
TOTAL RESIDENTIAL LOT ACREAGE	18.40 AC
LOT A (H.O.A. COMMON AREA) ACREAGE	0.75 AC
TOTAL RIGHT-OF-WAY ACREAGE	4.17 AC
TOTAL ACREAGE OF PHASE	23.32 AC

ACREAGE CALCULATIONS (PHASE XXXIV)

TOTAL LOT COUNT (INCLUDING H.O.A. LOT A)	10 LOTS
TOTAL RESIDENTIAL LOT ACREAGE	15.20 AC
LOT A (H.O.A. COMMON AREA) ACREAGE	9.97 AC
TOTAL RIGHT-OF-WAY ACREAGE	1.38 AC
TOTAL ACREAGE OF PHASE	26.55 AC

ACREAGE CALCULATIONS (PHASE XL)



LOCATION WITHIN INDIAN LAKES

NOTES:

1. BASIS OF BEARINGS IS TRUE NORTH OBTAINED BY SOLAR OBSERVATION.
2. NO LOT LIES WITHIN THE ZONE "A" SPECIAL FLOOD HAZARD AREA INDICATED ON THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 481195, MAP NO. 48041C0350E. EFFECTIVE DATE: MAY 16, 2012. BASE FLOOD ELEVATIONS ARE NOT DETERMINED FOR ZONE "A".
3. THERE IS A 16' PUBLIC UTILITY EASEMENT AND A 10' HOMEOWNER'S ASSOCIATION EASEMENT ALONG THE RIGHT OF WAY FRONTAGE OF ALL LOTS.
4. THERE IS A 20' PUBLIC UTILITY EASEMENT CENTERED ON ALL SIDE AND A 10' PUBLIC UTILITY EASEMENT ON ALL REAR LOT LINES.
5. BUILDING LINE SETBACKS ARE AS FOLLOWS:
   FRONT SETBACK: 50'
   SIDE SETBACK: 15'
   REAR SETBACK: 25'
6. FRONT, REAR, AND SIDE SETBACKS SHALL CONFORM TO THE SPECIFICATIONS OF SUBDIVISION PLATS AS ESTABLISHED BY THE COMMISSIONERS COURT, BRAZOS COUNTY, TEXAS, FOR SUBDIVISIONS SITUATED OUTSIDE THE BOUNDARIES OF ANY INCORPORATED TOWN OR CITY IN BRAZOS COUNTY, TEXAS.
7. CONTOURS BASED ON DATA PROVIDED BY THE CITY OF COLLEGE STATION.
8. ALL LOTS ARE TO HAVE INDIVIDUAL ON SITE SEWAGE FACILITIES.
9. ALL LOTS ARE SUBJECT TO THE REQUIREMENTS AND RESTRICTIONS DELINEATED IN THE COVENANTS, CONDITIONS, RESERVATIONS, AND RESTRICTIONS OF THE SUBDIVISION.
10. THERE IS A MINIMUM 50' WIDE DRAINAGE BUFFER (25' ON EACH SIDE OF THE CENTERLINE OF ALL DRAINAGE WAYS). SEE THE DEED RESTRICTIONS OF THE SUBDIVISION FOR ADDITIONAL INFORMATION.
11. H.O.A. EASEMENTS ALONG ALL STREETS RUN PARALLEL TO AND ADJACENT TO THE PUBLIC UTILITY EASEMENTS SHOWN HEREON. H.O.A. EASEMENT ACTIVITIES AND/OR INFRASTRUCTURE WILL BE REFERENCED IN THE DEED RESTRICTIONS OF THE SUBDIVISION.
12. NOTES FROM THE BRAZOS COUNTY HEALTH DEPARTMENT:
    a.) ALL LOTS SERVED BY AN OSSF MUST COMPLY WITH COUNTY AND STATE REGULATIONS. NO OSSF MAY BE INSTALLED ON ANY LOT WITHOUT THE ISSUANCE OF AN "AUTHORIZATION TO CONSTRUCT" ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT UNDER THE PROVISIONS OF THE PRIVATE SEWAGE FACILITY REGULATIONS ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE. NO OSSF DRAIN FIELD IS TO ENCROACH ON THE 100-FOOT SANITARY ZONE OF PRIVATE WATER WELLS OR 150 FEET OF PUBLIC WATER WELLS. A SANITARY ZONE MUST BE CLEARLY DELINEATED AROUND ALL EXISTING PUBLIC OR PRIVATE WELLS ON THE SUBDIVISION PLAT OR WITHIN 150 FEET OF THE SUBDIVISION BOUNDARY.
    b.) ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE ON-SITE SEWAGE FACILITY MAY BE CONSTRUCTED.
    c.) ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENCROACH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY. A SANITARY ZONE MUST BE CLEARLY DELINEATED AROUND ALL EXISTING WELLS ON THE PLAT.
13. WELLBORN SPECIAL UTILITY DISTRICT WILL PROVIDE WATER SERVICE FOR THE SUBDIVISION. BRYAN TEXAS UTILITIES WILL PROVIDE ELECTRIC SERVICE FOR THE SUBDIVISION.
14. 1/2" IRON RODS SHALL BE SET AT ALL CORNERS UNLESS OTHERWISE INDICATED.
15. EXISTING LAND USE: VACANT
    PROPOSED LAND USE: SINGLE FAMILY RURAL RESIDENTIAL
16. ALL LOTS ARE PREDOMINANTLY DENSE VEGETATION.
17. ALL LOTS SHALL BE CONSTRUCTED WITHIN 500 FEET OF A FIRE HYDRANT AS MEASURED ALONG THE RIGHT-OF-WAY.
18. CONSERVATION EASEMENTS ARE FOR THE PURPOSE OF NATURAL WILDLIFE HABITAT PRESERVATION. THESE EASEMENTS ARE OWNED AND UTILIZED BY THE PROPERTY OWNER WHOSE LOT THE BUFFER EXISTS. NO CLEARING SHALL BE ALLOWED, EXCEPT IN PUBLIC UTILITY EASEMENTS. OSSF FACILITIES MAY NOT BE CONSTRUCTED WITHIN THE EASEMENT AREA.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	23° 28' 34"	235.00'	96.29'	48.83'	S 78° 56' 47" E	95.62'
C2	82° 17' 13"	25.00'	35.90'	21.84'	S 44° 33' 33" E	32.90'
C3	07° 42' 47"	535.00'	72.02'	36.07'	N 89° 33' 33" W	71.97'
C4	02° 43' 53"	465.00'	22.17'	11.09'	S 87° 56' 59" W	22.17'
C5	23° 25' 11"	165.00'	67.61'	36.17'	N 78° 56' 47" W	67.13'

PRELIMINARY PLAN NOT FOR RECORD

OF

VILLAGES OF INDIAN LAKES

PHASE XXXIX, BLOCK 50, LOTS 1-13 & H.O.A. LOT A

&

PHASE XL, BLOCK 51, LOTS 1-9 & H.O.A. LOT A

49.87 ACRE TRACT - 24 LOTS

J. M. BARRERA SURVEY, A-68 & J. M. BARRERA SURVEY, A-69

BRAZOS COUNTY, TEXAS

SCALE: 1" = 100' JUNE 4, 2020

SHEET 1 OF 1

OWNED AND DEVELOPED BY:
SMILING MALLARD DEVELOPMENT, LTD.
3608 EAST 29TH STREET, SUITE 100
BRYAN, TEXAS 77802
(979) 846-4384

PREPARED BY:
SMILING MALLARD DEVELOPMENT, LTD.
3608 EAST 29TH STREET, SUITE 100
BRYAN, TEXAS 77802
(979) 846-4384

ENGINEER/SURVEYOR:
MCCLURE & BROWNE ENGINEERING
1008 WOODCREEK DRIVE, SUITE 103
COLLEGE STATION, TEXAS 77845
(979) 693-3838

GENERAL INFORMATION:

- GROSS AREA OF BUILDINGS: 29,550 SF
- PROPOSED BUILDING USES: OFFICE CONDOS
- DUMPSTER ENCLOSURE: ROCK DUMPSTER ENCLOSURE, WITH WOOD FENCE SWING GATES ON FRONT. SEE PLAN FOR SIZE AND LOCATION.

GEOGRAPHY & STORM DRAINAGE:

- EXISTING SITE IS UNDEVELOPED AND HAS A NATURAL SLOPE OF APPROXIMATELY 1.5% AVERAGE FROM NORTHEAST FLOWING SOUTHWEST TOWARDS ARRINGTON FALLING FROM APPROX. ELEV. 287' TO 277'. A PORTION OF THE SITE SHEETFLOWS DIRECTLY TO THE REGIONAL DETENTION POND ADJACENT TO THE NORTHWEST OF THIS PROPERTY, AND THE MAJORITY OF THE SITE SHEETFLOWS TOWARDS ARRINGTON ROAD AND INTO THE STORM SEWER SYSTEM IN ARRINGTON ROAD ROW.
- THE SITE DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN.
- ON-SITE DETENTION IS NOT REQUIRED NOR PROVIDED. THE EXISTING TOWER POINT SUBDIVISION REGIONAL DETENTION POND WAS DESIGNED WITH CAPACITY FOR THIS DEVELOPMENT.
- SITE WILL HAVE INTERNAL STORM DRAINAGE SYSTEM THAT WILL TIE INTO THE EXISTING 42-INCH STORM SEWER RUNNING THROUGH THE MIDDLE OF THE PROPERTY AND DISCHARGES INTO THE REGIONAL DETENTION POND FOR TOWER POINT SUBDIVISION.

STREETS, SIDEWALKS & PARKING AREA:

- 1-34' WIDE AND 1-35' WIDE CONCRETE DRIVEWAY PROPOSED, SEE PLAN.
- NO EXISTING DRIVEWAYS TO SUBJECT PROPERTY.
- SEE PLAN FOR EXISTING ADJACENT/OPPOSITE DRIVES.
- 24' AND 27' INTERIOR DRIVE AISLES PROPOSED, SEE PLAN.
- PROPOSED 6' WIDE SIDEWALKS. SEE PLAN FOR LOCATIONS.
- SEE PLAN FOR PARKING LAYOUT.
- SEE PARKING ANALYSIS TABLE FOR REQUIRED AND PROVIDED PARKING COUNT.
- TYPICAL PARKING ISLANDS ARE 180 SF, SEE PLAN FOR LOCATIONS.
- NO SECURITY GATES OR FENCING PROPOSED, EXCEPT FOR A FIRE DEPARTMENT ACCESS GATE W/ KNOCK BOX. SEE KEYED NOTE 10 AND SHEET C1.1.

EASEMENTS & UTILITIES:

- SEE PLAN FOR EXISTING EASEMENTS.
- SEE C1.4 FOR PROPOSED WATER METER EASEMENT.
- SEE PLAN FOR SANITARY LAYOUT.
- SEE C1.4 FOR MORE UTILITY INFORMATION AND DESIGN.
- SEE C1.4 FOR 2 PROPOSED ELECTRICAL TRANSFORMERS.

LEGAL DESCRIPTION:

TOWER POINT PH 10B, BLOCK 3, LOTS 1 & 2.

PROPERTY ACREAGE:

LOT 1 = 1.56 AC
LOT 2 = 1.47 AC
TOTAL = 3.03 AC

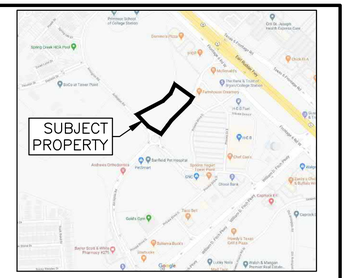
PARKING CALCULATIONS		
	REQUIRED	PROVIDED
STANDARD STALL (1/250 S.F.)	119	139
ADA STALL	5	6

NOTES:

1. TYPICAL PARKING STALL SHALL BE 18-FEET LONG AND 9-FEET WIDE. ADA STALLS SHALL BE 18-FEET LONG AND 11-FEET WIDE. ADA ACCESS AISLES SHALL BE 5-FEET WIDE.
2. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
3. ALL CONCRETE PAVEMENT IN DRIVE LANES SHALL BE 6" THICK. ALL CONCRETE IN PARKING STALLS SHALL BE 5" THICK.
4. SOD OR HYDROMULCH ALL DISTURBED AREAS.



0 30' 60'
SCALE: 1" = 30'



VICINITY MAP

BENCHMARK:

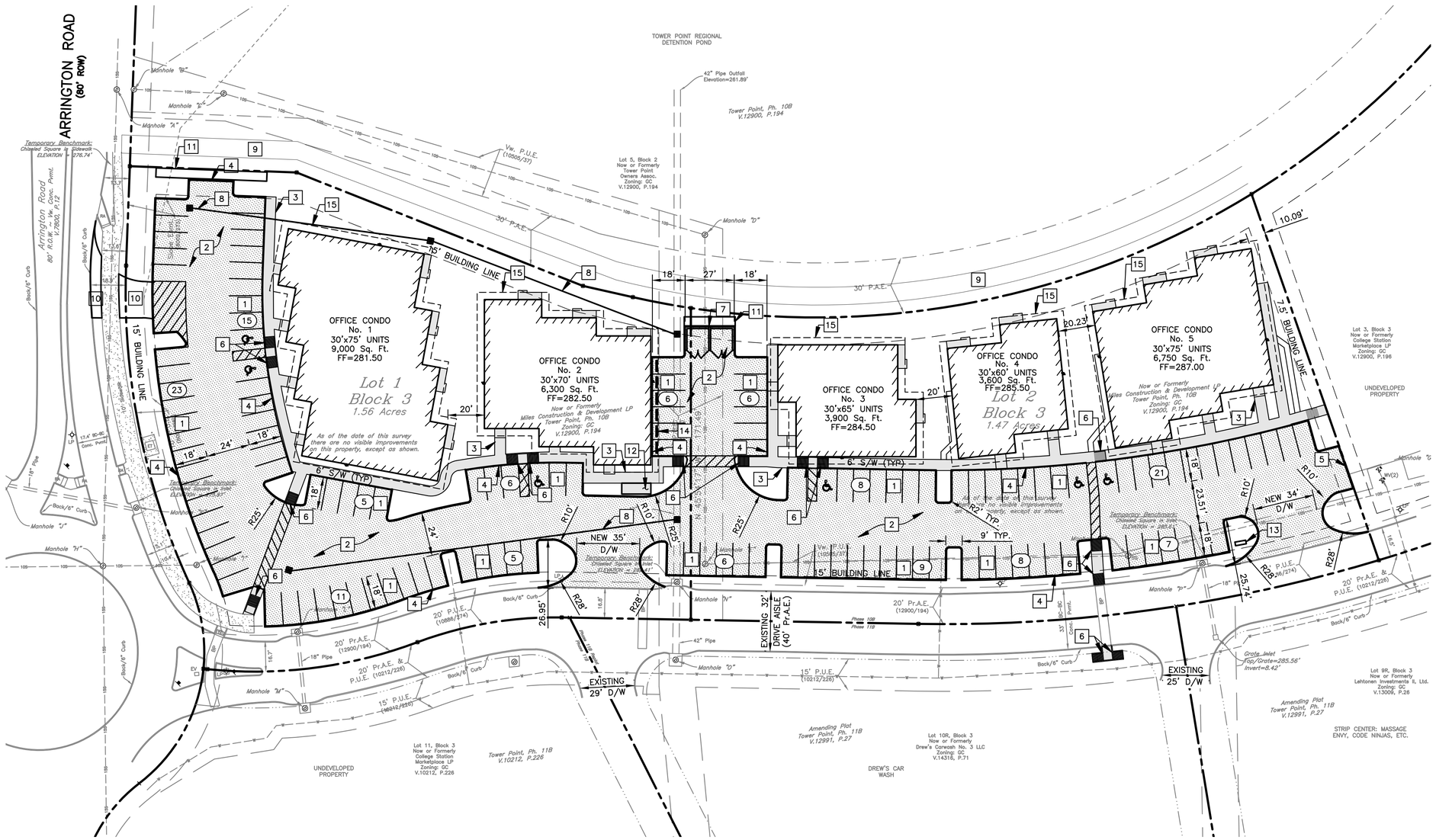
THE ELEVATIONS SHOWN HERON ARE BASED ON THE CITY OF COLLEGE STATION GPS CONTROL MONUMENT No. CS94-138, WITH A PUBLISHED ELEVATION OF 297.79' (NAVD) PER GPS OBSERVATIONS.

LEGEND:

- PROPOSED 6' WIDE CONCRETE SIDEWALK (AT GRADE)
- PROPOSED CONCRETE PAVEMENT
- PROPERTY LINE
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- (XX) PARKING STALL COUNT

SITE KEYED NOTES

1	5" CONCRETE PAVEMENT (STALLS)	9	FUTURE CITY OF COLLEGE STATION TRAIL
2	7" CONCRETE PAVEMENT (AISLE & DUMPSTER)	10	GRASS PAVER FIRE LANE
3	4 ½" CONCRETE SIDEWALK	11	RETAINING WALL
4	6" CONCRETE CURB	12	4 - BIKE RACKS
5	6" DOWELED-ON CURB	13	DEVELOPMENT SIGN
6	ADA CURB RAMP	14	CONC WHEELSTOP
7	DUMPSTER & ENCLOSURE (RE: ARCH)	15	BLDG OVERHANG
8	STORM SEWER PIPE/STRUCTURE		


ARRINGTON ROAD
(80' ROW)
Arrington Road
80' R.O.W.
V.12900, P.12
Temporary Benchmark:
Chiseled Square in Sidewalk
ELEVATION = 276.74'
Manhole "S"
Manhole "R"
Manhole "T"
Manhole "U"
Manhole "V"
Manhole "W"
Manhole "D"
TOWER POINT REGIONAL
DETENTION POND
42" Pipe Outfall
Elevation=261.89'
Tower Point, Ph. 10B
V.12900, P.194
Vac. P.U.E.
(10566/37)
30' P.A.E.
Lot 5, Block 2
Now or Formerly
Tower Point
Owners Assoc.
Zoning: GC
V.12900, P.194
15' BUILDING LINE
OFFICE CONDO
No. 1
30'x75' UNITS
9,000 Sq. Ft.
FF=281.50
Lot 1
Block 3
1.56 Acres
As of the date of this survey
there are no visible improvements
on this property, except as shown.
OFFICE CONDO
No. 2
30'x70' UNITS
6,300 Sq. Ft.
FF=282.50
Now or Formerly
Miles Construction & Development LP
Tower Point, Ph. 10B
Zoning: GC
V.12900, P.194
OFFICE CONDO
No. 3
30'x65' UNITS
3,900 Sq. Ft.
FF=284.50
Lot 2
Block 3
1.47 Acres
OFFICE CONDO
No. 4
30'x60' UNITS
3,600 Sq. Ft.
FF=285.50
OFFICE CONDO
No. 5
30'x75' UNITS
6,750 Sq. Ft.
FF=287.00
Now or Formerly
Miles Construction & Development LP
Tower Point, Ph. 10B
Zoning: GC
V.12900, P.194
Lot 3, Block 3
Now or Formerly
College Station
Marketplace LP
Zoning: GC
V.12900, P.196
UNDEVELOPED
PROPERTY
6' S/W (TYP.)
9' TYP.
NEW 35'
D/W
NEW 34'
D/W
EXISTING
29' D/W
EXISTING
25' D/W
EXISTING 32'
DRIVE AISLE
(40' Pr.A.E.)
20' Pr.A.E.
(12900/194)
20' P.U.E.
(10566/274)
20' Pr.A.E. &
P.U.E. (10212/226)
15' P.U.E.
(10212/226)
Phase 10B
Phase 11B
Lot 11, Block 3
Now or Formerly
College Station
Marketplace LP
Zoning: GC
V.10212, P.226
Tower Point, Ph. 11B
V.10212, P.226
Amending Plat
Tower Point, Ph. 11B
V.12991, P.27
Lot 10R, Block 3
Now or Formerly
Drew's Carwash No. 3 LLC
Zoning: GC
V.14316, P.71
DREW'S CAR
WASH
Lot 9R, Block 3
Now or Formerly
Lehtonen Investments II, Ltd.
Zoning: GC
V.13009, P.26
STRIP CENTER: MASSAGE
ENVY, CODE NINJAS, ETC.
Grate Inlet
Top/Grate=285.56'
Invert=8.42'
Back/6" Curb
Back/8" Curb
Conc. Pvmt.
Lt. Pole
Elec. Box
Fire Hydrant
Water Valve
Gas Valve
Sign
Mailbox
Bench
Trash Can
Bollard
Tree
Shrub
Bush
Rock
Grass
Fence
Wood Fence
Chain Link Fence
Wrought Iron Fence
Retaining Wall
Rock Wall
Brick Wall
Stone Wall
Concrete Wall
Metal Wall
Glass Wall
Plastic Wall
Paper Wall
Cloth Wall
Leather Wall
Skin Wall
Hair Wall
Fur Wall
Feather Wall
Scale Wall
Shell Wall
Bone Wall
Tooth Wall
Nail Wall
Claw Wall
Beak Wall
Horn Wall
Hoof Wall
Tail Wall
Wing Wall
Fin Wall
Gill Wall
Lung Wall
Heart Wall
Liver Wall
Kidney Wall
Stomach Wall
Intestine Wall
Colon Wall
Rectum Wall
Anus Wall
Penis Wall
Vagina Wall
Testicle Wall
Ovary Wall
Uterus Wall
Fallopian Tube Wall
Placenta Wall
Umbilical Cord Wall
Baby Wall
Child Wall
Adult Wall
Old Person Wall
Dead Person Wall
Skeleton Wall
Ghost Wall
Spirit Wall
Soul Wall
Mind Wall
Consciousness Wall
Unconsciousness Wall
Dream Wall
Nightmare Wall
Sleep Wall
Awake Wall
Alert Wall
Tired Wall
Energy Wall
Power Wall
Force Wall
Motion Wall
Speed Wall
Velocity Wall
Acceleration Wall
Deceleration Wall
Momentum Wall
Inertia Wall
Gravity Wall
Weight Wall
Mass Wall
Density Wall
Volume Wall
Pressure Wall
Temperature Wall
Heat Wall
Cold Wall
Light Wall
Dark Wall
Color Wall
Sound Wall
Silence Wall
Noise Wall
Music Wall
Voice Wall
Speech Wall
Language Wall
Writing Wall
Reading Wall
Listening Wall
Seeing Wall
Blindness Wall
Hearing Wall
Deafness Wall
Smell Wall
Taste Wall
Touch Wall
Pain Wall
Pleasure Wall
Emotion Wall
Love Wall
Hate Wall
Fear Wall
Anger Wall
Joy Wall
Sadness Wall
Surprise Wall
Disgust Wall
Trust Wall
Anticipation Wall
Thought Wall
Belief Wall
Knowledge Wall
Wisdom Wall
Intelligence Wall
Stupidity Wall
Memory Wall
Forgetting Wall
Learning Wall
Teaching Wall
Education Wall
Ignorance Wall
Truth Wall
Lie Wall
Deception Wall
Honesty Wall
Dishonesty Wall
Integrity Wall
Corruption Wall
Justice Wall
Injustice Wall
Law Wall
Crime Wall
Punishment Wall
Forgiveness Wall
Mercy Wall
Cruelty Wall
Kindness Wall
Compassion Wall
Empathy Wall
Sympathy Wall
Apathy Wall
Indifference Wall
Caring Wall
Neglect Wall
Abuse Wall
Violence Wall
Peace Wall
War Wall
Conflict Wall
Resolution Wall
Negotiation Wall
Mediation Wall
Arbitration Wall
Litigation Wall
Settlement Wall
Agreement Wall
Contract Wall
Promise Wall
Vow Wall
Oath Wall
Pledge Wall
Commitment Wall
Dedication Wall
Loyalty Wall
Betrayal Wall
Treason Wall
Espionage Wall
Sabotage Wall
Terrorism Wall
Assassination Wall
Murder Wall
Suicide Wall
Euthanasia Wall
Abortion Wall
Birth Control Wall
Contraception Wall
Sterilization Wall
Castration Wall
Circumcision Wall
Tattoo Wall
Piercing Wall
Scarification Wall
Branding Wall
Mutilation Wall
Amputation Wall
Prosthesis Wall
Transplant Wall
Donation Wall
Blood Wall
Bone Marrow Wall
Stem Cell Wall
Genetic Engineering Wall
Cloning Wall
Artificial Intelligence Wall
Robot Wall
Cyborg Wall
Android Wall
Virtual Reality Wall
Augmented Reality Wall
Mixed Reality Wall
Metaverse Wall
Cryptocurrency Wall
Blockchain Wall
NFT Wall
Web3 Wall
Decentralized Wall
Autonomous Wall
Organization Wall
DAO Wall
Governance Wall
Democracy Wall
Republic Wall
Monarchy Wall
Dictatorship Wall
Totalitarianism Wall
Anarchy Wall
Socialism Wall
Communism Wall
Capitalism Wall
Fascism Wall
Nazism Wall
Racism Wall
Sexism Wall
Homophobia Wall
Transphobia Wall
Xenophobia Wall
Islamophobia Wall
Antisemitism Wall
Misogyny Wall
Misandry Wall
Ageism Wall
Ableism Wall
Classism Wall
Elitism Wall
Meritocracy Wall
Nepotism Wall
Cronyism Wall
Corruption Wall
Bribery Wall
Extortion Wall
Blackmail Wall
Fraud Wall
Theft Wall
Robbery Wall
Burglary Wall
Vandalism Wall
Arson Wall
Trespassing Wall
Loitering Wall
Public Nuisance Wall
Disorderly Conduct Wall
Riot Wall
Rebellion Wall
Revolution Wall
Coup Wall
Civil War Wall
Genocide Wall
Ethnic Cleansing Wall
Crimes Against Humanity Wall
War Crimes Wall
Nuremberg Trials Wall
International Criminal Court Wall
United Nations Wall
Geneva Conventions Wall
Human Rights Wall
Universal Declaration of Human Rights Wall
Civil Rights Wall
Political Rights Wall
Economic Rights Wall
Social Rights Wall
Cultural Rights Wall
Environmental Rights Wall
Digital Rights Wall
Privacy Wall
Surveillance Wall
Data Protection Wall
Cybersecurity Wall
Hacking Wall
Malware Wall
Ransomware Wall
Phishing Wall
Social Engineering Wall
Identity Theft Wall
Fraud Wall
Scam Wall
Spam Wall
Misinformation Wall
Disinformation Wall
Propaganda Wall
Censorship Wall
Freedom of Speech Wall
Freedom of Press Wall
Freedom of Religion Wall
Freedom of Assembly Wall
Freedom of Association Wall
Freedom of Movement Wall
Freedom of Thought Wall
Freedom of Conscience Wall
Freedom of Expression Wall
Freedom of Information Wall
Freedom of Privacy Wall
Freedom of Security Wall
Freedom of Property Wall
Freedom of Contract Wall
Freedom of Trade Wall
Freedom of Work Wall
Freedom of Education Wall
Freedom of Health Wall
Freedom of Environment Wall
Freedom of Culture Wall
Freedom of Language Wall
Freedom of Identity Wall
Freedom of Gender Wall
Freedom of Sexuality Wall
Freedom of Reproduction Wall
Freedom of Abortion Wall
Freedom of Contraception Wall
Freedom of Sterilization Wall
Freedom of Castration Wall
Freedom of Circumcision Wall
Freedom of Tattoo Wall
Freedom of Piercing Wall
Freedom of Scarification Wall
Freedom of Branding Wall
Freedom of Mutilation Wall
Freedom of Amputation Wall
Freedom of Prosthesis Wall
Freedom of Transplant Wall
Freedom of Donation Wall
Freedom of Blood Wall
Freedom of Bone Marrow Wall
Freedom of Stem Cell Wall
Freedom of Genetic Engineering Wall
Freedom of Cloning Wall
Freedom of Artificial Intelligence Wall
Freedom of Robot Wall
Freedom of Cyborg Wall
Freedom of Android Wall
Freedom of Virtual Reality Wall
Freedom of Augmented Reality Wall
Freedom of Mixed Reality Wall
Freedom of Metaverse Wall
Freedom of Cryptocurrency Wall
Freedom of Blockchain Wall
Freedom of NFT Wall
Freedom of Web3 Wall
Freedom of Decentralized Wall
Freedom of Autonomous Wall
Freedom of Organization Wall
Freedom of DAO Wall
Freedom of Governance Wall
Freedom of Democracy Wall
Freedom of Republic Wall
Freedom of Monarchy Wall
Freedom of Dictatorship Wall
Freedom of Totalitarianism Wall
Freedom of Anarchy Wall
Freedom of Socialism Wall
Freedom of Communism Wall
Freedom of Capitalism Wall
Freedom of Fascism Wall
Freedom of Nazism Wall
Freedom of Racism Wall
Freedom of Sexism Wall
Freedom of Homophobia Wall
Freedom of Transphobia Wall
Freedom of Xenophobia Wall
Freedom of Islamophobia Wall
Freedom of Antisemitism Wall
Freedom of Misogyny Wall
Freedom of Misandry Wall
Freedom of Ageism Wall
Freedom of Ableism Wall
Freedom of Classism Wall
Freedom of Elitism Wall
Freedom of Meritocracy Wall
Freedom of Nepotism Wall
Freedom of Cronyism Wall
Freedom of Corruption Wall
Freedom of Bribery Wall
Freedom of Extortion Wall
Freedom of Blackmail Wall
Freedom of Fraud Wall
Freedom of Theft Wall
Freedom of Robbery Wall
Freedom of Burglary Wall
Freedom of Vandalism Wall
Freedom of Arson Wall
Freedom of Trespassing Wall
Freedom of Loitering Wall
Freedom of Public Nuisance Wall
Freedom of Disorderly Conduct Wall
Freedom of Riot Wall
Freedom of Rebellion Wall
Freedom of Revolution Wall
Freedom of Coup Wall
Freedom of Civil War Wall
Freedom of Genocide Wall
Freedom of Ethnic Cleansing Wall
Freedom of Crimes Against Humanity Wall
Freedom of War Crimes Wall
Freedom of Nuremberg Trials Wall
Freedom of International Criminal Court Wall
Freedom of United Nations Wall
Freedom of Geneva Conventions Wall
Freedom of Human Rights Wall
Freedom of Universal Declaration of Human Rights Wall
Freedom of Civil Rights Wall
Freedom of Political Rights Wall
Freedom of Economic Rights Wall
Freedom of Social Rights Wall
Freedom of Cultural Rights Wall
Freedom of Environmental Rights Wall
Freedom of Digital Rights Wall
Freedom of Privacy Wall
Freedom of Surveillance Wall
Freedom of Data Protection Wall
Freedom of Cybersecurity Wall
Freedom of Hacking Wall
Freedom of Malware Wall
Freedom of Ransomware Wall
Freedom of Phishing Wall
Freedom of Social Engineering Wall
Freedom of Identity Theft Wall
Freedom of Fraud Wall
Freedom of Scam Wall
Freedom of Spam Wall
Freedom of Misinformation Wall
Freedom of Disinformation Wall
Freedom of Propaganda Wall
Freedom of

PROJECT BENCHMARK:

Scale:
1 inch = 30 feet

LOT 43
0.91 ACRE
THE WOODLANDS OF COLLEGE STATION VOL. 8939 PG. 173

FEMA 100-YEAR FLOODPLAIN

FEMA FLOODWAY

15' REAR SETBACK

PARKLAND DEDICATION TRACT 2 3.53 ACRES

60' PRIVATE ACCESS EASEMENT (8939/173)

60' PRIVATE ACCESS EASEMENT (8939/173)

CITY OF COLLEGE STATION PUBLIC UTILITY EASEMENT, 0.33 ACRES (776/141)

60' PRIVATE ACCESS EASEMENT (8939/173)

EXISITNG 12" WATERLIN

15' PUBLIC UTILITY EASEMENT (8939/173)

10' PUBLIC UTILITY EASEMENT (14246/221)

PROPOSED JUNCTION BOX

15' PRIVATE DRAINAGE EASEMENT (14246/221)

EXISTING SANITARY SEWER MANHOLE TO BE REMOVED

PROPOSED 6" SANITARY SEWER

3' PUBLIC ACCESS EASEMENT AND LANDSCAPE EASEMENT CITY OF COLLEGE STATION, TEXAS (11031/37)

PROPOSED 10' PUE

APPROXIMATE LOCATION OF WATERLINE

LOT 3R-1R2
3.827 ACRES
THE WOODLANDS OF COLLEGE STATION

PROPOSED 24" HDPE STORM DRAIN

PROPOSED JUNCTION BOX

PROPOSED 8" WATERLINE

20' PUBLIC UTILITY EASEMENT (9728/13)

PHASELINE

10' PUBLIC UTILITY EASEMENT (14246/221)

LOT 3R-1R1
2.108 ACRES
THE WOODLANDS OF COLLEGE STATION VOL. 14246 PG. 121

15' SIDE STREET SETBACK

PROPOSED 6" SANITARY SEWER

PROPOSED FIRE HYDRANT

PROPOSED 6" SAN SEWER

SANITARY MANHOLE

30' PRIVATE ACCESS EASEMENT (14246/221)

10' PUBLIC UTILITY EASEMENT (14246/221)

PROPOSED GREASE TRAP (1500 gl)

PROPOSED GREASE TRAP (750 gl)

PROPOSED GRATE INLET

ORDER BOARD

(1250 gl) GREASE TRAP

WATER METER

WHITE TRAFFIC DOMES @ 20FT SPACING

CLEAN OUT (TYP)

PROP. RAMP

PROP. TRANS.

CLEAN OUT (TYP)

WATER METER

TAP CAN (PER POWER CO.)

"CLEARANCE" BAR

60X40
2400 SF

60X30
1800 SF

43 PARKS

FF=295.75

10' PRIVATE UTILITY EASEMENT (14246/221)

EXISTING WATER METER

SOUTHWEST PARKWAY

CJT CAN (PER POWER CO.)

FF=296.50

70X30
2100 SF
30
PARKS

HANDICAP RAMPS

COLUMN (TYP)

PLANTER (TYP)

PARKING BLOCK (TYP)

DIRECTIONAL SIGN

EXIT ONLY

6 BIKE PARKING SPOTS

PROPOSED 8" WATERLINE

PROPOSED 18" HDPE STORM DRAIN

PROPOSED 15" HDPE STORM DRAIN

PROPOSED GRATE INLET

PROPOSED GASLINE

15' SIDE STREET SETBACK

40' PRIVATE ACCESS EASEMENT (14246/221)

EXISTING OVERHEAD POWERLINE

EXISTING POWER POLE AND GUY WIRE

PROPOSED 15' PUE

25' FRONT SETBACK

20' PUBLIC UTILITY EASEMENT (9728/13)

3' PUBLIC ACCESS EASEMENT AND LANDSCAPE EASEMENT CITY OF COLLEGE STATION, TEXAS (11031/37)

EXISITNG FIRE HYDRANT

EXISTING UNDERGROUND ELECTRIC

APPROXIMATE LOCATION OF EXISTING WATERLINE. CONTRACTOR SHALL FIELD VERIFY PRIOR TO CONSTRUCTION

WELLBORN ROAD
FM 2154

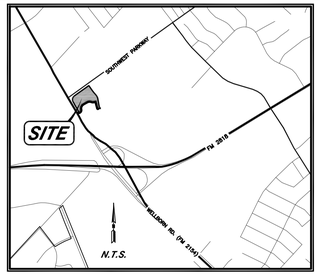
GENERAL CONSTRUCTION NOTES:

1. It shall be the responsibility of the Contractor to verify the exact location of ALL existing underground utilities. Furthermore, the Contractor shall contact all utility company representatives a minimum of 48 hours in advance of any excavation.
   a. Contact Dig Tess @ 1-800-344-8377
   b. Contact Luis Cisneros @ ATMOS 774-2506
   c. Contact Dan Augsburger @ Suddenlink 846-2229
   d. Contact David Hering @ BTU 821-5770
   e. Contact Mitchell Gas @ 779-4460
   f. Contact Union Pacific Resources @ 778-8525
   g. Contact Doug Thorton @ Frontier 821-4582
   h. Contact Weldon Davis @ CSU (Electrical) 764-5027
   i. Contact Stephen Maldonado Jr. @ CSU (Water/Wastewater) 764-3433
2. All construction shall be in accordance with the current City of College Station (C.S.) Standard Specifications for Street Construction, B/CS Unified Technical Specifications, Water and Sewer and Generals, 2012, and BCS Unified Design Details. All inspection shall be performed by the staff of the City Engineer of C.S. All construction shall be coordinated with the City of C.S. City Engineer.
3. In lieu of using the construction materials indicated in these plans, the Contractor shall obtain written approval from the Engineer & Architect for any substitution prior to Construction. Requests for changes should include product information and an engineer's seal where applicable. The contractor shall be financially responsible for the engineer's time spent reviewing changes and redesigning based on contractor's requests.
4. Trench Safety Requirements shall be in accordance with O.S.H.A. Standard 29 CFR Part 1926 Subpart P and all federal, state and local regulations.
5. TRENCHING AND BACKFILLING: All trenching and backfilling shall conform to the specifications set out herein. Testing shall be provided by a certified laboratory, at the Owner's expense, to verify these standards. Any retesting due to substandard work shall be at the expense of the Contractor. Structural areas shall include all sidewalks and shall extend 5' beyond the curb lines of all streets, alleys and parking areas.
6. It is the responsibility of the contractor to comply with all State and Federal Regulations regarding construction activities near energized overhead power lines. Additionally, the contractor shall coordinate all proposed work and procedures with the City of C.S. Electrical Division.
7. All materials & labor not identified as a Separate Bid Item shall be considered subsidiary to the item in which it is used. All materials and equipment shall be both furnished and installed unless otherwise noted.
8. The Contractor must provide construction staking from the information provide on these plans.
9. All soil exposed by construction shall receive hydromulch or sod in accordance with the landscape plan.
10. Trenches may not be left open overnight.
11. Adjustment of Water Meters, Valves, Manholes, Irrigation Systems, and any other Public or Private Utility, etc. are not separate pay items. The Price of the adjustment shall be subsidiary to the construction of Sewer Line, Force Main, etc.
12. The contractor shall coordinate with Atmos, Suddenlink Communications, BTU, CSU, and Frontier to adjust the location of existing facilities.
13. Temporary spoil areas will be identified on site by owner.
14. Contractor shall provide parking lot striping in accordance with the layout shown on this plans.
15. All storm sewer being constructed with this site plan is private. The sanitary sewer from manhole to manhole will be public and private beyond the manhole.
16. All dumpster enclosures shall be a minimum of 12'x12' interior clear space per container with no obstructions.
17. All roof and ground mounted mechanical equipment shall be screened from view or isolated so as not to be visible from any public right-of-way or residential district within 150' of the subject.
18. All backflow devices must be installed and tested upon installation as per city Ordinance 2394.
19. Exterior building and site lighting will meet the standards of Section 7.11 of the Unified Development Ordinance. The light source shall not project below an opaque housing and no fixture shall directly project light horizontally. Fixtures will be mounted in such a manner that the projected cone of light does not cross any property line.
20. Impact fees are applicable and assessed with the building permit.
21. The engineering inspector must be notified 24 hours prior to the beginning of any construction work.
22. The contractor is to call COCS Water Services 48 hours before all utility taps.
23. All signage will be permitted separately.

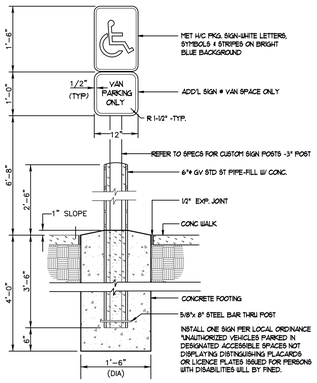
SITE PLAN NOTES:

1. Name of Project: Southwest @ Wellborn
2. Legal: Lot 3R-1R2B The Woodlands of College Station Subdivision
3. Address: Corner Building - 1421 Wellborn Rd
   Other Building - 1437 Wellborn Rd
4. Owner: Southwest Wellborn LLC et al
   c/o Peter Ajlouny
   4211 Chaboya Road
   San Jose, CA 95148-3708
5. Engineer: Mitchell & Morgan, L.L.P.
   3204 Earl Rudder Fwy. S.
   College Station, Texas 77845
   (979) 260-6963
6. Zoning: GC General Commercial
7. Existing Use: Undeveloped-Vacant
   Proposed Use: Restaurant/Retail
8. Setbacks: Per City of College Station Ordinances
9. Overall Site Area: 1.799 acres.
10. Water Demands: Min.=xxx gpm,
    Avg.=xxx gpm,
    Peak=xx gpm
11. Sanitary Demands: Avg. =xxxxx GPD
    MAX.=xxxxx GPD
12. Building Type: VB (not sprinkled)
13. Required Fire Flow: 1500 gpm
14. Dumpster Pad shown is 12 ft x 12 ft and it will be screened from view from public ROW. Enclosure will be a 8 ft high board fence (see detail Sheet PP).
15. All pavement shall have a 6 inch spill curb unless otherwise noted.
16. All sanitary sewer lines shown hereon are private and require a plumbing permit to be pulled prior to construction.
17. This site does not lie within the 100-year floodplain boundary per FEMA's Flood Insurance Rate Map panel 48041C0220F. Effective date: April 2, 2014.

PARKING REQUIREMENTS:
Overall SF=6,300 SF + 1229 SF of Patio Space=7529 SF
Parking Required=1/250sf over 500 SF=28 spaces
Parking Provided=76 spaces
Bike Parking Required =4 Spaces
Bike Parking Provided =6 Spaces



VICINITY MAP

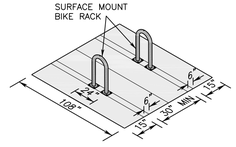


HANDICAP SIGN INSTALLATION DETAIL

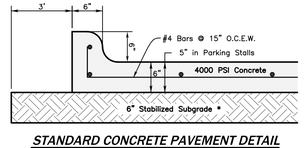
All curbs and pavement designated as firelanes on plans shall be painted red with 4" (four inch) white lettering stating "FIRE LANE-NO PARKING-TOW AWAY ZONE" Wording may not be spaced for than fifteen (15) feet apart.

* 8" (eight inch) high red stripe and 4" (four inch) white lettering shall be striped on the surface of the pavement behind parking stalls.

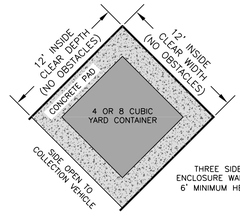
FIRE LANE NO PARKING TOW AWAY ZONE
FIRE LN STRIPING



BIKE RACK DETAIL
NTS

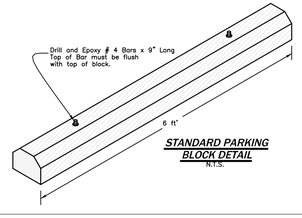


STANDARD CONCRETE PAVEMENT DETAIL
NTS
*Refer to Geotech report for type of stabilization required.

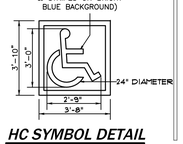


NOTES:
1. Single (one four-yard or one eight-yard) dumpster enclosure shall be 12' deep and 12' wide. The minimum width of the gate or doors shall be no less than 12'.
2. Double (two four-yard or two eight-yard) dumpster enclosure shall be 12' deep and 24' wide. The minimum width of the gate or doors shall be no less than 24'.

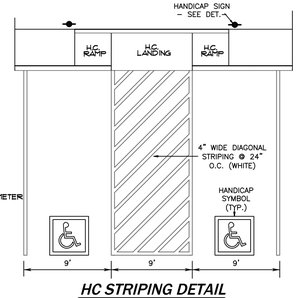
DUMPSTER PAD DETAIL
N.T.S.



STANDARD PARKING BLOCK DETAIL
N.T.S.



HC SYMBOL DETAIL
NTS



HC STRIPING DETAIL
NTS

MITCHELL M&M MORGAN
T.979.260.6963
F.979.260.3564
TX. FIRM # F-1443
3204 EARL RUDDER FWY. S.
COLLEGE STATION, TX 77845
PLAN & DESIGN SPECIALISTS IN
CIVIL ENGINEERING HYDRAULICS
HYDROLOGY UTILITIES STREETS
SITE PLANS SUBDIVISIONS
www.mitchellandmorgan.com

For interim Review Only
These documents are not intended for construction, bidding, or permit purposes.
Veronica R. Morgan, P.E.
No. 77688

JUNE 2020
Designed by: LMS, VJBM
Drawn By: LMS
Checked By: VJBM

Prepared For:
SOUTHWEST WELLBORN LLC ETAL
C/O PETER AJLOUNY
4211 CHABOYA ROAD
SAN JOSE, CA 9514843708

Revisions

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

SITE PLAN
SOUTHWEST @ WELLBORN

SP

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS

COUNTY OF BRAZOS

I CREEK MEADOWS PARTNERS, L.P., owner and developer of the land shown on this plat, and designated herein as the CREEK MEADOWS – SECTION 1A, PHASE THREE Subdivision to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

_____
Owner

STATE OF TEXAS

COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 20_____.

_____
Notary Public, _____ County, State of Texas

CERTIFICATE OF CITY ENGINEER

I, _____ City Engineer of the City of College Station, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of College Station.

_____
City Engineer
City of College Station

CERTIFICATE OF PLANNING AND ZONING COMMISSION

I, _____ Chairman of the Planning and Zoning Commission of the City of College Station, hereby certify that the attached plat was duly approved by the Commission on the _____ day of _____, 20_____.

_____
Chairman

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS

COUNTY OF BRAZOS

I, _____ County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 20_____ in the Deed Records of Brazos County, Texas, in Volume _____, Page _____.

WITNESS my hand and official Seal, at my office in COLLEGE STATION, Texas

_____
County Clerk
Brazos County, Texas

FINAL PLAT NOTES:

GENERAL:

1. THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A.– FIRM COMMUNITY PANEL NO. 48041C 0325E, MAY 16, 2012.

2. BASIS OF BEARING: BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

3. ALL PROPERTY CORNERS ARE MONUMENTED BY 1/2" IRON RODS UNLESS OTHERWISE NOTED.

4. RIGHT-OF-WAY DEDICATION, INCLUDING LOCAL STREET DEDICATION, WILL CONSIST OF 1.708 ACRES IN TOTAL.

5. ALL UTILITY EASEMENTS MUST BE CLEARED OF ALL BRUSH AND TREES, IMPLYING NO LANDSCAPING OR PERMANENT STRUCTURES WITHIN THE UTILITY EASEMENT WILL BE ALLOWED.

6. UNLESS OTHERWISE NOTED PUBLIC UTILITY EASEMENTS LOCATED ADJACENT TO THE STREET RIGHT-OF-WAY ARE 15' WIDE AND REAR PUBLIC UTILITY EASEMENTS ARE 20' WIDE CENTERED ON THE COMMON REAR PROPERTY LINE OR WHOLLY CONTAINED IN SINGLE ROW PROPERTIES.

7. DIMENSIONS SHOWN INTERIOR TO THE LOT, ALONG CURVES, BEGINNING WITH "A=" ARE CHORD LENGTHS.

8. THE INSTALLATION OF STREET LIGHTS WILL BE REQUIRED AND INSTALLED IN ACCORDANCE WITH SECTION 12-8.3.R OF THE CoCS UNIFIED DEVELOPMENT ORDINANCE.

9. COMMON AREAS ARE NON-BUILDABLE FOR RESIDENTIAL PURPOSES. ALL FLAT WORK (SIDEWALKS, FLUMES, DRAINAGE HEADWALLS, ETC...) SHALL BE THE SOLE OWNERSHIP & MAINTENANCE RESPONSIBILITY OF THE CREEK MEADOWS HOA.

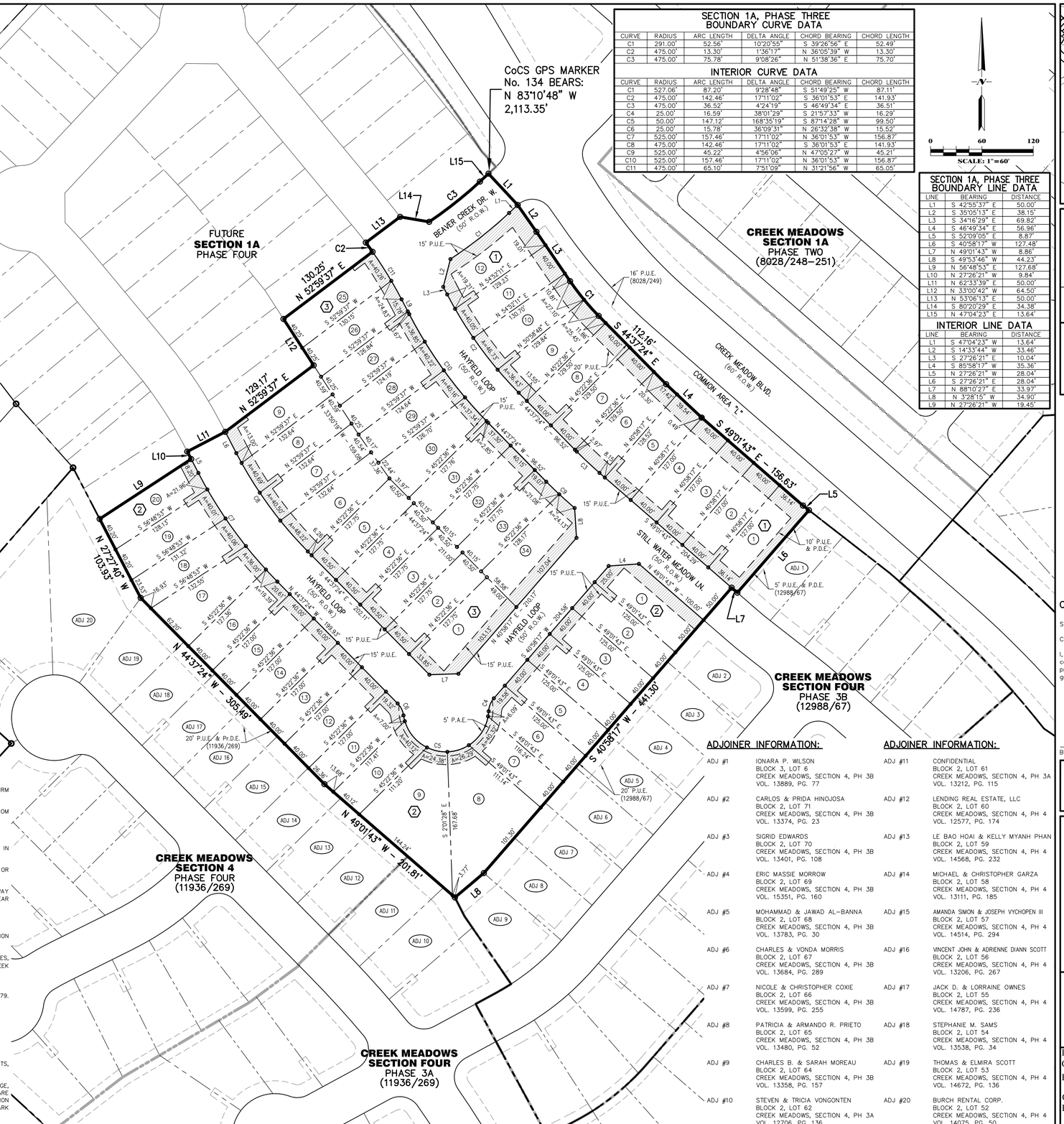
HOMEOWNER'S ASSOCIATION (HOA):

1. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE PDD REZONING PER CITY ORDINANCE #3079. THEY ARE GENERALLY AS FOLLOWS:

	SINGLE-FAMILY
FRONT	20'
STREET SIDE	15'
SIDE	5'
REAR	20'

2. H.O.A. EASEMENT ACTIVITIES AND/OR INFRASTRUCTURE WILL BE REFERENCED IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE SUBDIVISION.

3. MAINTENANCE OF THE WATER SYSTEM WILL BE WELLBORN S.U.D. MAINTENANCE OF THE PAVING, DRAINAGE, SIDEWALKS AND SANITARY SEWER SYSTEMS WILL BE THE CITY OF COLLEGE STATION ONCE THE SYSTEMS ARE ACCEPTED BY THE CITY OF COLLEGE STATION. MAINTENANCE OF THE PRIVATE DRAINAGE AND DETENTION FACILITIES, COMMON AREAS (WHICH INCLUDE ROADWAY MEDIANS), PEDESTRIAN ACCESS WAYS, AND PARK LIGHTING WILL BE THE CREEK MEADOW H.O.A.



SECTION 1A, PHASE THREE BOUNDARY CURVE DATA

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	291.00'	52.56'	10°20'55"	S 39°26'56" E	52.49'
C2	475.00'	13.30'	1°36'17"	N 36°05'39" W	13.30'
C3	475.00'	75.78'	9°08'26"	N 51°38'36" E	75.70'

INTERIOR CURVE DATA

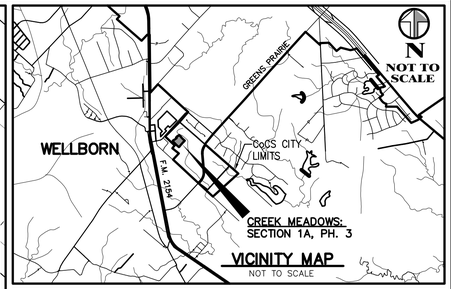
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	527.06'	87.20'	9°28'48"	S 51°49'25" W	87.11'
C2	475.00'	142.46'	17°11'02"	S 36°01'53" E	141.93'
C3	475.00'	36.52'	4°24'19"	S 46°49'34" E	36.51'
C4	25.00'	16.59'	38°01'29"	S 21°57'33" W	16.29'
C5	50.00'	147.12'	168°35'19"	S 87°14'28" W	99.50'
C6	25.00'	15.78'	36°09'31"	N 26°32'38" W	15.52'
C7	525.00'	157.46'	17°11'02"	N 36°01'53" W	156.87'
C8	475.00'	142.46'	17°11'02"	S 36°01'53" E	141.93'
C9	525.00'	45.22'	4°56'06"	N 47°05'27" W	45.21'
C10	525.00'	157.46'	17°11'02"	N 36°01'53" W	156.87'
C11	475.00'	65.10'	7°51'09"	N 31°21'56" W	65.05'

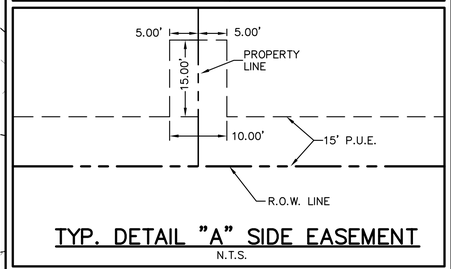
SECTION 1A, PHASE THREE BOUNDARY LINE DATA

LINE	BEARING	DISTANCE
L1	S 42°55'37" E	50.00'
L2	S 35°05'13" E	38.15'
L3	S 34°16'29" E	69.82'
L4	S 46°49'34" E	56.96'
L5	S 52°09'05" E	8.87'
L6	S 40°58'17" W	127.48'
L7	N 49°01'43" W	8.86'
L8	S 49°53'46" W	44.23'
L9	N 56°48'53" E	127.68'
L10	N 27°26'21" W	9.84'
L11	N 62°33'39" E	50.00'
L12	N 33°00'49" W	64.50'
L13	N 53°06'13" E	50.00'
L14	S 80°20'29" E	34.38'
L15	N 47°04'23" E	13.64'

INTERIOR LINE DATA

LINE	BEARING	DISTANCE
L1	S 47°04'23" W	13.64'
L2	S 14°33'44" W	33.46'
L3	S 27°26'21" E	10.04'
L4	S 85°58'17" W	35.36'
L5	N 27°26'21" W	28.04'
L6	S 27°26'21" E	28.04'
L7	N 88°10'27" E	33.97'
L8	N 3°28'15" W	34.90'
L9	N 27°26'21" W	19.45'





TYP. DETAIL "A" SIDE EASEMENT
N.T.S.

SYMBOL & LINE LEGEND
- PROPERTY LINE
- EASEMENT LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- P.A.E. PUBLIC ACCESS ESMT.
- PR.D.E. PRV. DRAINAGE ESMT.
- PR.A.E. PRV. ACCESS ESMT.
- (1) LOT NUMBER
- 1 BLOCK NUMBER
- A COMMON AREA
- P.U.E.
- COMMON AREA
- R.O.W. DEDICATION

CERTIFICATE OF SURVEYOR

STATE OF TEXAS

COUNTY OF BRAZOS

I, BRAD KERR Registered Professional Land Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

_____
BRAD KERR, RPLS No. 4502

SURVEYED BY: KERR SURVEYING, LLC
409 NORTH TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195

ADJOINER INFORMATION:

ADJ #1	IONARA P. WILSON BLOCK 3, LOT 6 CREEK MEADOWS, SECTION 4, PH 3B VOL. 13889, PG. 77	ADJ #11	CONFIDENTIAL BLOCK 2, LOT 61 CREEK MEADOWS, SECTION 4, PH 3A VOL. 13212, PG. 115
ADJ #2	CARLOS & PRIDA HINOJOSA BLOCK 2, LOT 71 CREEK MEADOWS, SECTION 4, PH 3B VOL. 13374, PG. 23	ADJ #12	LENDING REAL ESTATE, LLC BLOCK 2, LOT 60 CREEK MEADOWS, SECTION 4, PH 4 VOL. 12577, PG. 174
ADJ #3	SIGRID EDWARDS BLOCK 2, LOT 70 CREEK MEADOWS, SECTION 4, PH 3B VOL. 13401, PG. 108	ADJ #13	LE BAO HOAI & KELLY MYANH PHAN BLOCK 2, LOT 59 CREEK MEADOWS, SECTION 4, PH 4 VOL. 14568, PG. 232
ADJ #4	ERIC MASSIE MORROW BLOCK 2, LOT 69 CREEK MEADOWS, SECTION 4, PH 3B VOL. 15351, PG. 160	ADJ #14	MICHAEL & CHRISTOPHER GARZA BLOCK 2, LOT 58 CREEK MEADOWS, SECTION 4, PH 4 VOL. 13111, PG. 185
ADJ #5	MOHAMMAD & JAWAD AL-BANNA BLOCK 2, LOT 68 CREEK MEADOWS, SECTION 4, PH 3B VOL. 13783, PG. 30	ADJ #15	AMANDA SIMON & JOSEPH VYCHOPEN III BLOCK 2, LOT 57 CREEK MEADOWS, SECTION 4, PH 4 VOL. 14514, PG. 294
ADJ #6	CHARLES & VONDA MORRIS BLOCK 2, LOT 67 CREEK MEADOWS, SECTION 4, PH 3B VOL. 13684, PG. 289	ADJ #16	VINCENT JOHN & ADRIENNE DIANN SCOTT BLOCK 2, LOT 56 CREEK MEADOWS, SECTION 4, PH 4 VOL. 13206, PG. 267
ADJ #7	NICOLE & CHRISTOPHER COXIE BLOCK 2, LOT 66 CREEK MEADOWS, SECTION 4, PH 3B VOL. 13599, PG. 255	ADJ #17	JACK D. & LORRAINE OWNES BLOCK 2, LOT 55 CREEK MEADOWS, SECTION 4, PH 4 VOL. 14787, PG. 236
ADJ #8	PATRICIA & ARMANDO R. PRIETO BLOCK 2, LOT 65 CREEK MEADOWS, SECTION 4, PH 3B VOL. 13480, PG. 52	ADJ #18	STEPHANIE M. SAMS BLOCK 2, LOT 54 CREEK MEADOWS, SECTION 4, PH 4 VOL. 13538, PG. 34
ADJ #9	CHARLES B. & SARAH MOREAU BLOCK 2, LOT 64 CREEK MEADOWS, SECTION 4, PH 3B VOL. 13358, PG. 157	ADJ #19	THOMAS & ELMIRA SCOTT BLOCK 2, LOT 53 CREEK MEADOWS, SECTION 4, PH 4 VOL. 14672, PG. 136
ADJ #10	STEVEN & TRICIA VONGONTEN BLOCK 2, LOT 62 CREEK MEADOWS, SECTION 4, PH 3A VOL. 12706, PG. 136	ADJ #20	BURCH RENTAL CORP. BLOCK 2, LOT 52 CREEK MEADOWS, SECTION 4, PH 4 VOL. 14075, PG. 50

FINAL PLAT
OF
CREEK MEADOWS
SECTION 1A, PHASE THREE

BLOCK ONE, LOT 1–12 & BLOCK TWO, LOT 1–20
BLOCK THREE, LOT 1–9 & 25–34
1.708 AC ROW DEDICATION
TOTAL = 8.142 ACRES & 51 LOTS
SAMUEL DAVIDSON SURVEY, A–13
COLLEGE STATION, BRAZOS COUNTY, TEXAS

RME Consulting Engineers
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EMAIL: civil@rmengineer.com
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FAX - (979) 764-0704
TEXAS FIRM REGISTRATION No. F-4695

LANDOWNER INFORMATION
CREEK MEADOWS PARTNERS, L.P.
c/o OLDHAM GOODWIN GROUP
CHRIS RHODES
2800 SOUTH TEXAS AVENUE, STE. 401
BRYAN, TX 77802
PH: (979) 260–2000
EMAIL: Chris.rhodes@oldhamgoodwin.com

FILENAME: 0707FP1A	SCALE: 1"=60'
SUBMITTED DATE: 5/19/20	
REVISIONS:	
DRAWN BY: R.A.M.	
CHECKED BY: BRAD KERR	
FIELD BOOK: N/A	PAGES: N/A

RME CONSULTING ENGINEERS
CLIENT NO. PROJECT NO.
260 – 0707

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS

COUNTY OF BRAZOS

I CREEK MEADOWS PARTNERS, L.P., owner and developer of the land shown on this plat, and designated herein as the CREEK MEADOWS – SECTION 1A, PHASE FOUR Subdivision to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

_____
Owner

STATE OF TEXAS

COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 20_____.

_____
Notary Public, _____ County, State of Texas

CERTIFICATE OF CITY ENGINEER

I, _____, City Engineer of the City of College Station, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of College Station.

_____
City Engineer
City of College Station

CERTIFICATE OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of College Station, hereby certify that the attached plat was duly approved by the Commission on the _____ day of _____, 20_____.

_____
Chairman

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS

COUNTY OF BRAZOS

I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 20_____ in the Deed Records of Brazos County, Texas, in Volume _____, Page _____.

WITNESS my hand and official Seal, at my office in COLLEGE STATION, Texas

_____
County Clerk
Brazos County, Texas

FINAL PLAT NOTES:

GENERAL:

1. THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A.– FIRM COMMUNITY PANEL NO. 48041C 0325E, MAY 16, 2012.

2. BASIS OF BEARING: BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

3. ALL PROPERTY CORNERS ARE MONUMENTED BY 1/2" IRON RODS UNLESS OTHERWISE NOTED.

4. RIGHT–OF–WAY DEDICATION, INCLUDING LOCAL STREET DEDICATION, WILL CONSIST OF 1.427 ACRES IN TOTAL.

5. ALL UTILITY EASEMENTS MUST BE CLEARED OF ALL BRUSH AND TREES, IMPLYING NO LANDSCAPING OR PERMANENT STRUCTURES WITHIN THE UTILITY EASEMENT WILL BE ALLOWED.

6. UNLESS OTHERWISE NOTED PUBLIC UTILITY EASEMENTS LOCATED ADJACENT TO THE STREET RIGHT–OF–WAY ARE 15' WIDE AND REAR PUBLIC UTILITY EASEMENTS ARE 20' WIDE CENTERED ON THE COMMON REAR PROPERTY LINE OR WHOLLY CONTAINED IN SINGLE ROW PROPERTIES.

7. DIMENSIONS SHOWN INTERIOR TO THE LOT, ALONG CURVES, BEGINNING WITH "A=" ARE CHORD LENGTHS.

8. THE INSTALLATION OF STREET LIGHTS WILL BE REQUIRED AND INSTALLED IN ACCORDANCE WITH SECTION 12–8.3.R OF THE CoCS UNIFIED DEVELOPMENT ORDINANCE.

9. PRIVATE DRAINAGE EASEMENT (Pr.D.E.):
   - LOCATED ALONG THE REAR PROPERTY LINE OF BLOCK TWO, LOTS 21–29, BLOCK THREE, LOTS 10–24, AND SIDE YARDS WHERE SPECIFIED.
   - THE CONSTRUCTION OR INSTALLATION OF ANY DRAINAGE OBSTRUCTION INCLUDING, BUT NOT LIMITED TO, VEGETATION, STORAGE BUILDINGS, ETC... WITHIN THE PRIVATE DRAINAGE EASEMENT IS PROHIBITED AND SHALL BE REMOVED BY THE HOA, IF REQUIRED, AT THE OWNER'S EXPENSE.
   - THE PROPERTY OWNER WILL ALLOW THE HOA ACCESS TO, AND IF NECESSARY, MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT.
   - THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING A HEALTHY LAWN IN THE PRIVATE DRAINAGE EASEMENT.
   - IF REQUIRED THE PRIVATE INFRASTRUCTURE SHALL BE REMOVED, AND RELOCATED, AT THE HOA'S EXPENSE IF THE PUE IS NEEDED FOR ADDITIONAL PUBLIC UTILITIES.

10. COMMON AREAS ARE NON–BUILDABLE FOR RESIDENTIAL PURPOSES. ALL FLAT WORK (SIDEWALKS, FLUMES, DRAINAGE HEADWALLS, ETC...) SHALL BE THE SOLE OWNERSHIP & MAINTENANCE RESPONSIBILITY OF THE CREEK MEADOWS HOA.

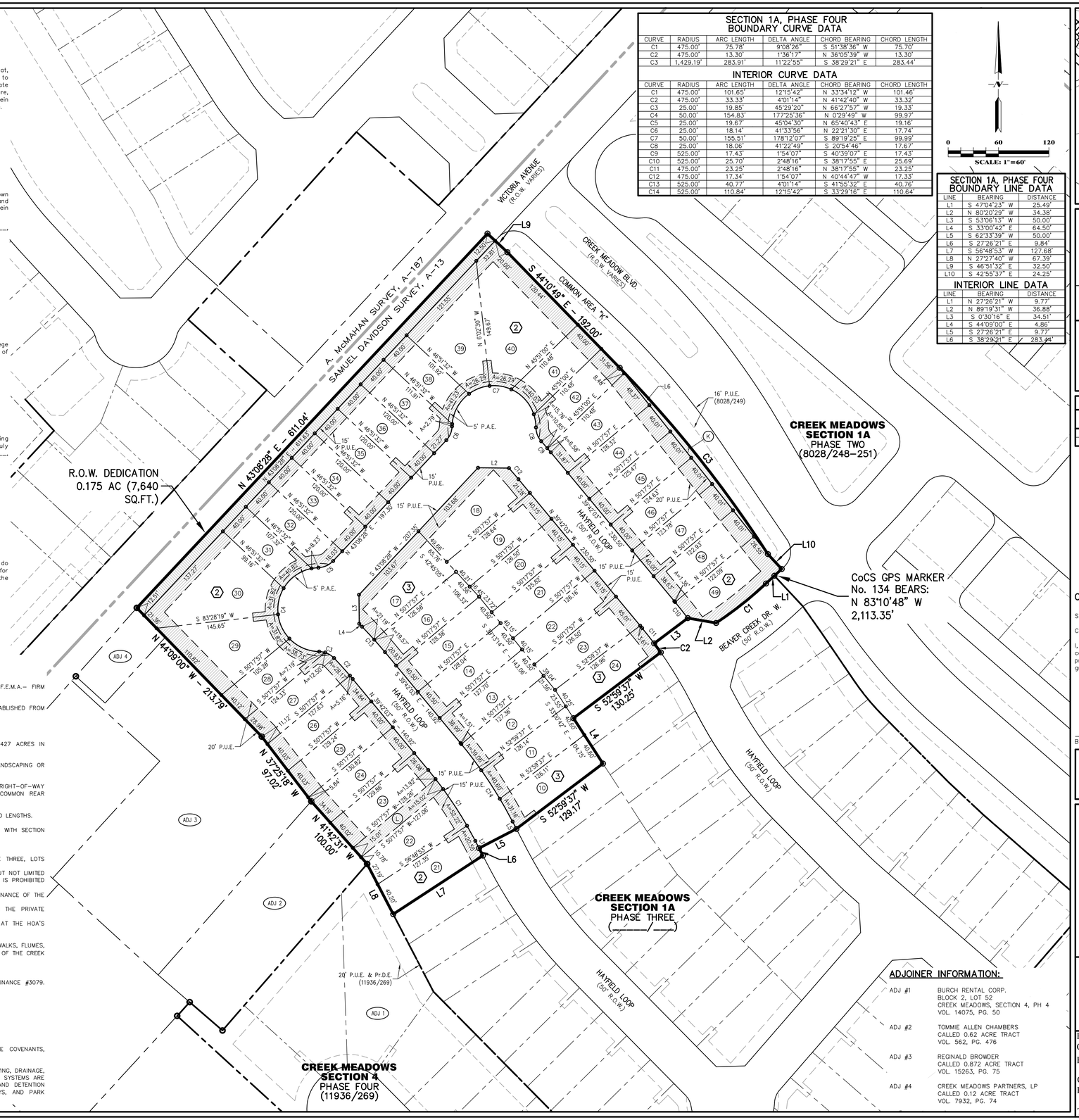
HOMEOWNER'S ASSOCIATION (HOA):

1. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE PDD REZONING PER CITY ORDINANCE #3079. THEY ARE GENERALLY AS FOLLOWS:

	SINGLE–FAMILY
FRONT	20'
STREET SIDE	15'
SIDE	5'
REAR	20' or 15' (BLOCK TWO, LOTS 30–39)

2. H.O.A. EASEMENT ACTIVITIES AND/OR INFRASTRUCTURE WILL BE REFERENCED IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE SUBDIVISION.

3. MAINTENANCE OF THE WATER SYSTEM WILL BE WELLBORN S.U.D. MAINTENANCE OF THE PAVING, DRAINAGE, SIDEWALKS AND SANITARY SEWER SYSTEMS WILL BE THE CITY OF COLLEGE STATION ONCE THE SYSTEMS ARE ACCEPTED BY THE CITY OF COLLEGE STATION. MAINTENANCE OF THE PRIVATE DRAINAGE AND DETENTION FACILITIES, COMMON AREAS (WHICH INCLUDE ROADWAY MEDIANS), PEDESTRIAN ACCESS WAYS, AND PARK LIGHTING WILL BE THE CREEK MEADOW H.O.A.



SECTION 1A, PHASE FOUR BOUNDARY CURVE DATA

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	475.00'	75.78'	9°08'26"	S 51°38'36" W	75.70'
C2	475.00'	13.30'	1°36'17"	N 36°05'39" W	13.30'
C3	1,429.19'	283.91'	11°22'55"	S 38°29'21" E	283.44'

INTERIOR CURVE DATA

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	475.00'	101.65'	12°15'42"	N 33°34'12" W	101.46'
C2	475.00'	33.33'	4°01'14"	N 41°42'40" W	33.32'
C3	25.00'	19.85'	45°29'20"	N 66°27'57" W	19.33'
C4	50.00'	154.83'	177°25'36"	N 0°29'49" W	99.97'
C5	25.00'	19.67'	45°04'30"	N 65°40'43" E	19.16'
C6	25.00'	18.14'	41°33'56"	N 22°21'30" E	17.74'
C7	50.00'	155.51'	178°12'07"	S 89°19'25" E	99.99'
C8	25.00'	18.06'	41°22'49"	S 20°54'46"	17.67'
C9	525.00'	17.43'	1°54'07"	S 40°39'07" E	17.43'
C10	525.00'	25.70'	2°48'16"	S 38°17'55" E	25.69'
C11	475.00'	23.25'	2°48'16"	N 38°17'55" W	23.25'
C12	475.00'	17.34'	1°54'07"	N 40°44'47" W	17.33'
C13	525.00'	40.77'	4°01'14"	S 41°55'32" E	40.76'
C14	525.00'	110.84'	12°15'42"	S 33°29'16" E	110.64'

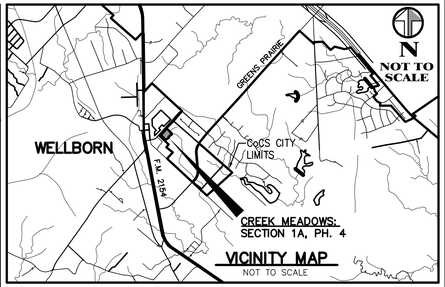
0 60 120
SCALE: 1"=60'

SECTION 1A, PHASE FOUR BOUNDARY LINE DATA

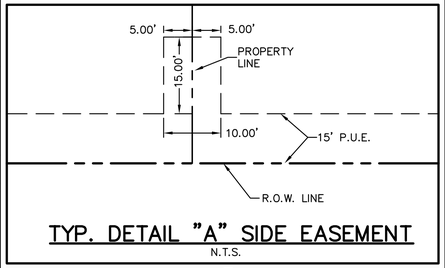
LINE	BEARING	DISTANCE
L1	S 47°04'23" W	25.49'
L2	N 80°20'29" W	34.38'
L3	S 53°06'13" W	50.00'
L4	S 33°00'42" E	64.50'
L5	S 62°33'39" W	50.00'
L6	S 27°26'21" E	9.84'
L7	S 56°48'53" W	127.68'
L8	N 27°27'40" W	67.39'
L9	S 46°51'32" E	32.50'
L10	S 42°55'37" E	24.25'

INTERIOR LINE DATA

LINE	BEARING	DISTANCE
L1	N 27°26'21" W	9.77'
L2	N 89°19'31" W	36.88'
L3	S 0°30'16" E	34.51'
L4	S 44°09'00" E	4.86'
L5	S 27°26'21" E	9.77'
L6	S 38°29'21" E	283.44'



VICINITY MAP
NOT TO SCALE



TYP. DETAIL "A" SIDE EASEMENT
N.T.S.

COMMON AREA TABLE

AREA LABEL	AREA (AC)	100% ENCUMBERED BY EASEMENT
K	0.031	Pr.D.E.
L	0.039	P.U.E.

SYMBOL & LINE LEGEND

- PROPERTY LINE
- EASEMENT LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- P.A.E. PUBLIC ACCESS ESMT.
- PR.D.E. PRV. DRAINAGE ESMT.
- PR.A.E. PRV. ACCESS ESMT.
- (1) LOT NUMBER
- ⟨1⟩ BLOCK NUMBER
- (A) COMMON AREA
- P.U.E.
- COMMON AREA
- R.O.W. DEDICATION

CERTIFICATE OF SURVEYOR

STATE OF TEXAS

COUNTY OF BRAZOS

I, BRAD KERR Registered Professional Land Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

_____
BRAD KERR, RPLS No. 4502

SURVEYED BY: KERR SURVEYING, LLC
409 NORTH TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268–3195

FINAL PLAT
OF
CREEK MEADOWS
SECTION 1A, PHASE FOUR

BLOCK TWO, LOT 21–49
BLOCK THREE, LOT 10–24
0.070 AC COMMON AREA & 1.427 AC ROW DEDICATION
TOTAL = 7.084 ACRES & 44 LOTS
SAMUEL DAVIDSON SURVEY, A–13
COLLEGE STATION, BRAZOS COUNTY, TEXAS

ADJOINER INFORMATION:

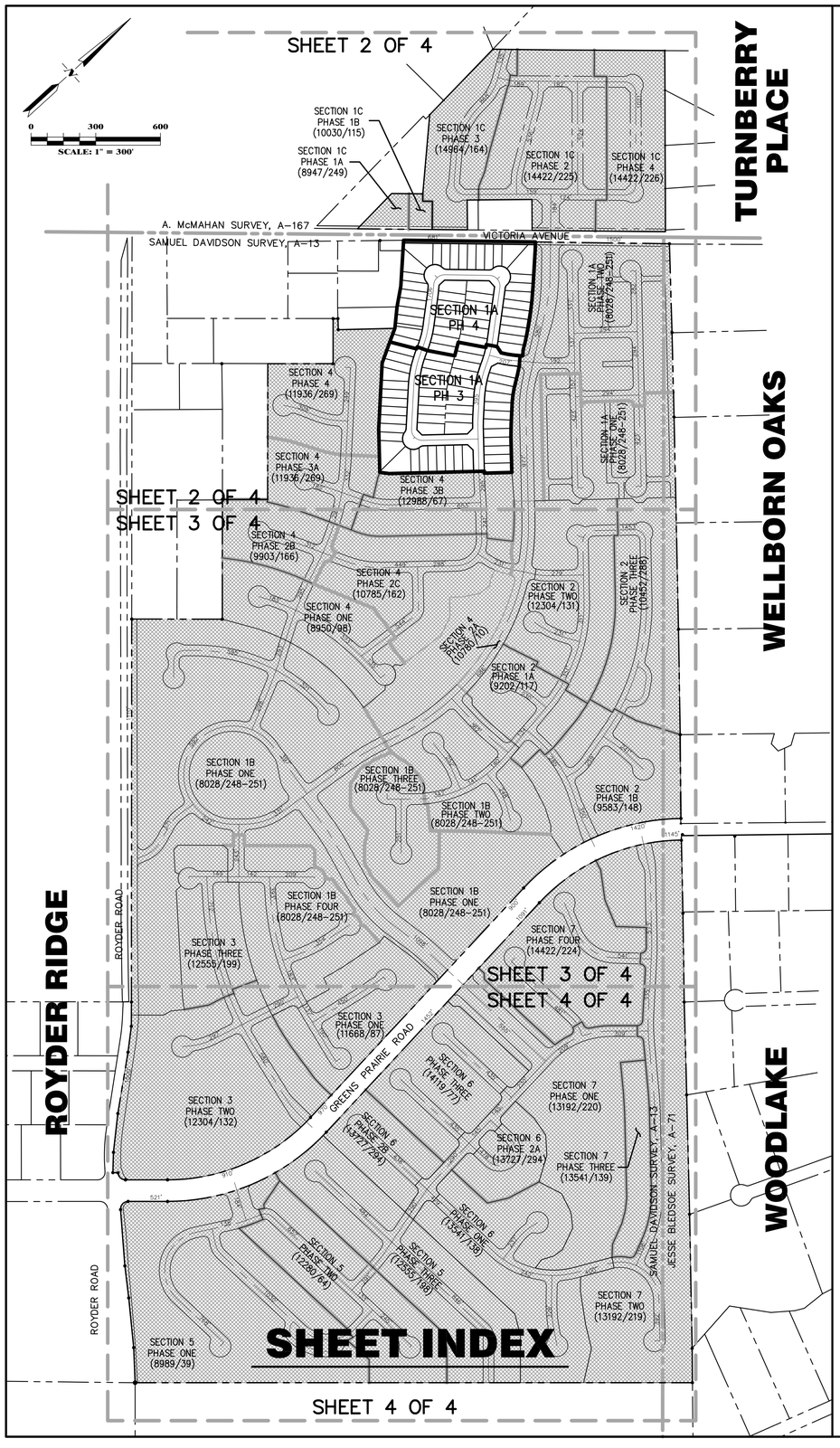
ADJ #1	BURCH RENTAL CORP. BLOCK 2, LOT 52 CREEK MEADOWS, SECTION 4, PH 4 VOL. 14075, PG. 50
ADJ #2	TOMMIE ALLEN CHAMBERS CALLED 0.62 ACRE TRACT VOL. 562, PG. 476
ADJ #3	REGINALD BROWDER CALLED 0.872 ACRE TRACT VOL. 15263, PG. 75
ADJ #4	CREEK MEADOWS PARTNERS, LP CALLED 0.12 ACRE TRACT VOL. 7932, PG. 74

RME Consulting Engineers
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COLLEGE STATION, TEXAS 77842
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OFFICE - (979) 764-0704
FAX - (979) 764-0704
TEXAS FIRM REGISTRATION No. F-4695

LANDOWNER INFORMATION
CREEK MEADOWS PARTNERS, L.P.
c/o OLDHAM GOODWIN GROUP
CHRIS RHODES
2800 SOUTH TEXAS AVENUE, STE. 401
BRYAN, TX 77802
PH: (979) 260–2000
EMAIL: Chris.rhodes@oldhamgoodwin.com

FILENAME: 0707FP1A	SCALE: 1"=60'
SUBMITTED DATE: 5/19/20	
REVISIONS:	
DRAWN BY: R.A.M.	
CHECKED BY: BRAD KERR	
FIELD BOOK: N/A	PAGES: N/A

RME CONSULTING ENGINEERS
CLIENT NO. PROJECT NO.
260 – 0707



PRELIMINARY PLAN NOTES:

GENERAL:

1. THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A.– FIRM COMMUNITY PANEL NO. 48041C 0325E, MAY 16, 2012.

2. BASIS OF BEARING: NORTH ORIENTATION IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

3. ALL PROPERTY CORNERS ARE MONUMENTED BY 1/2" IRON RODS UNLESS OTHERWISE NOTED.

4. RIGHT-OF-WAY DEDICATION OF VICTORIA AVENUE WILL BE IN THE AMOUNT OF 0175 ACRES. ALL OTHER LOCAL AND COLLECTOR STREET DEDICATION.

5. THE TOPOGRAPHIC AND EXISTING DATA SHOWN WAS SURVEYED AND PROVIDED BY VANNOY & ASSOCIATES, INC., UNDER THE DIRECTION OF MR. RAY L. VANNOY, RPLS 1988. THE BOUNDARY DATA SHOWN WAS SURVEYED AND PROVIDED BY KERR SURVEYING, UNDER THE DIRECTION OF MR. BRAD KERR, RPLS 4502.

6. THE UNDEVELOPED AREA OF THIS PROJECT ARE VACANT/AGRICULTURAL. ALL OTHER AREAS ARE CURRENTLY DEVELOPED AS DUPLEX, SINGLE FAMILY (DETACHED), OPEN SPACE, AND COMMERCIAL. AREAS CURRENTLY UNDEVELOPED WILL INCLUDE OPEN SPACE AND SINGLE FAMILY (DETACHED) IN COMPLIANCE WITH THE APPROVED MASTER PLAN AND PDD ZONING.

7. ALL UTILITY EASEMENTS MUST BE CLEARED OF ALL BRUSH AND TREES, IMPLYING NO LANDSCAPING OR PERMANENT STRUCTURES WITHIN THE UTILITY EASEMENT WILL BE ALLOWED.

8. FINAL PLATS FOR ALL DEVELOPED AREAS ARE HATCHED WITH VOLUME/PAGE INFORMATION CITED. THESE FINAL PLATS WHERE RECORDED PRIOR TO THE PREPARATION OF THIS REVISED PRELIMINARY PLAN.

9. UNLESS OTHERWISE NOTED PUBLIC UTILITY EASEMENTS LOCATED ADJACENT TO THE STREET RIGHT-OF-WAY ARE 15' WIDE AND REAR PUBLIC UTILITY EASEMENTS ARE 20' WIDE CENTERED ON THE COMMON REAR PROPERTY LINE OR WHOLLY CONTAINED IN SINGLE ROW PROPERTIES.

10. VARIATIONS FROM THE CURRENT APPROVED PRELIMINARY PLAN (JANUARY 9, 2015) ARE SUMMARIZED AS FOLLOWS:

A. MODIFICATION OF USE TO SINGLE-FAMILY, PER PDD ZONING, IN SECTION 1A, PHASE THREE & FOUR.

11. BLOCK LENGTHS ARE ILLUSTRATED ALONG THE CENTERLINE OF THE PROPOSED STREET AS SHOWN ON THE INDEX SHEET.

12. COMMON AREAS ARE NOT BUILDABLE FOR RESIDENTIAL PURPOSES.

13. DIMENSIONS SHOWN INTERIOR TO THE LOT, ALONG CURVES, ARE ARC LENGTHS.

14. THE INSTALLATION OF STREET LIGHTS WILL BE REQUIRED AND INSTALLED IN ACCORDANCE WITH SECTION 8-T OF THE CoCS SUBDIVISION REGULATIONS.

15. SECTION 1A, PHASE THREE WILL BE CONSTRUCTED PRIOR TO SECTION 1A, PHASE FOUR.

HOMEOWNER'S ASSOCIATION (HOA):

1. BUILDING SETBACKS ARE ESTABLISHED IN THE PDD ZONING APPROVED ON DECEMBER 18, 2014 (CITY ORDINANCE No. 2014-3623), PDD ZONING APPROVED ON MARCH 9, 2020 (CITY ORDINANCE No. 2020-4160), AND THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE SUBDIVISION. SETBACK INFORMATION & OTHER MERITORIOUS MODIFICATIONS ARE GENERALLY AS FOLLOWS:

	SINGLE-FAMILY (DETACHED)	SINGLE-FAMILY (ATTACHED)	DUPLEX
FRONT	20'	20'	15'
STREET SIDE	15'	15'	15'
SIDE	5'	5'	5'
REAR	20' (15')*	15'	20'

* SECTION 1A, PHASE FOUR – BLOCK TWO, LOTS 30-39

MERITORIOUS MODIFICATIONS:

SECTION 1A, PHASE 3 & 4:
- SECTION 1A, PHASE THREE & FOUR: 7 D.U./ACRE
- ATTACHED AND/OR DETACHED TWO CAR GARAGES REQUIRED WITH EACH DETACHED SINGLE-FAMILY DWELLING UNIT.
- REDUCED BLOCK LENGTH AS DEPICTED ON THE CONCEPT PLAN.

SECTION 1C, PHASE 2 thru 4:
- ATTACHED AND/OR DETACHED TWO CAR GARAGES REQUIRED WITH EACH DETACHED SINGLE-FAMILY DWELLING UNIT AS REQUESTED BY RESIDENTS THROUGH THE WELLBORN COMMUNITY PLAN.
- A UNIFORM SIX-FOOT FENCE WITH DESIGN ELEMENTS SHALL BE CONSTRUCTED AT THE TIME OF THE SUBDIVISION DEVELOPMENT ON THE NORTHERN AND EASTERN PROPERTY LINES.

2. ALL COMMON AREAS ARE OWNED AND MAINTAINED BY THE H.O.A. SOME COMMON AREAS ARE WHOLLY ENCUMBERED BY A PUBLIC UTILITY EASEMENT OR PRIVATE EASEMENT AS INDICATED IN THE COMMON AREA TABLE.

3. H.O.A. EASEMENT ACTIVITIES AND/OR INFRASTRUCTURE WILL BE REFERENCED IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE SUBDIVISION.

4. MAINTENANCE OF THE WATER SYSTEM WILL BE WELLBORN S.U.D. FOR ALL SECTIONS. MAINTENANCE OF THE PAVING, DRAINAGE, SIDEWALKS AND SANITARY SEWER SYSTEMS WILL BE THE CITY OF COLLEGE STATION ONCE THE SYSTEMS ARE ACCEPTED BY THE CITY OF COLLEGE STATION. MAINTENANCE OF THE PRIVATE DRAINAGE AND DETENTION FACILITIES, COMMON AREAS (WHICH INCLUDE ROADWAY MEDIANS), PEDESTRIAN ACCESS WAYS, AND PARK LIGHTING WILL BE THE CREEK MEADOW H.O.A.

CONSTRUCTION STANDARDS & NOTES:

1. WELLBORN SPECIAL UTILITY DISTRICT WILL PROVIDE WATER/FIRE SERVICE FOR THIS SUBDIVISION. ALL NEW WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO THE LATEST B/CS UNIFIED DEVELOPMENT GUIDELINES, STANDARDS, AND SPECIFICATIONS. THESE WATERLINES WILL BE LOCATED IN THE 15' PUBLIC UTILITY EASEMENT AT THE FRONT OF THE RESIDENTIAL LOTS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS. A WATER HYDRAULIC STUDY WILL BE PROVIDED ILLUSTRATING SUCH.

2. THE PROPOSED STREETS WILL BE CONSTRUCTED TO AN URBAN SECTION WITH CONCRETE CURB AND GUTTER. THE STORMWATER RUNOFF IN THE STREETS WILL BE CAPTURED AND CONVEYED BY A STORM SEWER SYSTEM AND DISCHARGED INTO EXISTING OR PROPOSED DRAINAGE SYSTEMS. DETENTION FACILITIES WILL BE CONSTRUCTED TO CONTROL THE PEAK RUNOFF DISCHARGE TO PRE-DEVELOPMENT RATES. THE STREET AND DRAINAGE SYSTEM WILL BE DESIGNED TO THE LATEST B/CS UNIFIED DEVELOPMENT GUIDELINES, STANDARDS, AND SPECIFICATIONS. ALL PAVING AND DRAINAGE IMPROVEMENTS WILL BE INSPECTED AND MAINTAINED BY THE CITY OF COLLEGE STATION.

3. SANITARY SEWER SERVICE FOR THIS SUBDIVISION WILL BE BY MEANS OF A GRAVITY COLLECTION SYSTEM DESIGNED IN ACCORDANCE WITH THE LATEST B/CS UNIFIED DEVELOPMENT GUIDELINES, STANDARDS, AND SPECIFICATIONS. THIS GRAVITY COLLECTION SYSTEM WILL ULTIMATELY DISCHARGE TO A REGIONAL LIFT STATION THAT WILL PUMP WASTEWATER TO AN EXISTING GRAVITY SANITARY SEWER SYSTEM LOCATED WITHIN THE CASTLE GATE SUBDIVISION. ALL SANITARY SEWER CONSTRUCTION WILL BE INSPECTED AND MAINTAINED BY THE CITY OF COLLEGE STATION.

4. ELECTRICAL SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU). THE ELECTRICAL DISTRIBUTION SYSTEM WILL BE LOCATED IN THE 15' PUBLIC UTILITY EASEMENT LOCATED AT THE FRONT OF THE LOTS AND IN 10' PUBLIC UTILITY EASEMENTS AS REQUESTED BY BTU.

5. WATER, SANITARY SEWER, AND STORM SEWER ALIGNMENTS SHOWN ARE FOR REFERENCE ONLY. A MASTER HYDRAULIC ANALYSIS, FOR EACH SYSTEM, WILL BE PROVIDED AT THE FINAL PLATTING STAGE THAT WILL DETERMINE LINE SIZE.

6. ILLUSTRATED SIDEWALKS ARE 4' WIDE AND LOCATED 4' OFF THE BACK OF CURB.

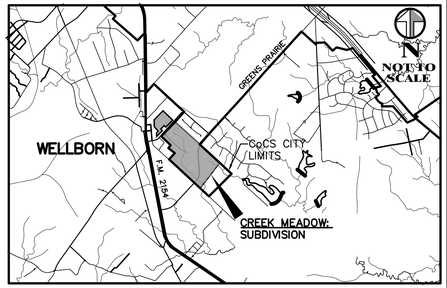
7. STREETS TERMINATING AT A FUTURE PHASE SHALL BE CONSTRUCTED WITH A TEMPORARY CUL-DE-SAC IF THE STREET EXCEEDS 100' IN LENGTH OR EXTENDS PAST MORE THAN ONE LOT.

BOUNDARY CURVE DATA
SECTION 1A, PH 3 & 4

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1429.19'	283.91'	11°22'55"	S 38°29'21" E	283.44'
C2	291.00'	52.56'	10°20'55"	S 39°26'56" E	52.49'

BOUNDARY LINE DATA
SECTION 1A, PH 3 & 4

LINE	BEARING	DISTANCE
L1	S 46°51'32" E	32.50'
L2	S 42°55'37" E	24.25'
L3	S 47°04'23" W	11.85'
L4	S 42°55'37" E	50.00'
L5	S 35°05'13" E	38.15'
L6	S 34°16'29" E	69.82'
L7	S 44°37'24" E	112.16'
L8	S 46°49'34" E	56.96'
L9	S 49°01'43" E	156.63'
L10	S 52°09'05" E	8.87'
L11	S 40°58'17" W	127.48'
L12	N 49°01'43" W	8.86'



VICINITY MAP
NOT TO SCALE

COMMON AREA TABLE

AREA LABEL	AREA (AC)	100% ENCUMBERED BY EASEMENT	AREA LABEL	AREA (AC)	100% ENCUMBERED BY EASEMENT
A	0.847		FF	0.228	
B	0.108	P.U.E.	FF'	0.003	P.A.E.
C	0.124	P.U.E.	GG	0.107	
D	0.588		HH	0.084	
E	1.40		II	4.103	PR.D.E.
F	0.254	PR.A.E./PR.D.E.	JJ	1.709	
G	0.760	PR.A.E./PR.D.E.	KK	0.051	P.A.E.
H	0.293	PR.A.E./PR.D.E.	OO	0.203	PR.D.E./P.U.E.
I	0.452	PR.A.E./PR.D.E.	QQ	0.172	PR.D.E./P.U.E.
J	0.078	PR.A.E./PR.D.E./P.U.E.	SS	2.527	PR.D.E.
K	0.659		TT	8.571	PR.D.E.
L	1.122		UU	1.300	
M	0.091	P.U.E.	VV	0.155	PR.D.E.
N	0.069	P.U.E.	A'	0.107	P.A.E.
O	0.223		B'	0.041	P.A.E.
P		NOT USED	C'	1.080	PR.D.E.
Q		NOT USED	D'	0.161	P.A.E./P.U.E.
R		NOT USED	E'	0.109	P.A.E.
S		NOT USED	F'	1.654	PR.D.E.
T		NOT USED	G'	0.708	
U	0.271	PR.D.E.	H'	0.064	P.A.E.
VR	1.763	P.A.E./P.U.E.	I'	0.011	P.A.E.
VA	0.594	P.A.E./P.U.E.	J'	0.948	P.A.E.
V	0.075		K'	0.135	P.A.E.
W	2.006		L'	0.086	P.A.E.
X	3.257		M'	0.086	P.A.E.
Y	5.893	PR.D.E.	N'	0.135	PR.D.E.
Z	7.220	PR.D.E.	O'	0.013	P.A.E.
AA	1.992		P'	0.243	
BB	0.242		Q'	0.116	P.U.E.
CC	0.131				
DD	0.682				
EE	0.906	PR.D.E.			

NOTE: THE COMMON AREA TABLE IS ALL OF THE COMMON AREAS FOR THE ENTIRE CREEK MEADOWS SUBDIVISION WHICH ALSO INCLUDES AREAS PLATTED PRECEDING TO THIS DOCUMENT.

P.U.E. – PUBLIC UTILITY EASEMENT
P.A.E. – PUBLIC ACCESS ESMT.
PR.A.E. – PRV. ACCESS ESMT.
PR.D.E. – PRV. DRAINAGE ESMT.

SURVEYED BY: KERR SURVEYING, LLC
409 NORTH TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195

SHEET 1 OF 4

PRELIMINARY PLAN
NOT FOR RECORD
OF
CREEK MEADOWS SUBDIVISION

15.226 ACRES
SAMUEL DAVIDSON SURVEY, A-13
COLLEGE STATION, BRAZOS COUNTY, TEXAS

RME Consulting Engineers
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TEXAS FIRM REGISTRATION No. F-4695

LANDOWNER INFORMATION
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c/o OLDHAM GOODWIN GROUP
CHRIS RHODES
2800 SOUTH TEXAS AVENUE, STE. 401
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EMAIL: Chris.rhodes@oldhamgoodwin.com

FILENAME: 0707PP1A	SCALE: 1"=300'
SUBMITTED DATE: 6/12/20	
REVISIONS:	
DRAWN BY: R.A.M.	
CHECKED BY: BRAD KERR	
FIELD BOOK: N/A	PAGES: N/A

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CLIENT NO. PROJECT NO.
260 – 0707

SCALE: 1" = 100'

1. RIGHT-OF-WAY REMAINING TO BE DEDICATED ON THE SOUTH SIDE OF GREENS PRAIRIE ROAD WEST TOTALS 0.175 ACRE (7,640 SQ.FT.).

ADJ 1 — NOW OR FORMERLY — CREEK MEADOWS PARTNERS, LP (VOL. 7932, PG. 74) (CALLED 0.728 ACRES)

ADJ 2 — NOW OR FORMERLY — TITAN PREMIER, LLC (VOL. 15850, PG. 256) (CALLED 0.872 ACRES)

ADJ 3 — NOW OR FORMERLY — TITAN PREMIER, LLC (VOL. 15850, PG. 255) (CALLED 0.62 ACRES)

NOW OR FORMERLY — DONALD & MARTHA ROYDER (PER BRAZOS COUNTY APPRAISAL DISTRICT) (CALLED 3.42 ACRES)

NOW OR FORMERLY — WALTER W. RUOFF, JR. & WIFE LYNN M. RUOFF (VOL. 1694, PG. 111) (CALLED 11.18 ACRES)

NOW OR FORMERLY — SCOTT M. & WANDA SUE ELLIOT (VOL. 2510, PG. 326) (CALLED 6.77 ACRES)

NOW OR FORMERLY — KAM SUPER STORAGE (CALLED 2.30 ACRES) (8459/74)

NOW OR FORMERLY — AUGUSTINE E. PALMISANO & DONNA L. PALMISANO (VOL. 7479, PG. 230) CALLED 0.861 ACRES

NOW OR FORMERLY — JAMES E. JR. & MARGARET A. MOORE LOT 2, BLOCK ONE (VOL. 3472, PG. 253)

NOW OR FORMERLY — EDWARD C. & MARITA O'DELL LOT 3, BLOCK ONE (VOL. 7005, PG. 246)

NOW OR FORMERLY — ALVIN & JEANIE V. GOLD LOT 2, BLOCK ONE (VOL. 5035, PG. 132)

NOW OR FORMERLY — KEVIN B. & HOLLY BRADSHAW LOT 1, BLOCK ONE (VOL. 9952, PG. 232)

TURNBERRY PLACE (VOL. 4168, PG. 77)

WELLBORN OAKS (VOL. 345, PG. 635)

VICTORIA AVENUE
(APPARENT EXISTING 55' R.O.W.)
(PROPOSED 80' R.O.W.)

A. McMAHAN SURVEY, A-167
SAMUEL DAVIDSON SURVEY, A-13

CoCS GPS MARKER No. 134 BEARS: N 77°48'35" W - 1,369.68'

N 43°08'28" E - 611.04'

N 44°09'00" W 213.79'

N 37°25'18" W 97.02'

N 41°42'31" W 100.00'

N 27°27'40" W - 171.32'

N 44°37'24" W - 305.49'

N 45°01'45" W - 201.81'

S 40°58'17" W - 441.30'

S 44°10'49" E 192.00'

SECTION 1C PHASE THREE (4.705 ACRES) (14964/164)

SECTION 1C PHASE TWO (8.872 ACRES) (14422/225)

SECTION 1C PHASE FOUR (5.548 ACRES) (14422/228)

SECTION 1C PHASE 1B (0.347 ACRES) (10030/115)

SECTION 1C PHASE 1A (0.602 ACRES) (894/249)

SECTION 1A PHASE FOUR (7.084 ACRES)

SECTION 1A PHASE THREE (8.142 ACRES)

SECTION 1A PHASE TWO (12.21 ACRES) (8028/248-251)

SECTION 1A PHASE ONE (7.04 ACRES) (8028/248-251)

SECTION 4 PHASE FOUR (5.670 ACRES) (11936/269)

SECTION 4 PHASE 3A (3.459 ACRES) (11936/269)

SECTION 4 PHASE 3B (4.672 ACRES)

CREEK MEADOW LOOP (50' R.O.W. ~ 27' B-B)

INDIAN CREEK LANE (50' R.O.W. ~ 27' B-B)

WINDY MEADOW LANE (50' R.O.W. ~ 27' B-B)

BEAVER CREEK DR. E. (50' R.O.W. ~ 27' B-B)

NORTH LAZY CREEK LN. (50' R.O.W. ~ 27' B-B)

SOUTH LAZY CREEK LN. (50' R.O.W. ~ 27' B-B)

HAZY MEADOW CT. (50' R.O.W. ~ 27' B-B)

SILVER SPRINGS CT. (50' R.O.W. ~ 27' B-B)

CREEK MEADOW B-B LN. (50' R.O.W. ~ 36' B-B)

STILL WATER MEADOW LP. (50' R.O.W.)

LOWRY MEADOW LN. (50' R.O.W. ~ 27' B-B)

QUARTZ CREEK CT. (50' R.O.W. ~ 27' B-B)

SHALLOW CREEK CT. (50' R.O.W. ~ 27' B-B)

SHALLOW CREEK LOOP (50' R.O.W. ~ 270' B-B)

PRIVATE PARK RETENTION/DETENTION FACILITY

APPARENT 30' WIDE LONE STAR GAS EASEMENT

25' WIDE P.A.E. SEE NOTE #14

SEE NOTE #1 THIS SHEET

SYMBOL & LINE LEGEND

- BARB-WIRE FENCE
- FORCE MAIN
- STORM SEWER
- OVERHEAD ELEC. LINE
- WATER LINE
- SEWER LINE
- POWER POLE
- LIGHT POLE
- GUY WIRE ANCHOR
- WATER VALVE
- WATER METER
- STORM SEWER CURB INLET
- ELECTRICAL TRANSFORMER
- GAS METER
- MANHOLE
- CLEANOUT
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- BUILDING SETBACK LINE
- PROPERTY LINE
- EASEMENT LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- P.A.E. PUBLIC ACCESS ESMT.
- PR.D.E. PRV. DRAINAGE ESMT.
- PR.A.E. PRV. ACCESS ESMT.
- B.S.L. BUILDING SETBACK LINE
- (1) LOT NUMBER
- (1) BLOCK NUMBER
- (A) COMMON AREA

SHEET KEY

HATCH/COLOR LEGEND

- PUBLIC R.O.W. DEDICATION
- COMMON AREA – GREEN SPACE (MAINTAINED BY HOA)
- COMMON AREA – ALLEY (MAINTAINED BY HOA)

SURVEYED BY: KERR SURVEYING, LLC
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SHEET 2 OF 4

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OF
CREEK MEADOWS SUBDIVISION

15.226 ACRES
SAMUEL DAVIDSON SURVEY, A-13
COLLEGE STATION, BRAZOS COUNTY, TEXAS

RME Consulting Engineers

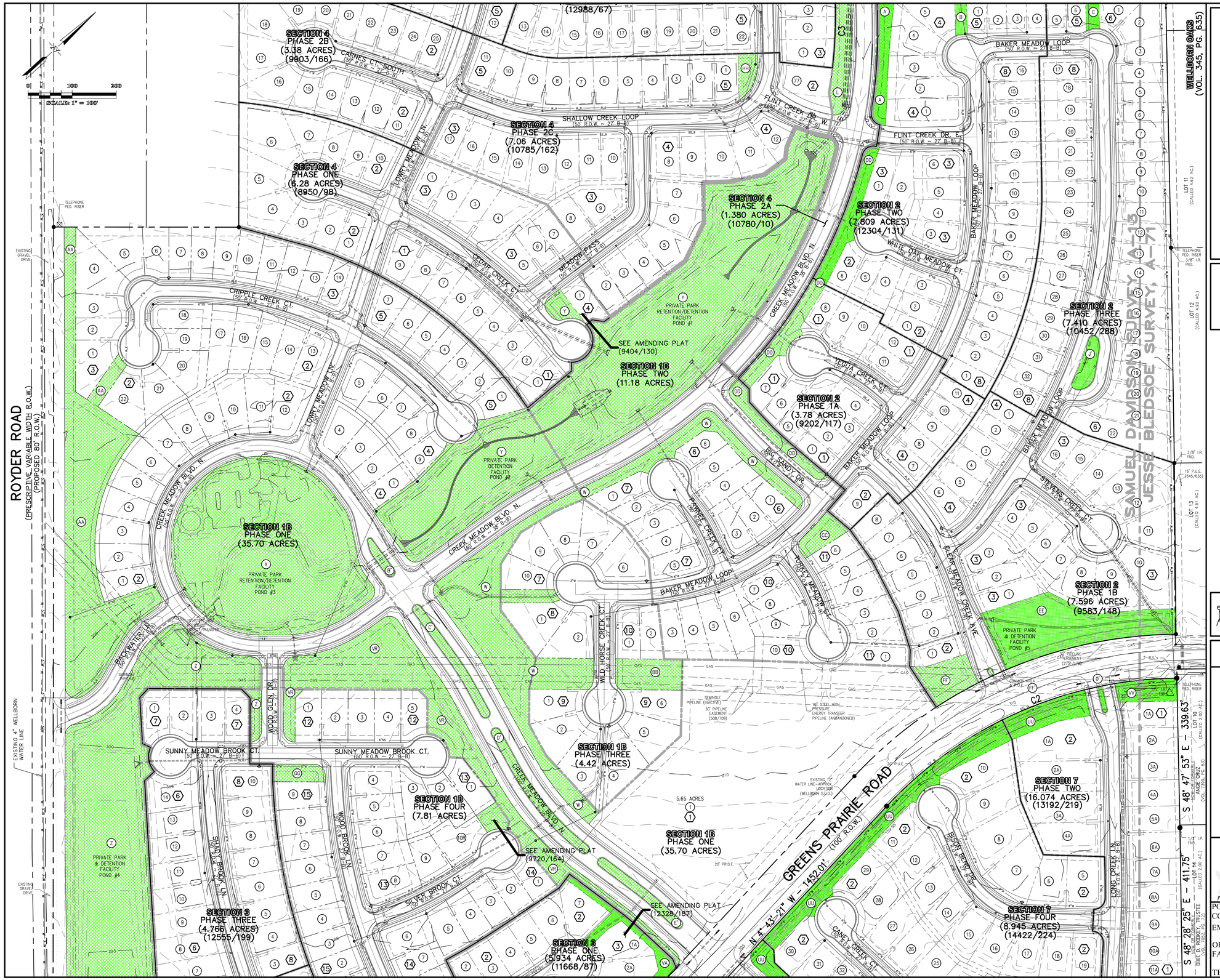
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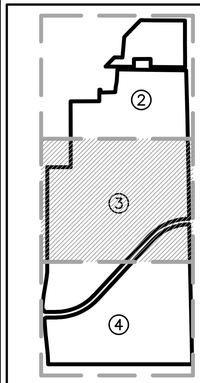
LANDOWNER INFORMATION
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FILENAME: 0707PP2A	SCALE: 1"=100'
SUBMITTED DATE: 6/12/20	
REVISIONS:	
DRAWN BY: R.A.M.	
CHECKED BY: BRAD KERR	
FIELD BOOK: N/A	PAGES: N/A

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CLIENT NO. 260 – PROJECT NO. 0707

SAMUEL DAVIDSON SURVEY, A-13 COLLEGE STATION, BRAZOS COUNTY, TEXAS





SYMBOL & LINE LEGEND

- BARB-WIRE FENCE
- FORCE MAIN
- STORM SEWER
- OVERHEAD ELEC. LINE
- WATER LINE
- SEWER LINE
- POWER POLE
- LIGHT POLE
- GUY WIRE ANCHOR
- WATER VALVE
- WATER METER
- STORM SEWER CURB INLET
- ELECTRICAL TRANSFORMER
- GAS METER
- MANHOLE
- CLEANOUT
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- BUILDING SETBACK LINE
- PROPERTY LINE
- EASEMENT LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- P.A.E. PUBLIC ACCESS ESMT.
- PR.D.E. PRV. DRAINAGE ESMT.
- PR.A.E. PRV. ACCESS ESMT.
- B.S.L. BUILDING SETBACK LINE
- (1) LOT NUMBER
- 1 BLOCK NUMBER
- (A) COMMON AREA

HATCH/COLOR LEGEND

- PUBLIC R.O.W. DEDICATION
- COMMON AREA – GREEN SPACE (MAINTAINED BY HOA)
- COMMON AREA – ALLEY (MAINTAINED BY HOA)

SURVEYED BY: KERR SURVEYING, LLC
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SHEET 3 OF 4

PRELIMINARY PLAN NOT FOR RECORD OF CREEK MEADOWS SUBDIVISION

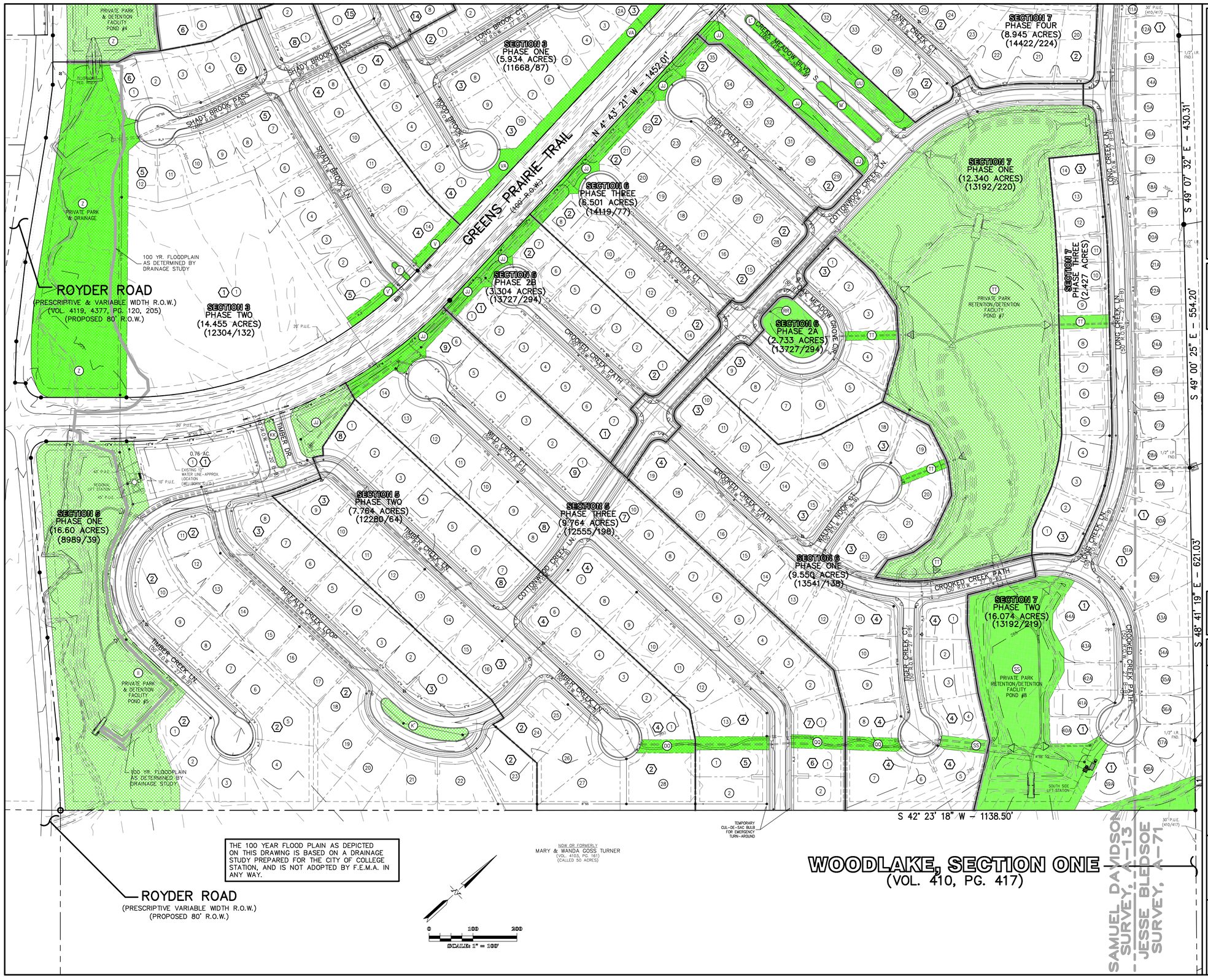
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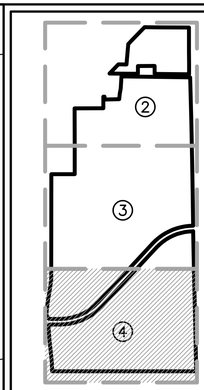
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c/o OLDHAM GOODWIN GROUP
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SUBMITTED DATE: 6/12/20	
REVISIONS:	
DRAWN BY: R.A.M.	
CHECKED BY: BRAD KERR	
FIELD BOOK: N/A	PAGES: N/A

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SHEET KEY

SYMBOL & LINE LEGEND

- BARB-WIRE FENCE
- FORCE MAIN
- STORM SEWER
- OVERHEAD ELEC. LINE
- WATER LINE
- SEWER LINE
- POWER POLE
- LIGHT POLE
- GUY WIRE ANCHOR
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- PR.A.E. PRV. ACCESS ESMT.
- B.S.L. BUILDING SETBACK LINE
- (1) LOT NUMBER
- 1 BLOCK NUMBER
- A COMMON AREA

HATCH/COLOR LEGEND

- PUBLIC R.O.W. DEDICATION
- COMMON AREA – GREEN SPACE (MAINTAINED BY HOA)
- COMMON AREA – ALLEY (MAINTAINED BY HOA)

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SHEET 4 OF 4

PRELIMINARY PLAN
NOT FOR RECORD
OF
CREEK MEADOWS SUBDIVISION

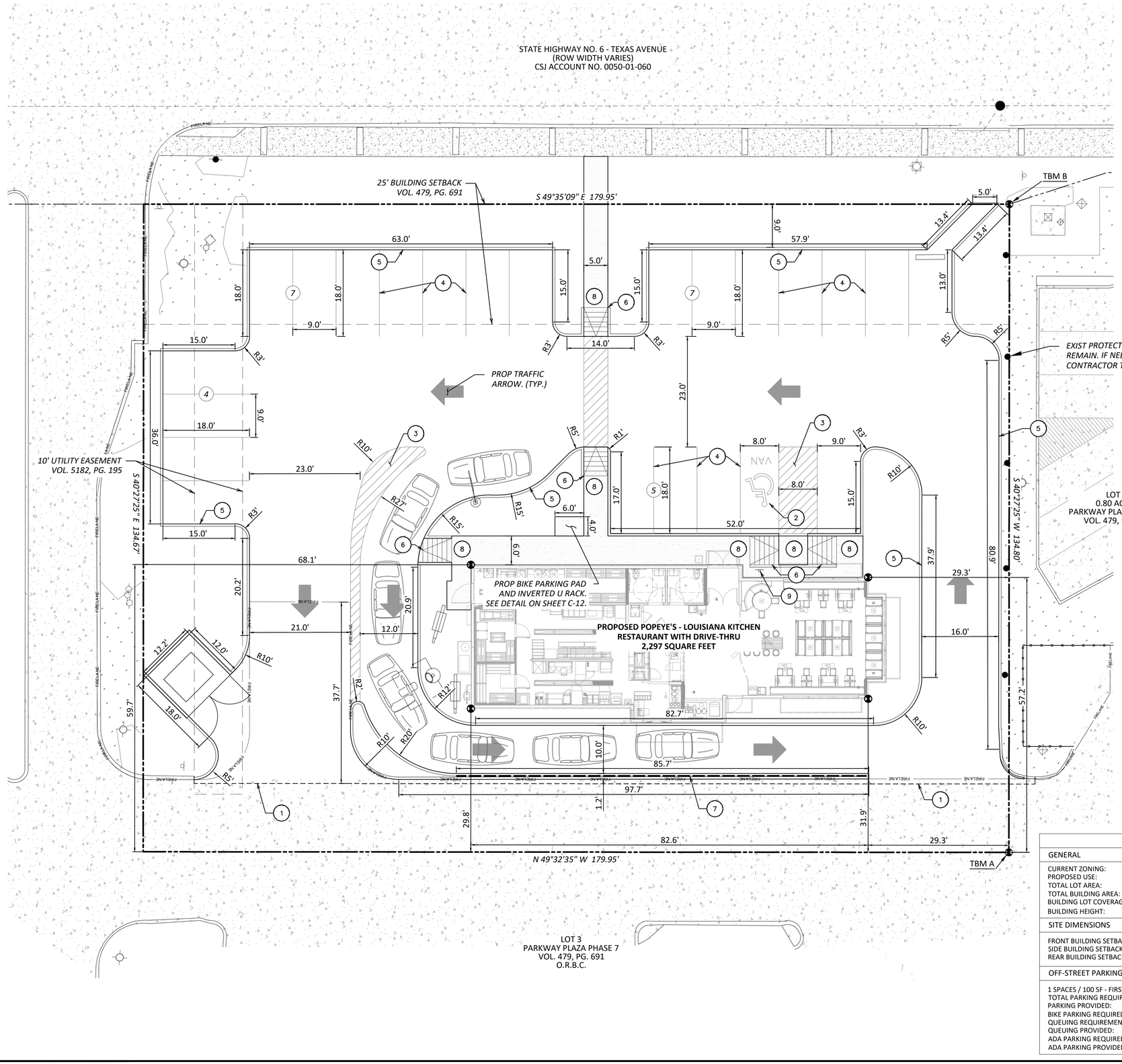
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BENCHMARK
THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 (NAD 83), CENTRAL ZONE (4203), AND ALL COORDINATES ARE IN GRID

ELEVATIONS SHOWN HEREON REFERENCE NAVD 88 VERTICAL DATUM (COMPUTED USING GEOID18) AS DETERMINED BY GPS OBSERVATIONS. THESE OBSERVATIONS WERE SUBMITTED TO OPUS (ONLINE POSITIONING USER SERVICE) FOR POST PROCESSING FROM THE STATIC OBSERVATION OBTAINED IN THE FIELD.

TBM A
BEING AN "X" FOUND IN THE CENTER A CONCRETE DRIVE AT THE SOUTH CORNER OF THE SUBJECT TRACT LOCATED APPROXIMATELY 22 FEET SOUTHWEST OF THE SOUTHWEST CORNER OF A BRICK WALL AS SHOWN HEREON.
ELEVATION = 287.46 FEET, NAVD 88 ADJUSTMENT.

TBM B
BEING A BRASS TXDOT DISC FOUND AT THE EAST CORNER OF THE SUBJECT TRACT, IN THE SOUTHWEST LINE OF TEXAS AVENUE, LOCATED APPROXIMATELY 8.5 FEET NORTHWEST OF AN ELECTRIC TRANSFORMER AND APPROXIMATELY 6.7 FEET SOUTHWEST OF A SIGN LABELED "BEE CREEK" AS SHOWN HEREON.
ELEVATION = 287.20 FEET, NAVD 88 ADJUSTMENT.

100-YEAR FLOOD PLAIN
ACCORDING TO MAP NO. 48041C0310F OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, DATED APRIL 2, 2014, THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X"; DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.

0 5 10 20 40 60
SCALE: 1" = 20'

KEY NOTES

1. PROP ~176 LF SAW CUT ALONG SHARED DRIVE.
2. PROP ADA HANDICAP PARKING SPACE, TYP.
3. PROP 4" YELLOW PAINTED CROSSWALK/ACCESS AISLE.
4. PROP 4" PAINTED WHITE PARKING STRIPE, TYP.
5. PROP 6" CONCRETE CURB, TYP.
6. PROP BARRIER FREE RAMPS CONSTRUCTED PER CITY OF COLLEGE STATION CONSTRUCTION DETAILS.
7. PROP DUAL CURB AND SLOPE PAVING.
8. PROP ADA LANDING PAD.
9. PROP ADA HANDICAP VAN ACCESSIBLE SIGN, TYP.

LEGEND

- PROPERTY LINE
- EXISTING FIRELANE
- PROPOSED FIRELANE
- EXISTING CONCRETE PAVEMENT
- (10) PARKING COUNT
- BUILDING CORNER

NOTES

1. ALL DIMENSIONS ARE SHOWN PERPENDICULAR AND TO THE FRONT OF THE CURB UNLESS OTHERWISE NOTED.
2. ALL PROPOSED CURBS, INCLUDING ISLANDS, SHALL BE 6"x 12" (SEE DETAIL ON SHEET C-12), UNLESS NOTED OTHERWISE.
3. ALL CURB IS PERMANENT UNLESS NOTED OTHERWISE.
4. ANY PAVING INSTALLED OVER A UTILITY EASEMENT SHALL HAVE CONSTRUCTION JOINTS OR SAW CUTS ALONG THE ENTIRE EASEMENT LINE OF THE ENCROACHMENT AND TRAVERSE THE EASEMENT AT INTERVALS EQUAL TO OR LESS THAN 10 FOOT INCREMENTS.
5. FIRE PROTECTION WATER SUPPLIES AND FIRE LANES SHALL BE MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
6. CONTRACTOR TO USE CARE NOT TO DISTURB LANDSCAPING OUTSIDE PROPERTY LINE. IF DISTURB CONTRACTOR TO RESTORE TO ORIGINAL CONDITIONS OR BETTER.

SITE DATA	
GENERAL	
CURRENT ZONING:	"GC" GENERAL COMMERCIAL
PROPOSED USE:	RESTAURANT WITH DRIVE-THRU
TOTAL LOT AREA:	24,245.95 SF / 0.56 ACRES
TOTAL BUILDING AREA:	2,297 SF
BUILDING LOT COVERAGE:	9.50%
BUILDING HEIGHT:	24' - 9 ½"
SITE DIMENSIONS	
FRONT BUILDING SETBACK	25 LF
SIDE BUILDING SETBACK:	7.5 LF
REAR BUILDING SETBACK:	15 LF
OFF-STREET PARKING	
1 SPACES / 100 SF - FIRST 200 SF	2,297 SF - 200 SF = 2,097 SF
TOTAL PARKING REQUIRED:	21 SPACES
PARKING PROVIDED:	23 SPACES
BIKE PARKING REQUIRED/PROVIDED:	2 SPACES / 2 SPACES
QUEUING REQUIREMENT:	4 TO ORDER BOX, 3 ORDER BOX TO WINDOW
QUEUING PROVIDED:	4 TO ORDER BOX, 3 ORDER BOX TO WINDOW
ADA PARKING REQUIRED:	1 SPACE (8'X18')
ADA PARKING PROVIDED:	2 SPACE (8'X18')

CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

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Texas811 or 1-800-545-6005

No.	Date	REVISIONS	App.

JONES|CARTER
Texas Board of Professional Engineers Registration No. F-439
4500 Mercantile Plaza Drive, Suite 210 • Fort Worth, Texas 76137 • 682.268.2200

SCALE: AS SHOWN | DESIGNED BY: RJA
DATE: JUNE 2020 | CHECKED BY: TJB
JOB NO.: 16887-0001-00 | DRAWN BY: RJA

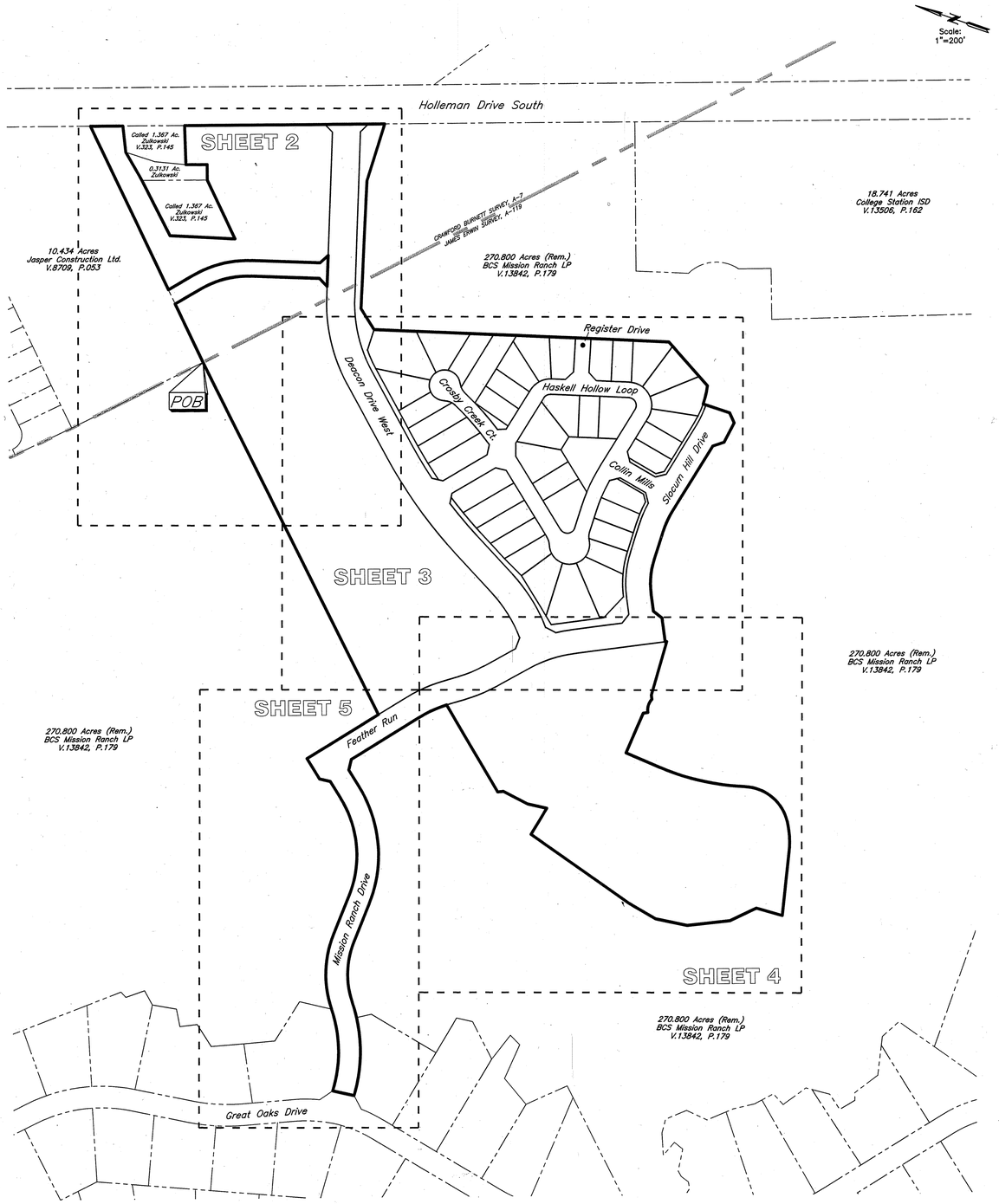
INTERIM REVIEW
Not intended for construction, bidding or permit purposes.
Engineer: RYAN J. ALCALA, P.E.
P.E. Serial No.: 137823
Date: JUNE 2020

POPEYE'S LOUISIANA KITCHEN - COLLEGE STATION
BRAZOS COUNTY, TX

SITE DIMENSION PLAN

SHEET NO. **C-6**
OF C-18

© 2019 Jones | Carter



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS

COUNTY OF BRAZOS

We, BCS Mission Ranch LP, owner(s) and developer(s) of the land shown on this plat, and designated herein as the MISSION RANCH PHASE 1 Subdivision to the City of College Station, Texas, and whose name(s) are subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Owner(s)

STATE OF TEXAS

COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Clint Cooper, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 26 day of July 20 18.

Miranda Waller
Notary Public, Brazos County, Texas

MIRANDA WALLER
Notary ID # 130171099
My Commission Expires
March 27, 2019

CERTIFICATE OF PLANNING AND ZONING COMMISSION

I, Jane Kee, Chairman of the Planning and Zoning Commission of the City of College Station, hereby certify that the attached plat was duly approved by the Commission on the 5 day of Aug 20 18.

Chairman

CERTIFICATE OF CITY ENGINEER

I, CAROL L. COTTER, City Engineer of the City of College Station, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of College Station.

City Engineer
City of College Station

CERTIFICATE OF

STATE OF TEXAS

COUNTY OF BRA

I, Karen Mc
that this plat
record in my c
Official Records

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 8/10/2018 10:13:33 AM
In the PLAT Records

Doc Number: 2018-1337883
Volume-Page: 14856-163
Number of Pages: 5
Amount: 73.00
Order#: 20180810000038
By: MO

Witness my hand and official Seal, at my office in Bryan, Texas.

County Clerk
Brazos County, Texas

CERTIFICATE OF SURVEYOR AND/OR ENGINEER

STATE OF TEXAS

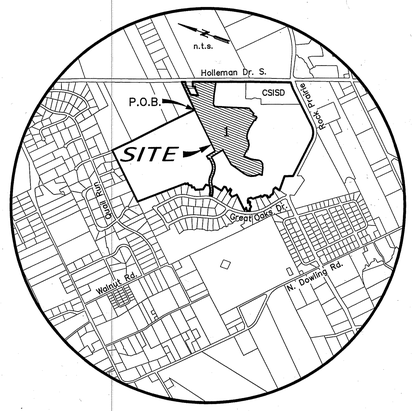
COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

7/25/18

Kevin R. McClure, R.P.L.S. No. 5650

STATE OF TEXAS
REGISTERED
KEVIN R. McCLURE
5650
PROFESSIONAL
LAND SURVEYOR



VICINITY MAP

GENERAL SURVEYOR NOTES:

1. ORIGIN OF BEARING SYSTEM: Monuments found on the northwest line of the 132.901 acre BCS Rock Prairie, LP tract recorded in Volume 10982, Page 82 (record bearing of N 44°59'54" E) was used as the BASIS OF BEARINGS shown on this plat.
2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0305F Revised April 2, 2014 & 48041C0325E, Maps Revised May 16, 2012, this property is not located in a Special Flood Hazard Area.
3. Proposed Land Use:
   RS Zone: 41 Lots (0.27 Acre Average Size (11,804 SF))
4. Right-of-Way Acreage = 12.19 acres Common Area = 34.19 Acres
5. Lot Density = 1.4 DU/Acre
6. Common Areas shall be owned & maintained by Homeowner's Association.
7. Each lot will provide a minimum of two (2) trees of at least two inches (2") in caliper or one (1) tree of four inch (4") caliper per Ordinance No. 3222.
8. Water Service for this subdivision will be provided by Wellborn Water S.U.D.
9. The trail system will be placed in an access easement or common area where it is located outside of the right-of-way.
10. Sidewalks and trails located in common area will be owned and maintained by the HOA. Sidewalks along Deacon Drive and Feather Run from Deacon Drive to Rock Prairie Road shall be located in a public access easement.
11. All distances shown along curves are arc lengths.
12. Single Family Parking Requirements: Parking will be restricted to one side of the street on all 27' pavement width streets within this phase.
13. If fill on any lot exceeds 24 inches of depth, there will need to be special provisions made by the developer (compaction/testing) or by the builder (engineered slab design).
14. Monumentation: Unless otherwise indicated, all lot corners are marked with 1/2" Iron Rods.

    ○ Indicates 1/2" Iron Rod set
    ◉ Indicates 1/2" Iron Rod found
    ⌀ PK Nail Control Monuments set in Asphalt Pvmt., at ℄ intersections and the ℄ radius of culdesacs.

15. Abbreviation:

Cm.A	– Common Area
H.O.A.	– Homeowner's Association
P.O.B.	– Point of Beginning
P.U.E.	– Public Utility Easement
P.D.E.	– Public Drainage Easement
V.W.P.A.E.	– Variable Width Public Access Easement
V.W.P.D.E.	– Variable Width Public Drainage Easement

Clustering Data

Phase	Total Acreage	ROW	Green Space	Cumulative Green Space	10% Area	Cumulative 10% Area	Lots allowed per RS Zoning	Proposed No. Lots	Average Lot Size (SF)	Cumulative Average Lot Size
1	57.49	12.19	34.19	34.19	5.75	5.75	230	41	11804	11804

FINAL PLAT

MISSION RANCH PHASE 101

LOTS 1-8, BLOCK 32 – LOTS 1-7, BLOCK 33
LOTS 1-12, BLOCK 34 – LOTS 1-14, BLOCK 35
COMMON AREAS 1-5

56.873 ACRES

JAMES ERWIN SURVEY, A-119
CRAWFORD BURNETT SURVEY, A-7
COLLEGE STATION, BRAZOS COUNTY, TEXAS
DECEMBER, 2016
SCALE: 1" = 200'

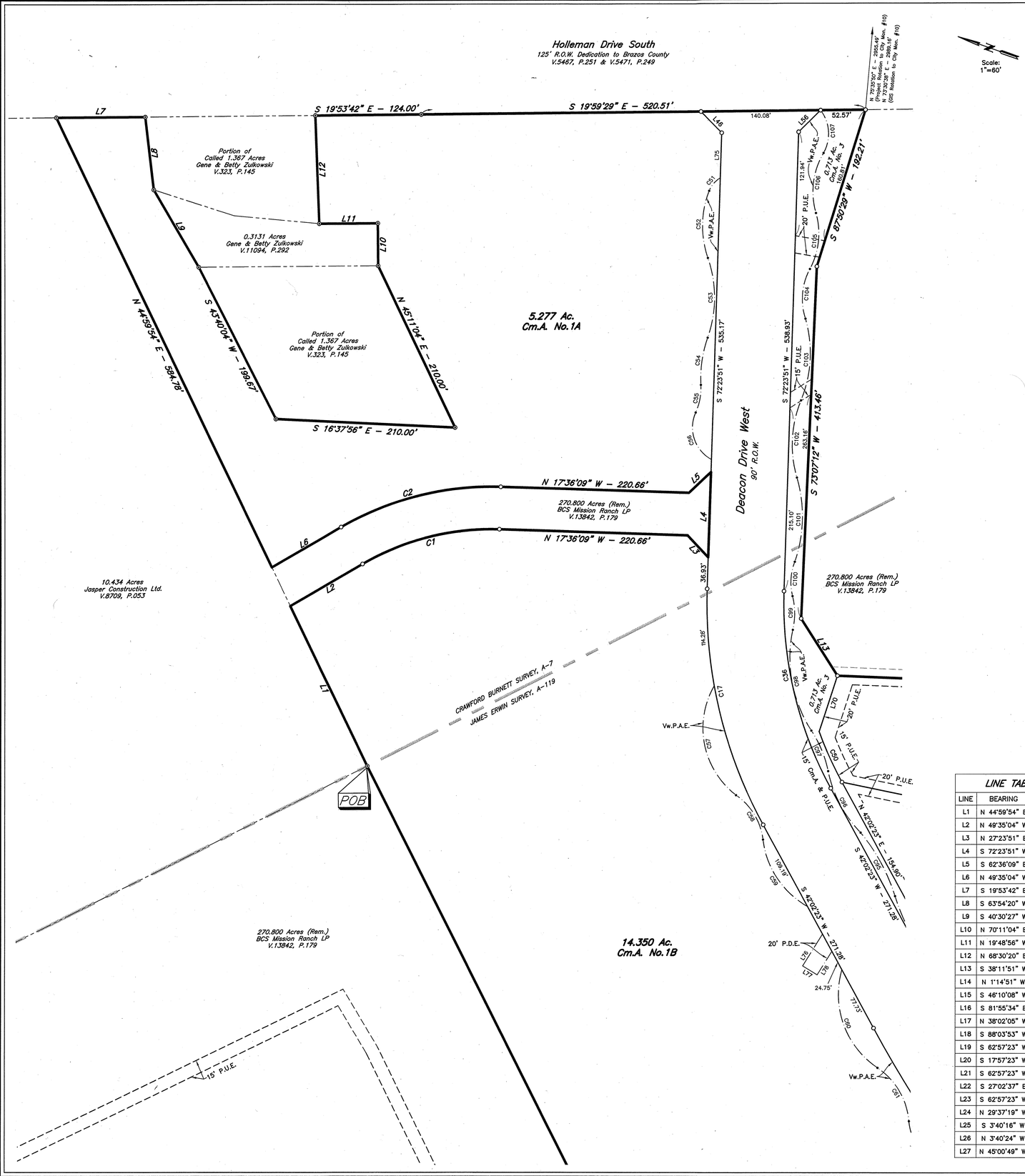
Owner:
BCS Mission Ranch, LP
1700 Research Pkwy Ste 110
College Station, Tx 77845
979-260-7000

Surveyor: Texas Firm Registration No. 10103300
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

SHEET NO. 1 OF 5 SHEETS

Index Sheet

10280005-fp-01.dwg



CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	31°58'56"	300.00'	167.46'	85.97'	N 33°35'36" W	165.29'
C2	31°58'56"	350.00'	195.37'	100.30'	S 33°35'36" E	192.84'
C3	11°38'22"	300.00'	60.94'	30.58'	S 83°25'31" W	60.84'
C4	14°04'54"	310.00'	76.19'	38.29'	N 84°53'40" W	76.00'
C5	25°06'30"	250.00'	109.56'	55.67'	S 75°30'38" W	108.68'
C6	52°55'11"	50.00'	46.18'	24.89'	N 86°50'16" E	44.56'
C7	21°04'03"	767.25'	282.12'	142.67'	N 6°51'46" W	280.53'
C8	74°36'06"	145.00'	188.80'	110.46'	S 19°54'15" W	175.74'
C9	19°17'29"	300.00'	101.01'	50.99'	S 66°51'03" W	100.53'
C10	14°07'25"	391.50'	96.51'	48.50'	N 44°10'56" W	96.26'
C11	53°29'09"	420.00'	392.07'	211.63'	S 65°29'56" W	377.99'
C12	40°30'43"	280.00'	197.98'	103.33'	S 71°59'10" W	193.88'
C13	33°48'19"	500.00'	295.01'	151.94'	S 68°37'58" W	290.75'
C14	33°48'19"	430.00'	253.71'	130.67'	N 68°37'58" E	250.04'
C15	40°30'43"	350.00'	247.47'	129.16'	N 71°59'10" E	242.35'
C16	53°29'09"	350.00'	326.73'	176.36'	N 65°29'56" E	314.99'
C17	30°21'28"	545.00'	288.77'	147.86'	S 57°13'07" W	285.40'
C18	14°15'13"	1545.00'	384.35'	193.17'	S 34°54'47" W	383.36'
C19	21°33'24"	452.25'	170.15'	86.09'	S 38°31'09" W	169.15'
C20	12°49'00"	391.50'	87.58'	43.97'	N 42°04'05" W	87.39'
C21	15°35'03"	468.50'	127.43'	64.11'	N 43°27'06" W	127.04'
C22	27°49'43"	500.00'	242.85'	123.87'	N 71°37'16" E	240.47'
C23	5°58'37"	500.00'	52.16'	26.10'	S 54°43'07" W	52.13'
C24	1°27'39"	391.50'	9.98'	4.99'	N 36°23'24" W	9.98'
C25	12°49'00"	468.50'	104.80'	52.62'	N 42°04'05" W	104.58'
C26	22°02'21"	391.82'	150.71'	76.30'	N 38°03'47" W	149.79'
C27	12°38'39"	316.40'	69.82'	35.05'	S 84°42'29" E	69.68'
C28	119°18'25"	75.00'	156.17'	128.11'	S 42°29'34" W	129.45'
C29	60°41'35"	75.00'	79.45'	43.91'	S 47°30'26" E	75.78'
C30	9°05'20"	1000.00'	158.63'	79.48'	S 28°45'42" W	158.46'
C31	39°33'01"	50.00'	34.51'	17.98'	S 43°59'32" W	33.83'
C32	262°42'15"	50.00'	229.25'	-56.81'	S 67°35'05" E	75.07'
C33	43°32'36"	50.00'	38.00'	19.97'	N 2°50'06" E	37.09'
C34	10°09'00"	950.00'	168.29'	84.37'	N 29°40'54" E	168.07'
C35	4°59'38"	1455.00'	126.81'	63.45'	S 39°32'34" W	126.77'
C36	30°21'28"	455.00'	241.08'	123.44'	S 57°13'07" W	238.27'
C37	29°35'31"	50.00'	25.82'	13.21'	S 53°51'05" W	25.54'
C38	190°10'28"	65.00'	215.75'	-730.15'	S 26°26'24" E	129.49'
C39	29°35'31"	50.00'	25.82'	13.21'	N 73°16'07" E	25.54'
C40	11°23'26"	535.00'	106.36'	53.36'	S 86°14'24" E	106.18'
C41	10°53'27"	390.00'	74.13'	37.18'	N 86°29'24" W	74.02'
C42	25°06'29"	330.00'	144.61'	73.49'	S 75°30'38" W	143.46'
C43	5°44'55"	468.82'	47.04'	23.54'	N 29°55'04" W	47.02'
C44	21°20'30"	545.00'	203.00'	102.69'	N 38°28'44" E	201.83'
C45	5°18'52"	1455.00'	134.96'	67.53'	N 30°26'37" E	134.91'
C46	60°41'35"	25.00'	26.48'	14.64'	N 47°30'26" W	25.26'
C47	119°18'25"	25.00'	52.06'	42.70'	N 42°29'34" E	43.15'
C48	14°04'54"	585.00'	143.78'	72.25'	S 84°53'40" E	143.41'
C49	130°59'27"	25.00'	57.16'	54.85'	S 26°26'24" E	45.50'
C50	8°31'13"	440.00'	65.43'	32.78'	S 46°18'00" W	65.37'
C51	38°58'25"	30.00'	20.41'	10.62'	N 68°41'14" W	20.02'
C52	40°16'15"	114.53'	80.50'	41.99'	S 71°41'27" W	78.85'
C53	38°24'37"	142.11'	95.27'	49.50'	S 70°45'38" W	93.50'
C54	22°23'50"	143.59'	56.13'	28.43'	S 78°46'01" W	55.78'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C55	27°13'17"	70.08'	33.30'	16.97'	S 81°10'45" W	32.98'
C56	85°14'47"	43.03'	64.02'	39.60'	S 52°10'00" W	58.28'
C57	81°48'59"	100.41'	143.39'	87.01'	S 59°17'32" W	131.51'
C58	48°39'57"	74.00'	62.85'	33.46'	S 39°20'52" W	60.98'
C59	53°31'52"	105.00'	98.10'	52.96'	S 36°54'54" W	94.57'
C60	72°16'29"	103.84'	130.98'	75.82'	S 50°32'28" W	122.47'
C61	51°24'48"	84.00'	75.38'	40.44'	S 40°06'37" W	72.87'
C62	60°13'04"	60.07'	63.13'	34.83'	S 35°42'29" W	60.27'
C63	48°15'22"	84.00'	70.75'	37.62'	S 29°43'38" W	68.67'
C64	39°17'23"	93.48'	64.10'	33.37'	S 34°12'38" W	62.85'
C65	41°25'23"	84.00'	60.73'	31.76'	S 35°16'38" W	59.42'
C66	79°34'20"	84.15'	116.86'	70.07'	S 16°12'10" W	107.69'
C67	55°33'59"	76.92'	74.59'	40.52'	S 46°02'07" W	71.71'
C68	34°24'41"	69.00'	41.44'	21.37'	S 35°27'28" W	40.82'
C69	53°31'57"	73.33'	68.51'	36.99'	S 25°53'50" W	66.05'
C70	39°00'18"	72.76'	49.53'	25.77'	N 67°28'04" W	48.58'
C71	15°55'43"	331.45'	92.15'	46.37'	N 39°04'54" W	91.85'
C72	39°18'51"	120.81'	82.89'	43.15'	N 55°26'42" W	81.28'
C73	43°49'09"	129.12'	98.75'	51.93'	N 54°39'23" W	96.36'
C74	26°26'33"	189.03'	87.24'	44.41'	N 45°19'54" W	86.47'
C75	42°22'55"	74.98'	55.47'	29.07'	N 45°19'14" W	54.21'
C76	27°51'23"	63.15'	30.70'	15.66'	N 45°10'19" E	30.40'
C77	68°34'28"	32.95'	39.44'	22.47'	N 65°31'52" E	37.13'
C78	57°21'19"	42.93'	42.98'	23.48'	N 71°08'26" E	41.21'
C79	44°28'06"	66.71'	51.78'	27.27'	N 65°05'03" E	50.49'
C80	28°22'07"	94.56'	46.82'	23.90'	N 65°50'14" E	46.34'
C81	36°41'24"	27.11'	17.36'	8.99'	N 73°00'49" E	17.07'
C82	8°21'43"	139.77'	20.40'	10.22'	S 9°03'48" E	20.38'
C83	32°23'44"	131.53'	74.37'	38.21'	S 21°04'49" E	73.38'
C84	20°18'14"	148.93'	52.77'	26.67'	S 27°07'34" E	52.50'
C85	55°38'06"	56.61'	54.97'	29.87'	S 44°53'48" E	52.83'
C86	25°15'46"	116.87'	51.53'	26.19'	S 41°09'01" W	51.11'
C87	19°49'39"	180.64'	62.51'	31.57'	S 38°25'57" W	62.20'
C88	32°13'54"	127.67'	71.82'	36.89'	S 32°13'49" W	70.88'
C89	25°40'22"	216.52'	97.02'	49.34'	S 25°53'00" W	96.21'
C90	23°29'54"	226.00'	92.69'	47.00'	S 26°58'14" W	92.04'
C91	28°57'50"	94.00'	47.52'	24.28'	S 29°42'12" W	47.01'
C92	36°58'25"	78.44'	50.62'	26.22'	S 27°34'57" W	49.74'
C93	16°16'54"	355.96'	101.15'	50.92'	S 40°18'51" W	100.81'
C94	21°05'26"	244.00'	89.82'	45.42'	S 42°43'05" W	89.31'
C95	22°26'32"	217.68'	85.26'	43.19'	S 42°02'32" W	84.72'
C96	32°48'28"	144.68'	82.85'	42.59'	S 42°46'54" W	81.72'
C97	22°06'32"	134.61'	51.94'	26.30'	S 48°07'52" W	51.62'
C98	44°34'35"	158.91'	123.63'	65.14'	S 60°06'39" W	120.54'
C99	26°47'20"	85.42'	39.94'	20.34'	S 70°03'15" W	39.58'
C100	35°16'25"	66.43'	40.89'	21.12'	S 74°16'53" W	40.25'
C101	35°18'09"	162.92'	100.38'	51.84'	S 71°58'37" W	98.80'
C102	38°33'18"	137.58'	92.58'	48.12'	S 73°36'04" W	90.85'
C103	38°20'39"	145.98'	97.70'	50.76'	S 73°42'22" W	95.88'
C104	46°33'38"	74.09'	60.20'	31.88'	S 75°42'35" W	58.56'
C105	44°30'54"	87.25'	67.79'	35.71'	S 76°43'54" W	66.09'
C106	46°43'55"	89.49'	72.99'	38.66'	S 77°50'30" W	70.98'
C107	66°37'53"	45.51'	52.92'	29.91'	S 66°39'19" W	49.99'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 44°59'54" E	209.17'
L2	N 49°35'04" W	97.68'
L3	N 27°23'51" E	35.36'
L4	S 72°23'51" W	100.00'
L5	S 62°36'09" E	35.36'
L6	N 49°35'04" W	93.67'
L7	S 19°53'42" E	104.20'
L8	S 63°54'20" W	85.82'
L9	S 40°30'27" W	104.96'
L10	N 70°11'04" E	50.00'
L11	N 19°48'56" W	68.52'
L12	N 68°30'20" E	126.83'
L13	S 38°11'51" W	79.42'
L14	N 1°14'51" W	90.00'
L15	S 46°10'08" W	35.73'
L16	S 81°55'34" E	70.42'
L17	N 38°02'05" W	38.40'
L18	S 88°03'53" W	94.83'
L19	S 62°57'23" W	58.16'
L20	S 17°57'23" W	35.36'
L21	S 62°57'23" W	77.00'
L22	S 27°02'37" E	5.19'
L23	S 62°57'23" W	13.75'
L24	N 29°37'19" W	15.05'
L25	S 3°40'16" W	120.00'
L26	N 3°40'24" W	87.02'
L27	N 45°00'49" W	93.99'

LINE TABLE		
LINE	BEARING	DISTANCE
L28	N 26°01'20" W	138.51'
L29	N 7°46'07" W	104.80'
L30	N 10°42'32" E	100.02'
L31	S 78°28'30" E	98.11'
L32	N 6°48'47" W	63.80'
L33	N 8°09'15" E	87.51'
L34	N 25°56'43" W	18.71'
L35	N 51°14'38" W	257.89'
L36	S 83°45'22" W	35.36'
L37	S 38°45'22" W	64.34'
L38	N 87°45'29" W	134.40'
L39	S 85°32'08" W	11.64'
L40	N 7°07'15" W	70.08'
L41	N 85°32'08" E	14.89'
L42	S 87°45'29" E	134.40'
L43	N 38°45'22" E	64.34'
L44	N 6°14'38" W	35.36'
L45	N 38°45'22" E	77.00'
L46	S 26°12'11" W	34.61'
L47	N 88°47'51" W	38.12'
L48	S 33°31'39" E	35.77'
L49	S 56°28'21" W	34.94'
L50	S 28°21'02" W	35.04'
L51	S 61°38'59" E	35.67'
L52	S 17°09'38" E	44.94'
L53	S 21°54'57" E	28.00'
L54	N 82°45'05" E	33.95'

LINE TABLE		
LINE	BEARING	DISTANCE
L55	S 6°43'37" E	36.40'
L56	N 63°47'49" W	36.08'
L57	N 81°47'33" E	33.33'
L58	S 5°28'34" E	35.64'
L59	N 88°03'53" E	72.56'
L60	S 34°12'14" E	35.35'
L61	S 55°46'59" W	35.36'
L62	S 88°03'53" W	94.83'
L63	S 62°57'23" W	58.16'
L64	N 72°02'37" W	35.36'
L65	N 8°04'19" E	36.93'
L66	S 70°36'03" W	42.61'
L67	N 88°03'53" E	74.51'
L68	S 33°31'39" E	27.62'
L69	S 10°47'54" W	100.73'
L70	S 88°29'41" W	69.15'
L71	N 66°26'16" W	91.64'
L72	S 55°46'59" W	25.64'
L73	S 10°47'54" W	99.44'
L74	N 77°51'13" W	49.24'
L75	S 72°23'51" W	52.81'
L76	S 77°40'36" E	44.07'
L77	N 12°19'24" E	20.00'
L78	S 77°40'36" E	32.65'
L79	S 61°02'08" E	57.41'
L80	S 28°57'52" W	20.00'
L81	S 61°02'08" E	55.98'

LINE TABLE		
LINE	BEARING	DISTANCE
L82	N 31°07'03" W	87.64'
L83	S 86°35'40" E	92.42'
L84	N 3°24'20" E	20.00'
L85	S 86°35'40" E	105.00'
L87	S 80°50'38" E	24.87'
L88	S 53°46'54" W	41.15'
L89	S 44°13'30" W	60.68'

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 8/10/2018 10:13:33 AM
In the PLAT Records

Doc Number: 2018 – 1337883
Volume – Page: 14856 – 163
Number of Pages: 5
Amount: 73.00
Order#: 20180810000038
By: MO

FINAL PLAT

MISSION RANCH PHASE 101

LOTS 1–8, BLOCK 32 – LOTS 1–7, BLOCK 33
LOTS 1–12, BLOCK 34 – LOTS 1–14, BLOCK 35
COMMON AREAS 1–5

56.873 ACRES

JAMES ERWIN SURVEY, A–119
CRAWFORD BURNETT SURVEY, A–7
COLLEGE STATION, BRAZOS COUNTY, TEXAS
DECEMBER, 2016
SCALE: 1" = 60'

SHEET NO. 2 OF 5 SHEETS

Owner:
BCS Mission Ranch, LP
1700 Research Pkwy Ste 110
College Station, Tx 77845
979–260–7000

Surveyor:
Texas Firm Registration No. 10103300
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693–3838

10280005–fp–01.dwg

CRAWFORD BURNETT SURVEY, A-7
JAMES ERWIN SURVEY, A-119

Future 10' P.U.E.

S 17°09'38" E – 950.40'

270.800 Acres (Rem.)
BCS Mission Ranch LP
V.13842, P.179

S 29°02'38" W – 188.42'

Scale: 1"=60'

Block 35

Lot 6 0.572 Ac.
Lot 7 0.305 Ac.
Lot 8 0.240 Ac.
Lot 9 0.343 Ac.
Lot 5 0.288 Ac.
Lot 4 0.201 Ac.
Lot 3 0.261 Ac.
Lot 2 0.284 Ac.
Lot 1 0.322 Ac.
Lot 13 0.272 Ac.
Lot 14 0.232 Ac.
Lot 12 0.230 Ac.
Lot 11 0.194 Ac.
Lot 10 0.194 Ac.

0.715 Ac. Cm.A No. 3

Register Drive
50' R.O.W.

Block 32

Lot 8 0.216 Ac.
Lot 7 0.201 Ac.
Lot 6 0.285 Ac.
Lot 5 0.312 Ac.
Lot 4 0.343 Ac.
Lot 3 0.227 Ac.
Lot 2 0.202 Ac.
Lot 1 0.195 Ac.

Haskell Hollow Loop
50' R.O.W.

Crosby Creek Court
50' R.O.W.

0.043 Acre
Cm.A. No. 7

Block 33

Lot 4 0.310 Ac.
Lot 3 0.310 Ac.
Lot 5 0.257 Ac.
Lot 6 0.201 Ac.
Lot 7 0.296 Ac.
Lot 2 0.201 Ac.
Lot 1 0.314 Ac.

0.382 Ac.
Cm.A. No. 6
& P.A.E.

Collin Mills Drive
60' R.O.W.

Lot 1 0.210 Ac.
Lot 2 0.208 Ac.
Lot 3 0.202 Ac.
Lot 4 0.192 Ac.
Lot 5 0.392 Ac.
Lot 6 0.487 Ac.

Slocum Hill Drive
60' R.O.W.

0.474 Ac.
Cm.A. No. 4

Block 34

Lot 12 0.315 Ac.
Lot 11 0.275 Ac.
Lot 10 0.257 Ac.
Lot 9 0.238 Ac.
Lot 8 0.219 Ac.
Lot 7 0.296 Ac.

Deacon Drive West
90' R.O.W.

14.350 Ac.
Cm.A. No.1B

116.352 Acres (Rem.)
BCS Rock Prairie LP
(Future Phase 2)
V.11069, P.98

Feather Run
77' R.O.W.

12.258 Ac.
Cm.A. No. 2

N 44°00'37" E – 1270.72'

N 17°51'13" W – 245.16'

S 85°28'15" W – 180.34'

N 27°02'37" W – 298.70'

N 27°02'37" W – 168.70'

N 27°02'37" W – 158.03'

N 48°28'34" W – 124.91'

N 48°28'34" W – 117.09'

N 51°14'38" W – 107.48'

S 42°02'23" W – 271.28'

S 42°02'23" W – 154.80'

N 27°47'36" E – 170.33'

N 27°47'36" W – 170.28'

N 27°47'36" E – 270.41'

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 8/10/2018 10:13:33 AM
In the PLAT Records

Doc Number: 2018–1337883
Volume–Page: 14856–163
Number of Pages: 5
Amount: 73.00
Order#: 20180810000038
By: MO

NOTE: SEE SHEET 2 FOR LINE & CURVE TABLES

FINAL PLAT

MISSION RANCH PHASE 101

LOTS 1–8, BLOCK 32 – LOTS 1–7, BLOCK 33
LOTS 1–12, BLOCK 34 – LOTS 1–14, BLOCK 35
COMMON AREAS 1–5

56.873 ACRES

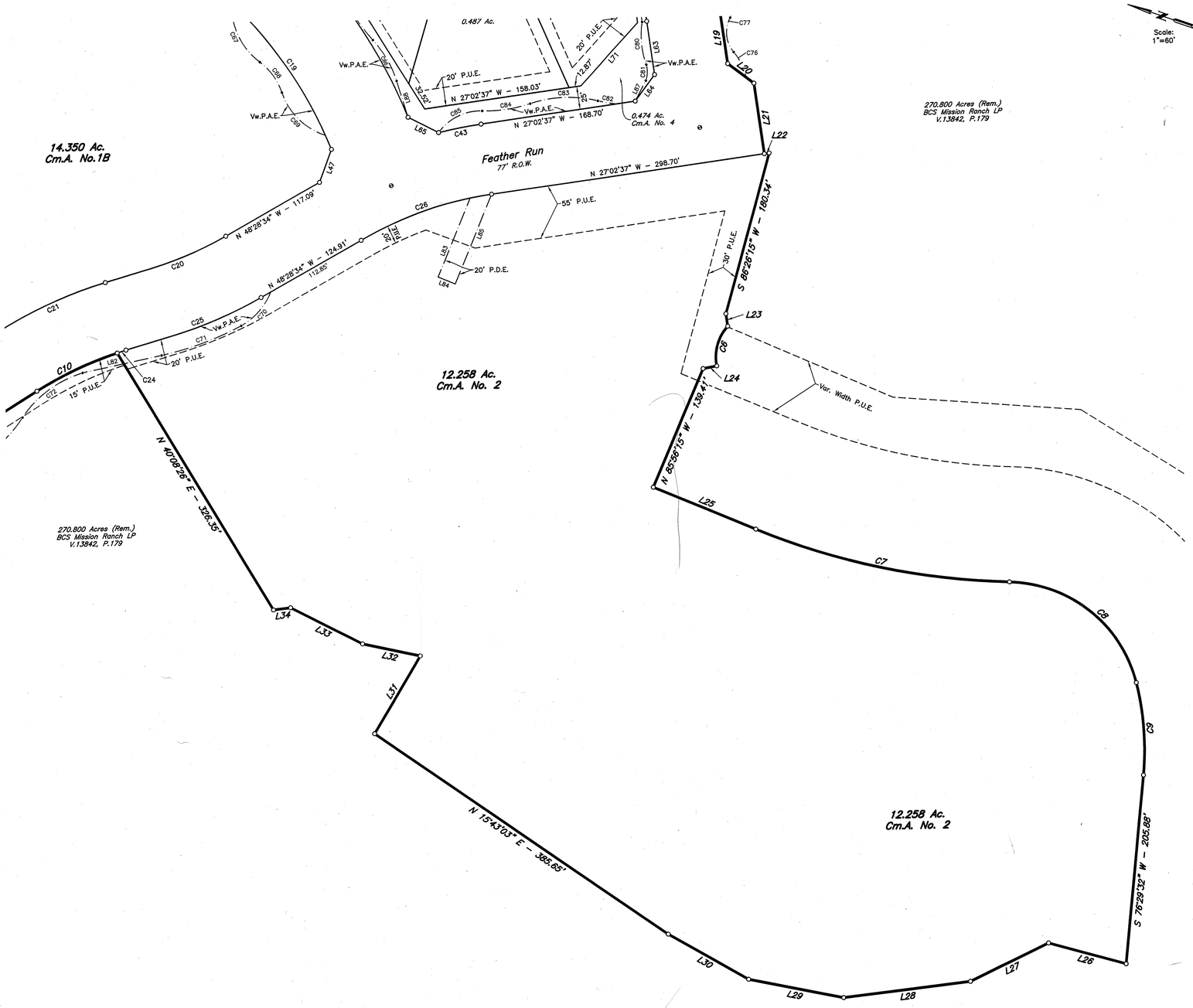
JAMES ERWIN SURVEY, A–119
CRAWFORD BURNETT SURVEY, A–7
COLLEGE STATION, BRAZOS COUNTY, TEXAS
DECEMBER, 2016
SCALE: 1" = 60'

SHEET NO. 3 OF 5 SHEETS

Owner:
BCS Mission Ranch, LP
1700 Research Pkwy Ste 110
College Station, Tx 77845
979–260–7000

Surveyor:
Texas Firm Registration No. 10103300
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693–3838

10280005–fp–01.dwg



Filed for Record
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By: MO

NOTE: SEE SHEET 2 FOR LINE & CURVE TABLES

FINAL PLAT

MISSION RANCH
PHASE 101

LOTS 1–8, BLOCK 32 – LOTS 1–7, BLOCK 33
LOTS 1–12, BLOCK 34 – LOTS 1–14, BLOCK 35
COMMON AREAS 1–5

56.873 ACRES

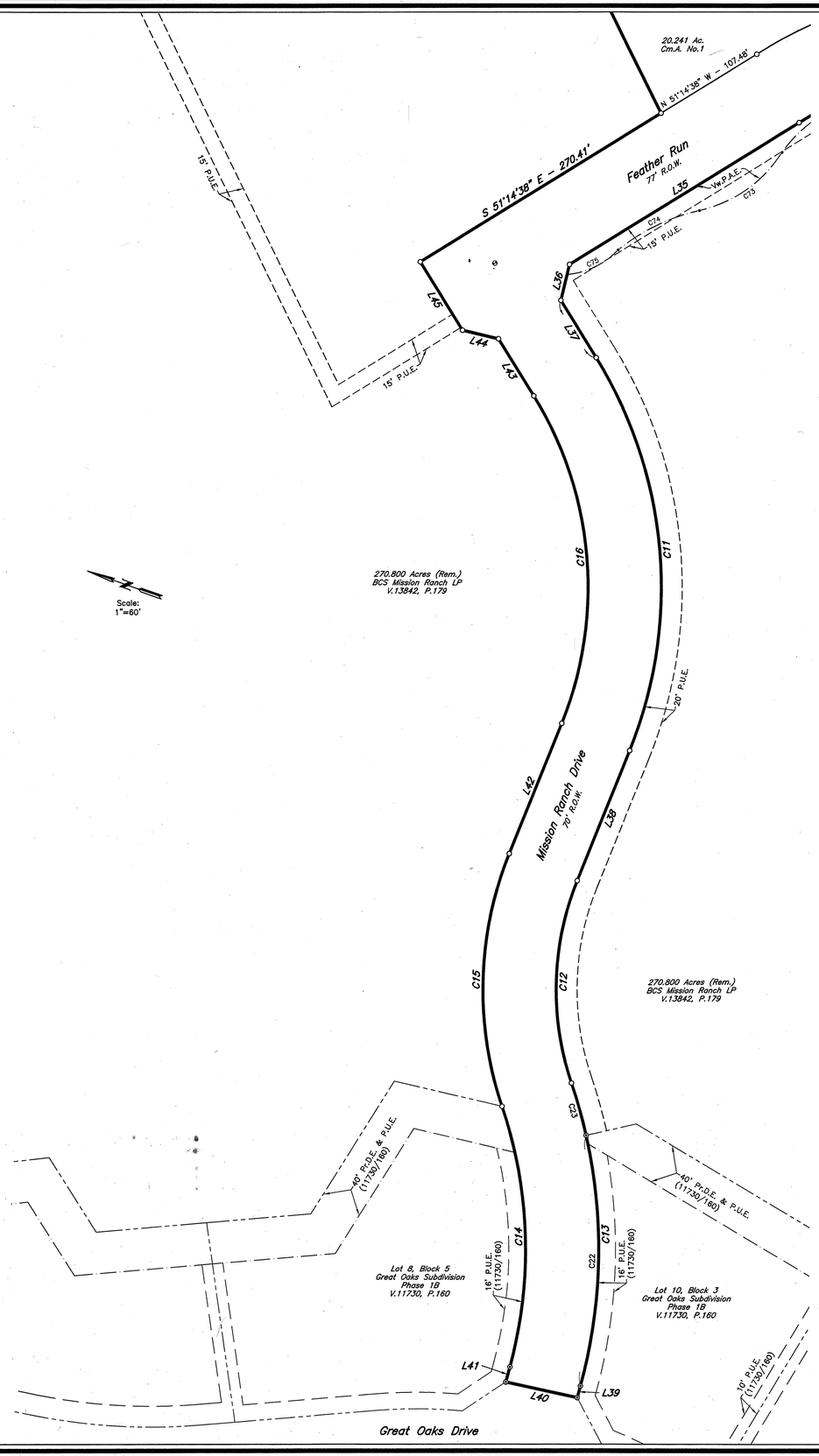
JAMES ERWIN SURVEY, A–119
CRAWFORD BURNETT SURVEY, A–7
COLLEGE STATION, BRAZOS COUNTY, TEXAS
DECEMBER, 2016
SCALE: 1" = 60'

SHEET NO.
4
OF 5 SHEETS

Owner:
BCS Mission Ranch, LP
1700 Research Pkwy Ste 110
College Station, Tx 77845
979–260–7000

Surveyor:
Texas Firm Registration No. 10103300
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693–3838

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FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the JAMES ERWIN SURVEY, A–119 and the CRAWFORD BURNETT SURVEY, Abstract No. 7, College Station, Brazos County, Texas and being part of the called 270.800 acre tract described in the deed from BCS Prairie Corp. to BCS Mission Ranch, L.P. recorded in Volume 13842, Page 179 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2–inch iron rod marking the east corner of the said 116.352 acre BCS Rock Prairie, LP tract recorded (11069/98), the south corner of the called 10.43 acre Jasper Construction, Ltd. tract recorded in Volume 8709, Page 53 (O.R.B.C.), said iron rod also being in the west line of the said 132.901 acre tract (10982/82) and being in or near the common line of the said JAMES ERWIN SURVEY, A–119 and the CRAWFORD BURNETT SURVEY, A–7;

THENCE: N 44° 59' 54" E along the northwest line of the said 270.800 acre tract, said line being common with the called 10.43 acre Jasper Construction, Ltd. tract for a distance of 209.17 feet to a 1/2–inch iron rod set for corner;

THENCE: into the interior of the said 270.800 acre BCS Mission Ranch, L.P. tract for the following nine (9) calls:

1) S 49° 35' 04" E for a distance of 97.68 feet to a 1/2–inch iron rod set for the Point of Curvature of a curve to the right,
2) 167.46 feet along the arc of said curve having a central angle of 31° 58' 56", a radius of 300.00 feet, a tangent of 85.87 feet and a long chord bearing S 33° 35' 36" E at a distance of 165.29 feet to a 1/2–inch iron rod set for the Point of Tangency,
3) S 17° 36' 09" E for a distance of 220.66 feet to a 1/2–inch iron rod set for corner,
4) S 27° 23' 51" W for a distance of 35.36 feet to a 1/2–inch iron rod set for corner,
5) N 72° 23' 51" E for a distance of 100.00 feet to a 1/2–inch iron rod set for corner,
6) N 62° 36' 09" W for a distance of 35.36 feet to a 1/2–inch iron rod set for corner,
7) N 17° 36' 09" W for a distance of 220.66 feet to a 1/2–inch iron rod set for corner,
8) 195.37 feet along the arc of said curve having a central angle of 31° 58' 56", a radius of 350.00 feet, a tangent of 100.30 feet and a long chord bearing N 33° 35' 36" W at a distance of 192.84 feet to a 1/2–inch iron rod set for the Point of Tangency, and
9) N 49° 35' 04" W for a distance of 93.67 feet to a 1/2–inch iron rod set for corner in the before–mentioned common line;

THENCE: N 44° 59' 54" E along the northwest line of the said 270.800 acre tract, said line being common with the called 10.43 acre Jasper Construction, Ltd. tract for a distance of 584.78 feet to a found 5/8–inch iron rod marking the north corner of the said 270.800 acre tract, said iron rod also being in the southwest margin of the 2.226 acre Holleman Drive South right–of–way tract (formerly known as I. & G.N. Road) as recorded in Volume 5467, Page 251 (O.R.B.C.);

THENCE: S 19° 53' 42" E along the said southwest margin of Holleman Drive South right–of–way tract for a distance of 104.20 feet to a found 1/2–inch iron rod marking the northeast corner of the called 0.49 acre Gene & Betty Zulkowski tract described in Volume 323, Page 145 of the Brazos County Deed Records (B.C.D.R.);

THENCE: S 63° 54' 20" W along the northwest line of the called 0.49 acre Zulkowski tract for a distance of 85.82 feet to a found 1/2–inch iron rod marking the northwest corner of the called 0.49 acre Zulkowski tract and the north corner of the 0.3131 acre Gene & Betty Zulkowski tract recorded in Volume 11094, Page 282 (O.R.B.C.);

THENCE: S 40° 30' 27" W along the northwest line of the 0.3131 acre Zulkowski tract for a distance of 104.96 feet to a found 1/2–iron rod marking the northwest corner of the said 0.3131 acre tract and the north corner of the called 0.877 acre Gene & Betty Zulkowski tract described in Volume 323, Page 145 (B.C.D.R.);

THENCE: S 43° 40' 04" W along the northwest line of the called 0.877 acre Zulkowski tract for a distance of 199.67 feet to a found 1/2–inch iron rod marking the west corner of the called 0.877 acre Zulkowski tract;

THENCE: S 16° 37' 56" E along the southwest line of the called 0.877 acre Zulkowski tract for a distance of 210.00 feet to a found 1/2–inch iron rod marking the south corner of the called 0.877 acre Zulkowski tract;

THENCE: N 45° 11' 04" E along the southeast line of the called 0.877 acre Zulkowski tract for a distance of 210.00 feet to a found 1/2–inch iron rod marking the east corner of the called 0.877 acre Zulkowski tract and the southwest corner of the 0.3131 acre Zulkowski tract;

THENCE: N 70° 11' 04" E along the southeast line of the said 0.3131 acre Zulkowski tract for a distance of 50.00 feet to a found 1/2–inch iron rod marking the southeast corner of the said 0.3131 acre tract;

THENCE: N 19° 48' 56" W along the northeast line of the said 0.3131 acre Zulkowski tract for a distance of 68.52 feet to a found 1/2–inch iron rod marking the southwest corner of the before–mentioned 0.49 acre Zulkowski tract;

THENCE: N 68° 30' 20" E along the southeast line of the called 0.49 acre Zulkowski tract for a distance of 126.83 feet to a found 1/2–inch iron rod for corner in the before–said southwest margin of Holleman Drive South right–of–way tract;

THENCE: S 19° 53' 42" E along the fenced southwest margin of said Holleman Drive South right–of–way tract and the northeast line of the said 270.800 acre BCS Mission Ranch, L.P. tract for a distance of 124.00 feet to a found 1/2–inch iron rod for corner;

THENCE: S 19° 59' 29" E continuing along the fenced southwest margin of said Holleman Drive South right–of–way tract and the northeast line of the said BCS Mission Ranch, L.P. tract for a distance of 520.51 feet to a 1/2–inch iron rod set for corner;

THENCE: into the interior of the said 270.800 acre BCS Mission Ranch, L.P. tract for the following forty–seven (47) calls:

1) S 87° 50' 29" W for a distance of 192.21 feet to a 1/2–inch iron rod set for corner,
2) S 73° 07' 12" W for a distance of 413.46 feet to a 1/2–inch iron rod set for corner,
3) S 38° 11' 51" W for a distance of 79.42 feet to a 1/2–inch iron rod set for corner,
4) S 17° 09' 38" E for a distance of 950.40 feet to a 1/2–inch iron rod set for corner,
5) S 29° 02' 28" W for a distance of 188.42 feet to a 1/2–inch iron rod set for corner,
6) 60.94 feet in a clockwise direction along the arc of a curve having a central angle of 11° 38' 22", a radius of 300.00 feet, a tangent of 30.58 feet and a long chord bearing S 83° 25' 31" W at a distance of 60.84 feet to a 1/2–inch iron rod set for corner,
7) S 01° 14' 51" E for a distance of 90.00 feet to a 1/2–inch iron rod set for corner,
8) S 46° 10' 08" W for a distance of 35.73 feet to a 1/2–inch iron rod set for corner,
9) N 81° 55' 34" W for a distance of 70.42 feet to a 1/2–inch iron rod set for corner,
10) N 38° 02' 05" W for a distance of 38.40 feet to a 1/2–inch iron rod set for corner,
11) N 77° 51' 13" W for a distance of 245.16 feet to a 1/2–inch iron rod set for the Point of Curvature of a curve to the left,
12) 76.19 feet along the arc of said curve having a central angle of 14° 04' 54", a radius of 310.00 feet, a tangent of 38.29 feet and a long chord bearing N 84° 53' 40" W at a distance of 76.00 feet to a 1/2–inch iron rod set for the Point of Tangency,
13) S 88° 03' 53" W for a distance of 94.83 feet to a 1/2–inch iron rod set for the Point of Curvature of a curve to the left,
14) 109.56 feet along the arc of said curve having a central angle of 25° 06' 30", a radius of 250.00 feet, a tangent of 55.67 feet and a long chord bearing S 75° 30' 38" W at a distance of 108.68 feet to a 1/2–inch iron rod set for the Point of Tangency,
15) S 62° 57' 23" W for a distance of 58.16 feet to a 1/2–inch iron rod set for corner,
16) S 17° 57' 23" W for a distance of 35.36 feet to a 1/2–inch iron rod set for corner,
17) S 62° 57' 23" W for a distance of 77.00 feet to a 1/2–inch iron rod set for corner,
18) S 27° 02' 37" E for a distance of 5.19 feet to a 1/2–inch iron rod set for corner,
19) S 86° 26' 15" W for a distance of 180.34 feet to a 1/2–inch iron rod set for corner,
20) S 62° 57' 23" W for a distance of 13.75 feet to a 1/2–inch iron rod set for corner,
21) 46.18 feet in a counter–clockwise direction along the arc of a curve having a central angle of 52° 55' 11", a radius of 50.00 feet, a tangent of 24.89 feet and a long chord bearing S 86° 50' 16" W at a distance of 44.56 feet to a 1/2–inch iron rod set for corner,
22) N 29° 37' 19" W for a distance of 15.05 feet to a 1/2–inch iron rod set for corner,
23) N 85° 56' 15" W for a distance of 139.41 feet to a 1/2–inch iron rod set for corner,
24) S 03° 40' 16" W for a distance of 120.00 feet to a 1/2–inch iron rod set for the Point of Curvature of a curve to the left,
25) 282.12 feet along the arc of said curve having a central angle of 21° 04' 03", a radius of 767.25 feet, a tangent of 142.67 feet and a long chord bearing S 06° 51' 46" E at a distance of 280.53 feet to a 1/2–inch iron rod set for the Point of Reverse Curvature,
26) 188.80 feet along the arc of said reverse curve having a central angle of 74° 36' 06", a radius of 145.00 feet, a tangent of 110.46 feet and a long chord bearing S 19° 54' 15" W at a distance of 175.74 feet to a 1/2–inch iron rod set for the Point of Compound Curvature,
27) 101.01 feet along the arc of said compound curve having a central angle of 19° 17' 29", a radius of 300.00 feet, a tangent of 50.99 feet and a long chord bearing S 66° 51' 03" W at a distance of 100.53 feet to a 1/2–inch iron rod set for the Point of Tangency,
28) S 76° 29' 32" W for a distance of 205.88 feet to a 1/2–inch iron rod set for corner,
29) N 03° 40' 24" W for a distance of 87.02 feet to a 1/2–inch iron rod set for corner,
30) N 45° 00' 49" W for a distance of 93.99 feet to a 1/2–inch iron rod set for corner,
31) N 26° 01' 20" W for a distance of 138.51 feet to a 1/2–inch iron rod set for corner,
32) N 07° 46' 07" W for a distance of 104.80 feet to a 1/2–inch iron rod set for corner,
33) N 10° 42' 32" E for a distance of 100.02 feet to a 1/2–inch iron rod set for corner,
34) N 15° 43' 03" E for a distance of 385.65 feet to a 1/2–inch iron rod set for corner,
35) S 76° 28' 30" E for a distance of 98.11 feet to a 1/2–inch iron rod set for corner,
36) N 06° 48' 47" W for a distance of 63.80 feet to a 1/2–inch iron rod set for corner,
37) N 08° 09' 15" E for a distance of 87.51 feet to a 1/2–inch iron rod set for corner,
38) N 25° 56' 43" W for a distance of 18.71 feet to a 1/2–inch iron rod set for corner,
39) N 40° 08' 26" E for a distance of 326.35 feet to a 1/2–inch iron rod set for corner,
40) 96.51 feet in a counter–clockwise direction along the arc of a curve having a central angle of 14° 07' 25", a radius of 391.50 feet, a tangent of 48.50 feet and a long chord bearing N 44° 10' 56" W at a distance of 96.26 feet to a 1/2–inch iron rod set for the Point of Tangency,
41) N 51° 14' 38" W for a distance of 257.89 feet to a 1/2–inch iron rod set for corner,
42) S 83° 45' 22" W for a distance of 35.36 feet to a 1/2–inch iron rod set for corner,
43) S 38° 45' 22" W for a distance of 64.34 feet to a 1/2–inch iron rod set for the Point of Curvature of a curve to the right,
44) 392.07 feet along the arc of said curve having a central angle of 53° 29' 09", a radius of 420.00 feet, a tangent of 211.63 feet and a long chord bearing S 65° 29' 56" W at a distance of 377.99 feet to a 1/2–inch iron rod set for the Point of Tangency,
45) N 87° 45' 29" W for a distance of 134.40 feet to a 1/2–inch iron rod set for the Point of Curvature of a curve to the left,
46) 197.98 feet along the arc of said curve having a central angle of 40° 30' 43", a radius of 280.00 feet, a tangent of 103.33 feet and a long chord bearing S 71° 59' 10" W at a distance of 193.88 feet to a 1/2–inch iron rod set for the Point of Reverse Curvature, and
47) 52.16 feet along the arc of said reverse curve having a central angle of 05° 58' 37", a radius of 500.00 feet, a tangent of 26.10 feet and a long chord bearing S 54° 43' 07" W at a distance of 52.13 feet to a found 1/2–inch iron rod marking the north corner of Lot 10, Block 3, GREAT OAKS SUBDIVISION, PHASE 1B as recorded in Volume 11730, Page 160 (O.R.B.C.);

THENCE: along the easterly lines of said GREAT OAKS SUBDIVISION, PHASE 1B for the following five (5) calls:

1) 242.85 feet in a counter–clockwise direction along the arc of a curve having a central angle of 27° 49' 43", a radius of 500.00 feet, a tangent of 123.87 feet and a long chord bearing S 71° 37' 16" W at a distance of 240.47 feet to a found 1/2–inch iron rod for the Point of Tangency,
2) S 85° 32' 08" W for a distance of 11.64 feet to a found 1/2–inch iron rod for corner,
3) N 07° 07' 15" W for a distance of 70.08 feet to a found 1/2–inch iron rod for corner,
4) N 85° 32' 08" E for a distance of 14.89 feet to a found 1/2–inch iron rod for corner, and
5) 253.71 feet along the arc of said curve having a central angle of 033° 48' 19", a radius of 430.00 feet, a tangent of 130.67 feet and a long chord bearing N 68° 37' 58" E at a distance of 250.04 feet to a for the Point of Tangency;

THENCE: into the interior of the said 270.800 acre BCS Mission Ranch, L.P. tract for the following eight (8) calls:

1) 247.47 feet along the arc of said reverse curve having a central angle of 040° 30' 43", a radius of 350.00 feet, a tangent of 129.16 feet and a long chord bearing N 71° 59' 10" E at a distance of 242.35 feet to a 1/2–inch iron rod set for the Point of Tangency,
2) S 87° 45' 29" E for a distance of 134.40 feet to a 1/2–inch iron rod set for the Point of Curvature of a curve to the left,
3) 326.73 feet along the arc of said curve having a central angle of 053° 29' 09", a radius of 350.00 feet, a tangent of 176.36 feet and a long chord bearing N 65° 29' 56" E at a distance of 314.99 feet to a 1/2–inch iron rod set for the Point of Tangency,
4) N 38° 45' 22" E for a distance of 64.34 feet to a 1/2–inch iron rod set for corner,
5) N 06° 14' 38" W for a distance of 35.36 feet to a 1/2–inch iron rod set for corner,
6) N 38° 45' 22" E for a distance of 77.00 feet to a 1/2–inch iron rod set for corner,
7) S 51° 14' 38" E for a distance of 270.41 feet to a 1/2–inch iron rod set for corner, and
8) N 44° 00' 37" E for a distance of 1270.72 feet to the POINT OF BEGINNING and containing 56.873 acres of land, more or less.

Filed for Record
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NOTE: SEE SHEET 2 FOR LINE & CURVE TABLES

FINAL PLAT

MISSION RANCH PHASE 101

LOTS 1–8, BLOCK 32 – LOTS 1–7, BLOCK 33
LOTS 1–12, BLOCK 34 – LOTS 1–14, BLOCK 35
COMMON AREAS 1–5

56.873 ACRES

JAMES ERWIN SURVEY, A–119
CRAWFORD BURNETT SURVEY, A–7
COLLEGE STATION, BRAZOS COUNTY, TEXAS
DECEMBER, 2016
SCALE: 1" = 60'

SHEET NO. 5 OF 5 SHEETS

Owner:
BCS Mission Ranch, LP
1700 Research Pkwy Ste 110
College Station, Tx 77845
979–260–7000

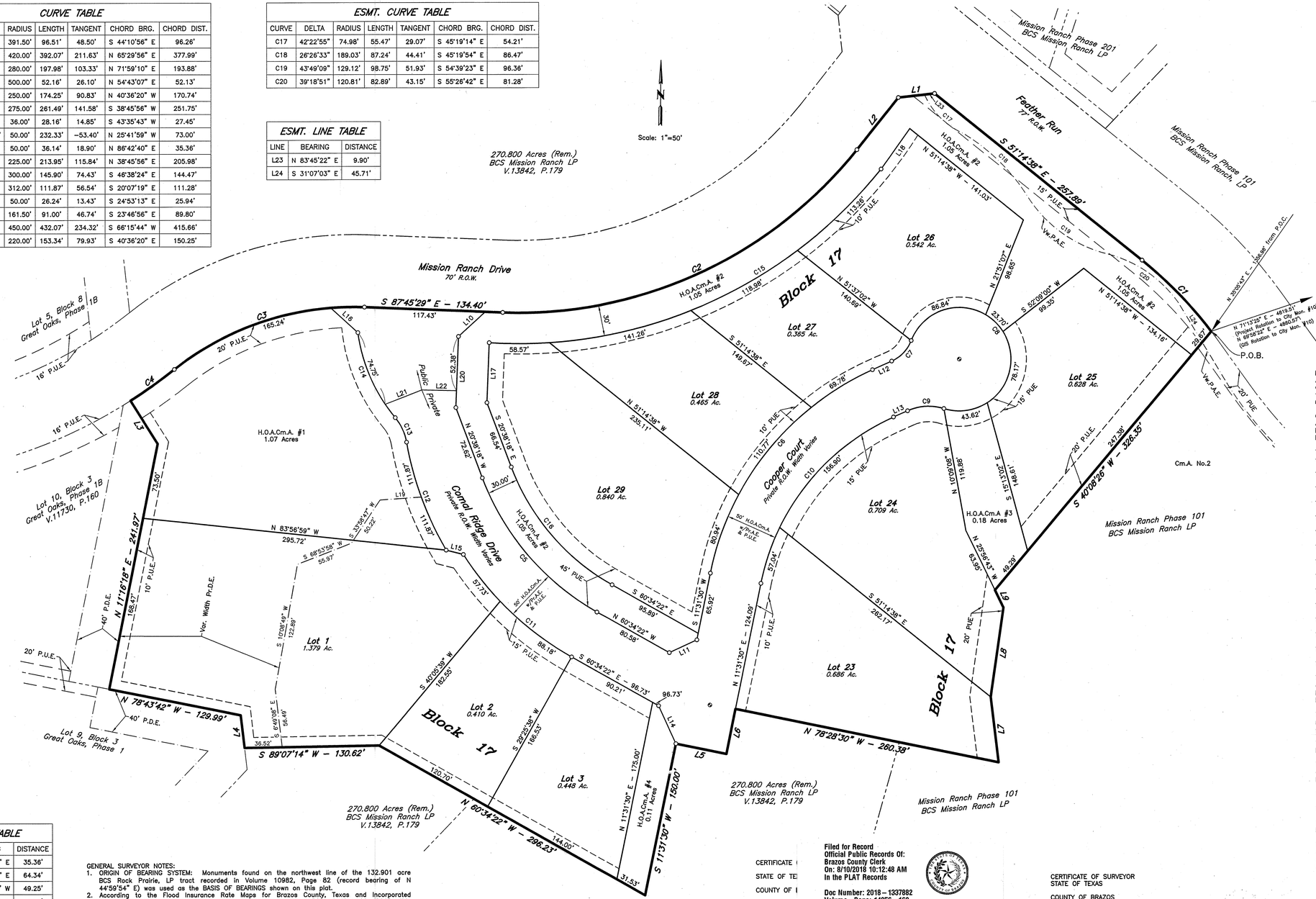
Surveyor:
Texas Firm Registration No. 10103300
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693–3838

10280005–fp–01.dwg

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	14°07'25"	391.50'	96.51'	48.50'	S 44°10'56" E	96.26'
C2	53°29'09"	420.00'	392.07'	211.63'	N 65°29'56" E	377.99'
C3	40°30'43"	280.00'	197.98'	103.33'	N 71°59'10" E	193.88'
C4	5°58'37"	500.00'	52.16'	26.10'	N 54°43'07" E	52.13'
C5	39°56'05"	250.00'	174.25'	90.83'	N 40°36'20" W	170.74'
C6	54°28'53"	275.00'	261.49'	141.58'	S 38°45'56" W	251.75'
C7	44°49'19"	36.00'	28.16'	14.85'	S 43°35'43" W	27.45'
C8	266°13'53"	50.00'	232.33'	-53.40'	N 25°41'59" W	73.00'
C9	41°24'35"	50.00'	36.14'	18.90'	N 86°42'40" E	35.36'
C10	54°28'53"	225.00'	213.95'	115.84'	N 38°45'56" E	205.98'
C11	27°51'57"	300.00'	145.90'	74.43'	S 46°38'24" E	144.47'
C12	20°32'41"	312.00'	111.87'	56.54'	S 20°07'19" E	111.28'
C13	30°04'28"	50.00'	26.24'	13.43'	S 24°53'13" E	25.94'
C14	32°17'01"	161.50'	91.00'	46.74'	S 23°46'56" E	89.80'
C15	55°00'45"	450.00'	432.07'	234.32'	S 66°15'44" W	415.66'
C16	39°56'05"	220.00'	153.34'	79.93'	S 40°36'20" E	150.25'

ESMT. CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C17	42°22'55"	74.98'	55.47'	29.07'	S 45°19'14" E	54.21'
C18	26°26'33"	189.03'	87.24'	44.41'	S 45°19'54" E	86.47'
C19	43°49'09"	129.12'	98.75'	51.93'	S 54°39'23" E	96.36'
C20	39°18'51"	120.81'	82.89'	43.15'	S 55°26'42" E	81.28'

ESMT. LINE TABLE		
LINE	BEARING	DISTANCE
L23	N 83°45'22" E	9.90'
L24	S 31°07'03" E	45.71'



VICINITY MAP

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 83°45'22" E	35.36'
L2	N 38°45'22" E	64.34'
L3	N 32°17'35" W	49.25'
L4	N 6°38'11" W	31.94'
L5	N 78°28'30" W	50.00'
L6	S 11°31'30" W	44.37'
L7	S 6°48'47" E	63.80'
L8	S 8°09'15" W	87.51'
L9	S 25°56'43" E	18.71'
L10	N 47°15'15" E	35.36'
L11	S 65°28'34" W	29.42'
L12	S 66°00'23" W	20.43'
L13	N 66°00'23" E	14.91'
L14	S 24°31'26" E	40.43'
L15	S 75°43'03" E	17.22'
L16	S 47°32'59" E	35.76'
L17	S 2°15'59" W	57.81'
L18	S 35°42'17" W	47.91'
L19	N 85°45'31" E	40.11'
L20	N 2°15'59" E	68.72'
L21	N 68°42'29" E	38.11'
L22	S 88°38'08" E	33.70'

GENERAL SURVEYOR NOTES:

1. ORIGIN OF BEARING SYSTEM: Monuments found on the northwest line of the 132.901 acre BCS Rock Prairie, LP tract recorded in Volume 10982, Page 82 (record bearing of N 44°59'54" E) was used as the BASIS OF BEARINGS shown on this plat.
2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0305E & 48041C0325E, Maps Revised May 16, 2012, this property is not located in a Special Flood Hazard Area..
3. Right-of-Way Acreage = 1.39 acres Common Area = 2.41 Acres
   Average Lot Size = 0.648 Acres
4. Common Areas shall be owned & maintained by Mission Ranch Community Association, Inc.
5. Each lot will provide a minimum of two (2) trees of at least two inches (2") in caliper or one (1) tree of four inch (4") caliper per Ordinance No. 3222.
6. Water Service for this subdivision will be provided by Wellborn Water S.U.D.
7. All distances shown along curves are arc lengths.
8. The HOA is established (V.14227, P.271) and is responsible for the maintenance of the roadway and give the City of College Station access at all time as recorded in V_____, P_____.
9. Lots shown on this plat are wider than 70' and do not require on street parking restrictions per UDO 12-8.3.W.3.d.
10. Fences, regrading, or any other obstruction will not be permitted within the Pr.D.E. All Pr.D.E.'s will be owned by the lot owner or the HOA. Maintenance will be the responsibility of the lot owner for Pr.D.E.s within their lot and the HOA for Pr.D.E.s within the common areas.
11. Monumentation: Unless otherwise indicated, all lot corners are marked with 1/2" Iron Rods.

    O Indicates 1/2" Iron Rod set
    ⊗ PK Nail Control Monuments set in Asphalt Pvmt., at ℄ Intersections and the ℄ radius of culdesacs.

12. Abbreviation:

Cm.A.	– Common Area
H.O.A.	– Homeowner's Association
H.O.A.Cm.A.	– Homeowner's Association Common Area
P.O.B.	– Point of Beginning
P.O.C.	– Point of Commencing
P.U.E.	– Public Utility Easement
Pr.D.E.	– Private Drainage Easement
Pr.A.E.	– Private Access Easement
Vw.P.A.E.	– Variable Width Public Access Easement
Vw.P.D.E.	– Variable Width Public Drainage Easement

CERTIFICATE OF CITY ENGINEER

I, CAROL COTTER, City Engineer of the City of College Station, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of College Station.

City Engineer
City of College Station

CERTIFICATE OF PLANNING AND ZONING COMMISSION

I, Jane Kee, Chairman of the Planning and Zoning Commission of the City of College Station, hereby certify that the attached plat was duly approved by the Commission on the 5 day of July, 2018.

Chairman

CERTIFICATE

STATE OF TE

COUNTY OF

I, Karen

that this pl

record in my

Official Recor

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 8/10/2018 10:12:48 AM
In the PLAT Records

Doc Number: 2018-1337882
Volume-Page: 14856-162
Number of Pages: 1
Amount: 73.00
Order#: 20180810000037
By: MG

Witness my hand and official Seal, at my office in Bryan, Texas.

Karen McQueen by Mariafarcia
County Clerk
Brazos County, Texas

STATE OF TEXAS

COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Clint Cooper, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 7th day of August, 20 18.

Miranda Waller
Notary Public, Brazos County, Texas

MIRANDA WALLER
Notary ID # 130171099
My Commission Expires
March 27, 2019

CERTIFICATE OF SURVEYOR
STATE OF TEXAS

COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property, and that property markers and monuments were placed under my supervision on the ground.

Kevin R. McClure, R.P.L.S. No. 5650

KEVIN R. McCLURE
5650
REGISTERED PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS

COUNTY OF BRAZOS

I (we), BCS Mission Ranch LP, owner(s) and developer(s) of the land shown on this plat, and designated herein as the MISSION RANCH SUBDIVISION PHASE 301 Subdivision to the City of College Station, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Owner(s)

FIELD NOTES
10.277 ACRES

Being all that certain tract or parcel of land lying and being situated in the JAMES ERWIN SURVEY, A-119, Brazos County, Texas and being part of the called 270.800 acre tract described in the deed from BCS Prairie Corp. to BCS Mission Ranch, L.P. recorded in Volume 13842, Page 179 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

COMMENCING: at a found 1/2-inch iron rod marking the south corner of the called 10.43 acre Jasper Construction, Ltd. tract recorded in Volume 8709, Page 53 (O.R.B.C.), said iron rod also being in the northwest line of the called 270.800 acre tract and being in or near the common line of the said JAMES ERWIN SURVEY, A-119 and the CRAWFORD BURNETT SURVEY, A-7;

THENCE: S 35° 05' 43" W into the interior of the said 270.800 acre BCS Mission Ranch, L.P. tract for a distance of 1356.98 feet to a 1/2-inch iron rod set for the POINT OF BEGINNING:

THENCE: S 40° 08' 26" W for a distance of 326.35 feet to a 1/2-inch iron rod set for corner;

THENCE: S 25° 56' 43" E for a distance of 18.71 feet to a 1/2-inch iron rod set for corner;

THENCE: S 08° 09' 15" W for a distance of 87.51 feet to a 1/2-inch iron rod set for corner;

THENCE: S 06° 48' 47" E for a distance of 63.80 feet to a 1/2-inch iron rod set for corner;

THENCE: N 78° 28' 30" W for a distance of 260.38 feet to a 1/2-inch iron rod set for corner;

THENCE: S 11° 31' 30" W for a distance of 44.37 feet to a 1/2-inch iron rod set for corner;

THENCE: N 78° 28' 30" W for a distance of 50.00 feet to a 1/2-inch iron rod set for corner;

THENCE: S 11° 31' 30" W for a distance of 150.00 feet to a 1/2-inch iron rod set for corner;

THENCE: N 60° 34' 22" W for a distance of 296.23 feet to a 1/2-inch iron rod set for corner;

THENCE: S 89° 07' 14" W for a distance of 130.62 feet to a 1/2-inch iron rod set for corner;

THENCE: N 06° 38' 11" W for a distance of 31.94 feet to a 1/2-inch iron rod set for corner;

THENCE: N 78° 43' 42" W for a distance of 129.99 feet to a 1/2-inch iron rod set for corner;

THENCE: N 11° 16' 18" E for a distance of 241.97 feet to a 1/2-inch iron rod set for corner;

THENCE: N 32° 17' 35" W for a distance of 49.25 feet to a 1/2-inch iron rod set for corner;

THENCE: 52.16 feet in a counter-clockwise direction along the arc of a curve having a central angle of 05° 58' 37", a radius of 500.00 feet, a tangent of 26.10 feet and a long chord bearing N 54° 43' 07" E at a distance of 52.13 feet to a 1/2-inch iron rod set for the Point of Reverse Curvature;

THENCE: 197.98 feet along the arc of said reverse curve having a central angle of 40° 30' 43", a radius of 280.00 feet, a tangent of 103.33 feet and a long chord bearing N 71° 59' 10" E at a distance of 193.88 feet for corner;

THENCE: S 87° 45' 29" E for a distance of 134.40 feet to a 1/2-inch iron rod set for the Point of Reverse Curvature of a curve to the left;

THENCE: 392.07 feet in a counter-clockwise direction along the arc of a curve having a central angle of 53° 29' 09", a radius of 420.00 feet, a tangent of 211.63 feet and a long chord bearing N 65° 29' 56" E at a distance of 377.99 feet to a for the Point of Tangency;

THENCE: N 38° 45' 22" E for a distance of 64.34 feet to a 1/2-inch iron rod set for corner;

THENCE: N 83° 45' 22" E for a distance of 35.36 feet to a 1/2-inch iron rod set for corner;

THENCE: S 51° 14' 38" E for a distance of 257.89 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right;

THENCE: 96.51 feet along the arc of said curve having a central angle of 14° 07' 25", a radius of 391.50 feet, a tangent of 48.50 feet and a long chord bearing S 44° 10' 56" E at a distance of 96.26 feet to the POINT OF BEGINNING and containing 10.277 acres of land, more or less.

FINAL PLAT

MISSION RANCH PHASE 301

LOTS 1-3 & LOTS 22-28, BLOCK 17
COMMON AREAS 1-4
10 LOTS

10.277 ACRES

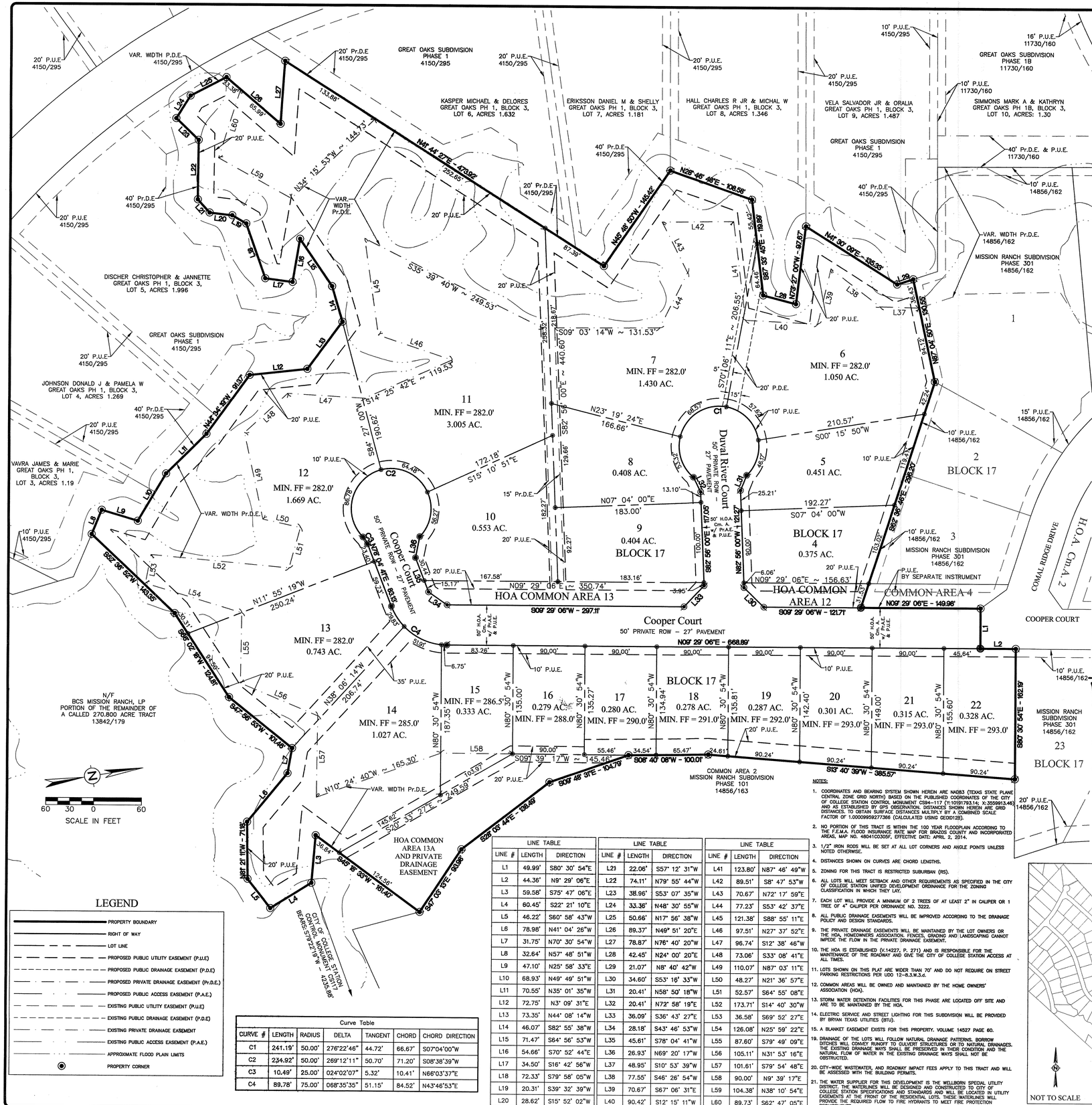
JAMES ERWIN SURVEY, A-119
COLLEGE STATION, BRAZOS COUNTY, TEXAS

JUNE 2017
SCALE: 1" = 50'

Owner:
BCS Mission Ranch, LP
1700 Research Pkwy Ste 110
College Station, Tx 77845
979-260-7000

Surveyor:
Texas Firm Registration No. 10103300
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

10280005-fp-03.dwg



LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PROPOSED PUBLIC UTILITY EASEMENT (P.U.E)
- PROPOSED PUBLIC DRAINAGE EASEMENT (P.D.E)
- PROPOSED PRIVATE DRAINAGE EASEMENT (Pr.D.E.)
- PROPOSED PUBLIC ACCESS EASEMENT (P.A.E.)
- EXISTING PUBLIC UTILITY EASEMENT (P.U.E)
- EXISTING PUBLIC DRAINAGE EASEMENT (P.D.E)
- EXISTING PRIVATE DRAINAGE EASEMENT
- EXISTING PUBLIC ACCESS EASEMENT (P.A.E.)
- APPROXIMATE FLOOD PLAIN LIMITS
- PROPERTY CORNER

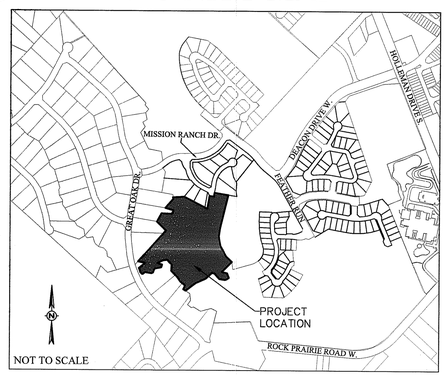
Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	241.19'	50.00'	276°22'46"	44.72'	66.67'	S07°04'00"W
C2	234.92'	50.00'	269°12'11"	50.70'	71.20'	S08°38'39"W
C3	10.49'	25.00'	024°02'07"	5.32'	10.41'	N66°03'37"E
C4	89.78'	75.00'	068°35'35"	51.15'	84.52'	N43°46'53"E

LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	49.99'	S80° 30' 54"E	L21	22.06'	S57° 12' 31"W	L41	123.80'	N87° 46' 49"W
L2	44.36'	N9° 29' 06"E	L22	74.11'	N79° 55' 44"W	L42	89.51'	S8° 47' 53"W
L3	59.58'	S75° 47' 06"E	L23	38.96'	S53° 07' 35"W	L43	70.67'	N72° 17' 59"E
L4	60.45'	S22° 21' 10"E	L24	33.36'	N48° 30' 55"W	L44	77.23'	S53° 42' 37"E
L5	46.22'	S60° 58' 43"W	L25	50.66'	N17° 56' 38"W	L45	121.38'	S88° 55' 11"E
L6	78.98'	N41° 04' 26"W	L26	89.37'	N49° 51' 20"E	L46	97.51'	N27° 37' 52"E
L7	31.75'	N70° 30' 54"W	L27	78.87'	N76° 40' 20"W	L47	96.74'	S12° 38' 46"W
L8	32.64'	N57° 48' 51"W	L28	42.45'	N24° 00' 20"E	L48	73.06'	S33° 08' 41"E
L9	47.10'	N25° 58' 33"E	L29	21.07'	N8° 40' 42"W	L49	110.07'	N87° 03' 11"E
L10	68.93'	N49° 49' 51"W	L30	34.60'	S53° 16' 33"W	L50	48.27'	N21° 36' 57"E
L11	70.55'	N35° 01' 35"W	L31	20.41'	N58° 50' 18"W	L51	52.57'	S64° 55' 08"E
L12	72.75'	N3° 09' 31"E	L32	20.41'	N72° 58' 19"E	L52	173.71'	S14° 40' 30"W
L13	73.35'	N44° 08' 14"W	L33	36.09'	S36° 43' 27"E	L53	36.58'	S69° 52' 27"E
L14	46.07'	S82° 55' 38"W	L34	28.18'	S43° 46' 53"W	L54	126.08'	N25° 59' 22"E
L15	71.47'	S64° 56' 53"W	L35	45.61'	S78° 04' 41"W	L55	87.60'	S79° 49' 09"E
L16	54.66'	S70° 52' 44"E	L36	26.93'	N69° 20' 17"W	L56	105.11'	N31° 53' 16"E
L17	34.50'	S16° 42' 56"W	L37	48.95'	S10° 53' 39"W	L57	101.61'	S79° 54' 48"E
L18	72.33'	S79° 58' 05"W	L38	77.55'	S46° 26' 54"W	L58	90.00'	N9° 39' 17"E
L19	20.31'	S39° 32' 39"W	L39	70.67'	S67° 06' 31"E	L59	104.38'	N38° 10' 54"E
L20	28.62'	S15° 52' 02"W	L40	90.42'	S12° 15' 11"W	L60	89.73'	S62° 47' 05"E

NOTES:

1. COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94–117 (Y:10191793.14; X:3559913.46) AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00009859277366 (CALCULATED USING GEOID12B).
2. NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0305F, EFFECTIVE DATE: APRIL 2, 2014.
3. 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
4. DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
5. ZONING FOR THIS TRACT IS RESTRICTED SUBURBAN (RS).
6. ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF COLLEGE STATION UNIFIED DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
7. EACH LOT WILL PROVIDE A MINIMUM OF 2 TREES OF AT LEAST 2" IN CALIPER OR 1 TREE OF 4" CALIPER PER ORDINANCE NO. 3222.
8. ALL PUBLIC DRAINAGE EASEMENTS WILL BE IMPROVED ACCORDING TO THE DRAINAGE POLICY AND DESIGN STANDARDS.
9. THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE HOA, HOMEOWNERS ASSOCIATION. FENCES, GRADING AND LANDSCAPING CANNOT IMPEDE THE FLOW IN THE PRIVATE DRAINAGE EASEMENT.
10. THE HOA IS ESTABLISHED (V.14227, P. 271) AND IS RESPONSIBLE FOR THE MAINTENANCE OF THE ROADWAY AND GIVE THE CITY OF COLLEGE STATION ACCESS AT ALL TIMES.
11. LOTS SHOWN ON THIS PLAT ARE WIDER THAN 70' AND DO NOT REQUIRE ON STREET PARKING RESTRICTIONS PER UDO 12–8.3.M.3.d.
12. COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA).
13. STORM WATER DETENTION FACILITIES FOR THIS PHASE ARE LOCATED OFF SITE AND ARE TO BE MAINTAINED BY THE HOA.
14. ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
15. A BLANKET EASEMENT EXISTS FOR THIS PROPERTY. VOLUME 14527 PAGE 60.
19. DRAINAGE OF THE LOTS WILL FOLLOW NATURAL DRAINAGE PATTERNS. BORROW DITCHES WILL CONVEY RUNOFF TO CULVERT STRUCTURES OR TO NATURAL DRAINAGES. THE EXISTING DRAINAGE WAYS SHALL BE PRESERVED IN THEIR CONDITION AND THE NATURAL FLOW OF WATER IN THE EXISTING DRAINAGE WAYS SHALL NOT BE OBSTRUCTED.
20. CITY–WIDE WASTEWATER, AND ROADWAY IMPACT FEES APPLY TO THIS TRACT AND WILL BE ASSESSED WITH THE BUILDING PERMITS.
21. THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WELLBORN SPECIAL UTILITY DISTRICT. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF COLLEGE STATION SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN UTILITY EASEMENTS AT THE FRONT OF THE RESIDENTIAL LOTS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.

VICINITY MAP



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, BCS Mission Ranch, LP, owner and developer of the land shown on this plat, and designated herein as the Mission Ranch Subdivision, Phase 302, to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Clint Cooper, Vice–President
BCS Mission Ranch, LP!

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Clint Cooper, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 8th day of APRIL 2020

RICHARD CHRISTOPHER FLORES
Notary ID #128935919
My Commission Expires
March 29, 2024

Notary Public, Brazos County, Texas

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional Land Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground.

R.P.L.S. No. 4502

STATE OF TEXAS
REGISTERED
BRAD KERR
4502
PROFESSIONAL
LAND SURVEYOR

CERT
STATE
COUN
I, ___ d for said county, do
hereb ___ ificates of authentication
was f ___
20___ ___ixas, in Volume _____
Page ___

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 4/14/2020 10:01:37 AM
In the PLAT Records
Doc Number: 2020 – 1390328
Volume – Page: 15976 – 125
Number of Pages: 1
Amount: 73.00
Order#: 20200414000036
By: TD

, and affixed my official seal, at my office in Bryan, Texas.

Karen McQueen
County Clerk
Brazos County, Texas
By: ___

CERTIFICATE OF NO ACTION TAKEN

I, Dennis Christianson, Chairman of the Planning and Zoning Commission, hereby certify that the plat was filed with the Planning and Development Services Department on the 13 day of April, 20 20, and that the Planning and Zoning Commission failed to act on the plat within 30 days after the plat was filed.

Chairman

CERTIFICATE OF CITY ENGINEER

I, Carol Cotter, City Engineer of the City of College Station, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of College Station, Texas.

City Engineer
City of College Station, Texas

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE JAMES ERWIN SURVEY, ABSTRACT NO. 119, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 270.800 ACRE TRACT AS DESCRIBED BY A DEED TO BCS MISSION RANCH, LP RECORDED IN VOLUME 13842, PAGE 179 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½ INCH IRON ROD WITH PLASTIC CAP MARKED "MCCLURE" FOUND ON THE SOUTH LINE OF LOT 23, BLOCK 17, MISSION RANCH SUBDIVISION, PHASE 301, ACCORDING TO THE PLAT RECORDED IN VOLUME 14856, PAGE 162 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING A NORTHWEST CORNER OF COMMON AREA 2, MISSION, RANCH SUBDIVISION, PHASE 101, ACCORDING TO THE PLAT RECORDED IN VOLUME 14856, PAGE 163 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94–117 (Y:10191793.14, X:3559913.46) AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00009859277366 (CALCULATED USING GEOID12B);

THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 270.800 ACRE TRACT AND SAID COMMON AREA 2 FOR THE FOLLOWING CALLS:

S 13° 40' 39" W FOR A DISTANCE OF 385.57 FEET;
S 08° 40' 08" W FOR A DISTANCE OF 100.01 FEET;
S 09° 48' 31" E FOR A DISTANCE OF 104.79 FEET;
S 28° 03' 44" E FOR A DISTANCE OF 138.49 FEET;
S 47° 03' 13" E FOR A DISTANCE OF 93.98 FEET;

THENCE: THROUGH SAID REMAINDER OF 270.800 ACRE TRACT FOR THE FOLLOWING CALLS:

S 45° 18' 33" W FOR A DISTANCE OF 161.40 FEET;
S 75° 47' 06" E FOR A DISTANCE OF 59.58 FEET;
S 22° 21' 10" E FOR A DISTANCE OF 60.45 FEET;
S 60° 58' 43" W FOR A DISTANCE OF 46.22 FEET;
N 81° 21' 11" W FOR A DISTANCE OF 71.18 FEET;
N 41° 04' 26" W FOR A DISTANCE OF 78.98 FEET;
N 70° 30' 54" W FOR A DISTANCE OF 31.75 FEET;
S 47° 56' 53" W FOR A DISTANCE OF 101.46 FEET;
S 66° 02' 18" W FOR A DISTANCE OF 124.81 FEET;

S 52° 36' 52" W FOR A DISTANCE OF 143.35 FEET TO THE NORTHEAST LINE OF GREAT OAKS SUBDIVISION, PHASE 1, ACCORDING TO THE PLAT RECORDED IN VOLUME 4150, PAGE 295 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 270.800 ACRE TRACT AND GREAT OAKS SUBDIVISION, PHASE 1, FOR THE FOLLOWING CALLS:

N 57° 48' 51" W FOR A DISTANCE OF 32.64 FEET;
N 25° 58' 33" E FOR A DISTANCE OF 47.10 FEET;
N 49° 49' 51" W FOR A DISTANCE OF 68.93 FEET;
N 35° 01' 35" W FOR A DISTANCE OF 70.55 FEET;
N 44° 34' 19" W FOR A DISTANCE OF 91.37 FEET;
N 03° 09' 31" E FOR A DISTANCE OF 72.75 FEET;
N 44° 08' 14" W FOR A DISTANCE OF 73.35 FEET;
S 82° 55' 38" W FOR A DISTANCE OF 46.07 FEET;
S 64° 56' 53" W FOR A DISTANCE OF 71.47 FEET;
S 70° 52' 44" E FOR A DISTANCE OF 54.66 FEET;
S 16° 42' 56" W FOR A DISTANCE OF 34.50 FEET;
S 79° 58' 05" W FOR A DISTANCE OF 72.33 FEET;
S 39° 32' 39" W FOR A DISTANCE OF 20.31 FEET;
S 15° 52' 02" W FOR A DISTANCE OF 28.62 FEET;
S 57° 12' 31" W FOR A DISTANCE OF 22.06 FEET;
N 79° 55' 44" W FOR A DISTANCE OF 74.11 FEET;
S 53° 07' 35" W FOR A DISTANCE OF 38.96 FEET;
N 48° 30' 55" W FOR A DISTANCE OF 33.36 FEET;
N 17° 56' 38" W FOR A DISTANCE OF 50.66 FEET;
N 49° 51' 20" E FOR A DISTANCE OF 89.37 FEET;
N 76° 40' 20" W FOR A DISTANCE OF 78.87 FEET;
N 41° 44' 27" E FOR A DISTANCE OF 473.92 FEET;
N 45° 48' 50" W FOR A DISTANCE OF 145.42 FEET;
N 28° 46' 48" E FOR A DISTANCE OF 108.58 FEET;
S 87° 33' 45" E FOR A DISTANCE OF 119.89 FEET;
N 24° 00' 20" E FOR A DISTANCE OF 42.45 FEET;
N 73° 27' 00" W FOR A DISTANCE OF 97.67 FEET;
N 41° 30' 09" E FOR A DISTANCE OF 135.33 FEET;
N 08° 40' 42" W FOR A DISTANCE OF 21.07 FEET TO A COMMON CORNER OF SAID GREAT OAKS SUBDIVISION, PHASE 1, AND MISSION RANCH SUBDIVISION, PHASE 301 (PLAT 14856/162);

THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 207.800 ACRE TRACT AND MISSION RANCH SUBDIVISION, PHASE 301, FOR THE FOLLOWING CALLS:

N 87° 04' 50" E FOR A DISTANCE OF 130.55 FEET;
S 62° 36' 46" E FOR A DISTANCE OF 296.20 FEET TO A ½ INCH IRON ROD WITH PLASTIC CAP MARKED "MCCLURE" FOUND;
N 09° 29' 06" E ALONG THE EXTENSION OF THE WEST LINE OF COOPER COURT (50' R.O.W.) FOR A DISTANCE OF 149.98 FEET;
S 80° 30' 54" E ACROSS COOPER COURT FOR A DISTANCE OF 49.99 FEET;
N 09° 29' 06" E ALONG THE EAST LINE OF COOPER COURT FOR A DISTANCE OF 44.36 FEET;
S 80° 30' 54" E FOR A DISTANCE OF 162.19 FEET TO THE **POINT OF BEGINNING** CONTAINING 15.800 ACRES OF LAND AS SURVEYED ON THE GROUND.

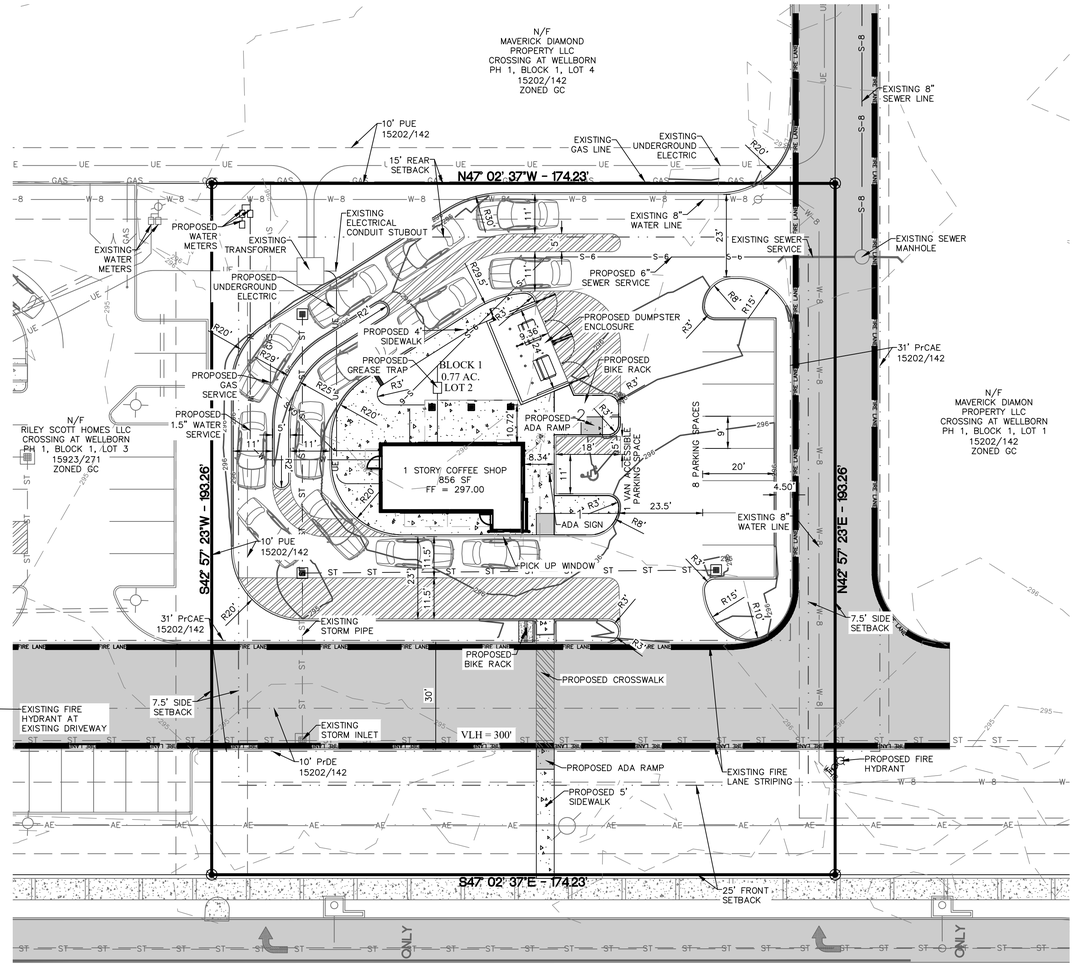
FINAL PLAT
MISSION RANCH SUBDIVISION PHASE 302
15.800 ACRES
JAMES ERWIN SURVEY, A-119
COLLEGE STATION, BRAZOS COUNTY, TEXAS
19 LOTS
BLOCK 17, LOTS 4-22
COMMON AREAS 12, 13 & 13A

SCALE 1" = 60'
JULY, 2019

OWNER/DEVELOPER:
BCS MISSION RANCH, LP
9955 Barker Cypress Rd., Suite 250
Cypress, TX 77433
(979) 260-7000

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

ENGINEER:
SCHULTZ Engineering LLC
TBPE NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
(979) 764-3900



LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- RIGHT OF WAY (ROW)
- LOT LINE
- PROPERTY SETBACK
- PROPOSED PUBLIC UTILITY EASEMENT (PUE)
- EXISTING PUBLIC UTILITY EASEMENT (PUE)
- PROPOSED PUBLIC ACCESS EASEMENT (PAE)
- EXISTING PUBLIC ACCESS EASEMENT (PAE)
- EXISTING PRIVATE ACCESS EASEMENT (PrAE)
- EXISTING PRIVATE DRAINAGE EASEMENT (PrDE)
- LIMITS OF DISTURBANCE
- FIRE LANE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- FLOW ARROWS
- STORM PIPE
- EXISTING STORM PIPE
- PROPOSED WATERLINE, SIZE NOTED
- PROPOSED WATER SERVICE, SIZE NOTED
- EXISTING WATERLINE, SIZE NOTED
- PROPOSED SANITARY SEWER LINE, SIZE NOTED
- PROPOSED SANITARY SEWER SERVICE, SIZE NOTED
- EXISTING SANITARY SEWER LINE, SIZE NOTED
- PROPOSED GAS LINE, SIZE NOTED
- EXISTING GAS LINE, SIZE NOTED
- PROPOSED UNDERGROUND ELECTRIC LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD ELECTRIC LINE

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF COLLEGE STATION STANDARD SPECIFICATIONS AND DETAILS FOR (WATER, SEWER, STREETS, DRAINAGE). ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY ENGINEER'S OFFICE.
2. ALL UTILITY LINES (WATER, GAS, SANITARY SEWER, STORM SEWER, ETC.) SHOWN ARE TAKEN FROM BEST AVAILABLE RECORD INFORMATION BASED ON CONSTRUCTION UTILITY MAP DOCUMENTS OBTAINED FROM CITY & INDEPENDENT AGENCIES AND/OR ABOVE GROUND FIELD EVIDENCE. SHOWN POSITIONS MAY NOT REPRESENT AS-BUILT CONDITIONS
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. NOTIFICATION OF THE UTILITY COMPANIES 48 HOURS IN ADVANCE OF CONSTRUCTION IS REQUIRED.
   DIG TESS: (800) 344-8377
   ATMOS ENERGY: (979) 774-2506
   SUDDEN LINK COMMUNICATIONS: (979) 595-2429
   FRONTIER COMMUNICATIONS: (979) 821-4783
4. THE CONSTRUCTION SHALL COMPLY WITH OSHA STANDARD 29 CFR PART 1926 SUBPART P FOR TRENCH SAFETY REQUIREMENTS.
5. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF COLLEGE STATION UNIFIED DEVELOPMENT ORDINANCE.
6. PROPOSED SIGNS SHALL BE PERMITTED SEPARATELY IN ACCORDANCE WITH THE UDO.
7. ALL ROOF AND GROUND-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OR ISOLATED SO AS NOT TO BE VISIBLE FROM ANY PUBLIC RIGHT-OF-WAY OR RESIDENTIAL DISTRICT WITHIN 150' OF THE SUBJECT PROPERTY, MEASURED FROM A POINT 5 FEET ABOVE GRADE. SUCH SCREENING SHALL BE COORDINATED WITH THE BUILDING ARCHITECTURE AND SCALE TO MAINTAIN A UNIFIED APPEARANCE.
8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO USE WHATEVER MEANS NECESSARY TO MINIMIZE EROSION AND PREVENT SEDIMENT FROM LEAVING THE PROJECT SITE. THIS INCLUDES THE INSTALLATION OF A CONSTRUCTION EXIT AND SILT FENCE AS NECESSARY.
9. THE CONTRACTOR IS REQUIRED TO MAINTAIN THE TPDES GENERAL PERMIT NO. TXR 150000 REQUIREMENTS FOR CONSTRUCTION SITES.
10. ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN DISTURBED BY CONSTRUCTION SHALL BE ADEQUATELY BLOCK SODDED OR HYDROMULCHED, AND WATERED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOCK SOD WILL BE REQUIRED. BARED AREAS SHALL BE SEEDED OR SODDED WITHIN 14 CALENDAR DAYS OF LAST DISTURBANCE.
11. EXTERIOR BUILDING AND SITE LIGHTING SHALL MEET THE STANDARDS OF SECTION 7.11 OF THE UNIFIED DEVELOPMENT ORDINANCE. THE LIGHT SOURCE SHALL NOT PROJECT BELOW AN OPAQUE HOUSING AND NO FIXTURE SHALL DIRECTLY PROJECT LIGHT HORIZONTALLY. FIXTURES WILL BE MOUNTED IN SUCH A MANNER THAT THE PROJECTED CONE OF LIGHT DOES NOT CROSS ANY PROPERTY LINE. PLEASE NOTE THAT COMPLIANCE WITH THIS SECTION WILL BE VERIFIED AT THE TIME OF BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY.
12. DRAINAGE INFORMATION AND DETAILS WILL BE PROVIDED ON THE DRAINAGE PLAN AND DRAINAGE REPORT.
13. LANDSCAPING AND IRRIGATION DESIGN & ANALYSIS WILL BE PROVIDED ON THE LANDSCAPE & IRRIGATION PLANS. THE IRRIGATION SYSTEM MUST BE APPROVED AND INSTALLED PRIOR TO CERTIFICATE OF OCCUPANCY.
14. ALL RADII AND DISTANCES ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
15. ALL PAVEMENT SHALL BE PER TYPICAL PAVEMENT SECTION. REFER TO PAVEMENT PLAN FOR PAVEMENT DEPTHS.
16. 100% COVERAGE OF GROUNDCOVER, DECORATIVE PAVING, DECORATIVE ROCK (NOT LOOSE), OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWALES AND DRAINAGE AREAS, THE PARKING LOT SETBACK, RIGHT-OF-WAYS, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION
17. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THESE PLANS, DRAWINGS AND SPECIFICATIONS.
18. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR ENERGIZED OVERHEAD POWER LINES.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES THAT ARE CROSSED OR EXPOSED DURING CONSTRUCTION OPERATIONS. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN, OR DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE THE UTILITIES OR SERVICE LINE WITH THE SAME TYPE OF MATERIAL AND CONSTRUCTION OR BETTER. THIS MATERIAL AND WORK SHALL BE AT THE CONTRACTOR'S OWN EXPENSE.
20. A COPY OF THE APPROVED CONSTRUCTION PLANS MUST BE KEPT ON SITE AT ALL TIMES THROUGHOUT THE ENTIRE CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL MAINTAIN A SET OF REDLINE DRAWINGS, RECORDING AS-BUILT CONDITIONS DURING CONSTRUCTION.
21. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PAY FOR AND OBTAIN ALL REQUIRED PERMITS AND INSPECTION APPROVALS FOR ALL WORK SHOWN.
22. ANY ADJACENT PROPERTY AND RIGHT-OF-WAY DISTURBED DURING CONSTRUCTION WILL BE RETURNED TO THEIR EXISTING CONDITION OR BETTER.
23. THE CONTRACTOR SHALL NOT CREATE A DIRT NUISANCE OR SAFETY HAZARD IN ANY STREET OR DRIVEWAY.
24. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER.
25. THE CONTRACTOR AGREES TO REPAIR ANY DAMAGE TO THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE STANDARDS OF THE APPLICABLE REGULATORY AGENCY.
26. THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
27. THE CONTRACTOR SHALL PROVIDE CONSTRUCTION STAKING.
28. THE IRRIGATION SYSTEM WILL BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER, A REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE, OR A DOUBLE-CHECK BACK FLOW DEVICE, AN INSTALLED AS PER CITY ORDINANCE 2394.
29. ALL BACK FLOW DEVICES WILL BE INSTALLED AND TESTED UPON INSTALLATION.
30. THE CONTRACTOR MAY OBTAIN AN ELECTRONIC COPY OF THESE PLANS FOR CONSTRUCTION PURPOSES. THE ELECTRONIC FILE AND INFORMATION GENERATED, BY SCHULTZ ENGINEERING, LLC (SE), FOR THIS PROJECT IS CONSIDERED BY SE TO BE CONFIDENTIAL. WHEN ISSUED, IT'S USE IS INTENDED SOLELY FOR THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED. PERMISSION IS NOT GRANTED TO THE RECIPIENT FOR DISTRIBUTION OF THESE DOCUMENTS IN ANY FORM OR FASHION. THE RECIPIENT UNDERSTANDS THAT THIS DATA IS AUTHORIZED "AS IS" WITHOUT ANY WARRANTY AS TO IT PERFORMANCE, ACCURACY, FREEDOM FROM ERROR, OR AS TO ANY RESULTS GENERATED THROUGHOUT ITS USE. THE RECIPIENT ALSO UNDERSTANDS AND AGREES THAT SE, UPON RELEASE OF SUCH DATA, IS NO LONGER RESPONSIBLE FOR THEIR USE OR MODIFICATION. THE USER AND RECIPIENT OF THE ELECTRONIC DATA ACCEPTS FULL RESPONSIBILITY AND LIABILITY FOR ANY CONSEQUENCES ARISING OUT OF THEIR USE.
31. FOR CURB DETAILS REFER TO BRYAN – COLLEGE STATION STANDARD STREET DETAILS SHEET (FIGURE: ST, SHEET 1 OF 2).

SITE SPECIFIC NOTES:

1. THE OWNER OF THE PROPERTY IS MAVERICK DIAMON PROPERTY, LLC. THE SUBJECT PROPERTY IS CROSSING AT WELLBORN PH 1, BLOCK 1, LOT 2. PROPERTY IS ZONED GENERAL COMMERCIAL (GC).
2. THE TOTAL DISTURBED AREA FOR THIS PROJECT IS 0.77 ACRES (33673 SF).
3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480083, PANEL NO. 03052, MAP NO. 48041C0305E, EFFECTIVE DATE: MAY 16, 2012.
4. THE MINIMUM REQUIRED FIRE FLOW FOR A COMMERCIAL BUILDING IBC TYPE VB OF 856 SF IS 1500 GALLONS PER MINUTE. THE BUILDING IS NOT SPRINKLED. ONE FIRE HYDRANT IS REQUIRED. THE PROPOSED HYDRANT WILL BE SUFFICIENT.
5. TRAFFIC IMPACT ANALYSIS IS NOT REQUIRED.
6. THE DUMPSTER ENCLOSURE SHALL BE A 6' TALL WOODEN FENCE. THE DUMPSTER AREA SHALL BE 24' x 12' NOT INCLUDING ANY BOLLARDS. (THE DUMPSTER ENCLOSURE MUST BE REMOVED FOR UTILITY CONSTRUCTION WITHIN THE UTILITY EASEMENT, THE PROPERTY OWNER IS RESPONSIBLE FOR THE REPLACEMENT OF THE DUMPSTER AREA AND ENCLOSURE).
7. PARKING LOT STRIPING OTHER THAN FIRE LANE STRIPING SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES: ITEM 666, TYPE 2 MARKING MATERIALS.
8. THE FIRE SUPPRESSION LINE SHALL HAVE A LOCKABLE LID ON THE ISOLATION VALUE. THE LOCKAGE LID SHALL SUPPLY THE SAME PROTECTION AS THE AMP OR USA, LL562 LOCKING LID AT MINIMUM. AN ALTERNATING LOCKABLE LID SHALL BE APPROVED BY THE FIRE MARSHALL OR HIS DESIGNEE.
9. CONTOURS SHOWN ARE FROM FIELD SURVEY DATA.
10. ALL ELECTRICAL IMPROVEMENTS SHALL BE PER COLLEGE STATION UTILITIES SPECIFICATIONS AND PER THE COLLEGE STATION UTILITIES ELECTRICAL DESIGN FOR THIS PROJECT.
    ELECTRIC PROJECT COORDINATOR
    CITY OF COLLEGE STATION UTILITIES
    979-764-8314
11. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF THE PRIVATE ACCESS & DRAINAGE EASEMENT WILL BE BY THE LOT OWNER OR PROPERTY OWNER ASSOCIATION.
12. ALL STORM SEWER IS PRIVATE. STORM SEWER COVERS SHALL BE LABELED PRIVATE AND SHALL NOT USE THE CITY OF COLLEGE STATION LOGO ON COVERS.
13. THE DUMPSTER GATES SHALL HAVE A MINIMUM OPENING OF 12' AND OPEN 180°. A 6" CLEARANCE FOR THE CURB SHALL BE PROVIDED. PROPOSED DUMPSTER GATES SHALL UTILIZE A POSITIVE-LOCKING MECHANISM WHILE IN THE OPEN POSITION.
14. A KNOX BOX WILL BE PROVIDED ON THE BUILDING PER FIRE MARSHALL'S REQUIREMENTS AND SPECIFICATIONS.

UTILITY DEMAND

WATER DEMAND

MINIMUM	0 GPM
AVERAGE	9 GPM
MAXIMUM (PEAK)	24 GPM

1.5" DOMESTIC WATER METER

SANITARY SEWER DEMAND (@ 90% OF WATER DEMAND)

MINIMUM	0 GPM
AVERAGE	9 GPM
MAXIMUM (PEAK)	24 GPM

6" SANITARY SEWER LINE @ 1.10 % MIN. SLOPE

FIXTURE UNITS = 35

FIXTURE UNITS ALLOWED = 700

PIPE SLOPE OK

PARKING ANALYSIS

REQUIRED PARKING

865 SF OF COFFEE SHOP

1 SPACE PER 100 SF OVER 200

7 SPACES REQUIRED

TOTAL REQUIRED: 7 SPACES
9' WIDTH, 20' LENGTH TYP.

PROPOSED PARKING

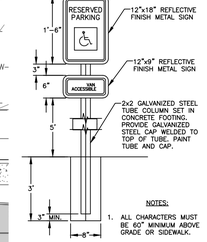
8 SPACES PARKING

1 SPACES ACCESSIBLE PARKING

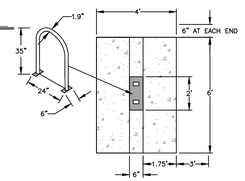
9 SPACES PROVIDED

BENCHMARK INFORMATION

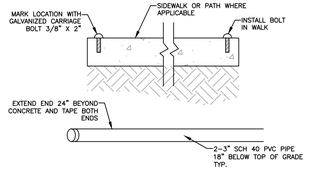
TBM 1 N: 10196290.19
E: 3560545.31
ELEV: 301.18
TKM REF POINT
IRON ROD



ADA SIGN DETAIL
N.T.S.



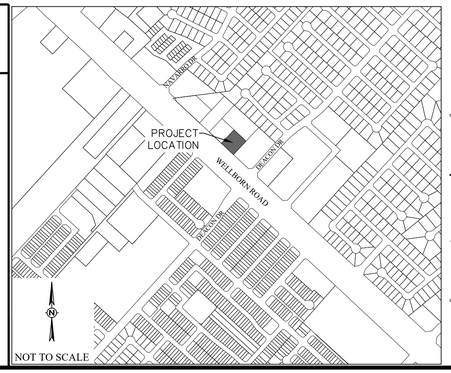
BIKE RACK DETAIL
N.T.S.



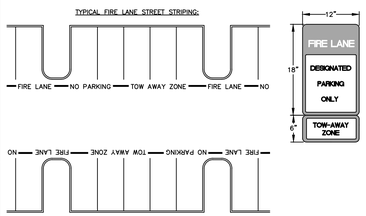
PVC SLEEVE DETAIL
N.T.S.

INTERIOR ISLANDS			
ISLAND #	TOTAL ISLAND AREA S.F.	END ISLAND AREA REQUIRED S.F.	ADDITIONAL INTERIOR ISLAND AREA PROVIDED S.F.
1	182	180	2
2	205	180	25
ADDITIONAL INTERIOR LANDSCAPE ISLAND PROVIDED = 27 SF (12 SF REQUIRED)			
LANDSCAPE ISLAND ANALYSIS			
TOTAL PARKING: 9 SPACES			
PERIPHERAL PARKING: 8 SPACES			
INTERIOR PARKING: 1 SPACES			
INTERIOR LANDSCAPE ISLAND REQUIRED: 1 SPACE X 12 = 12 SF			

VICINITY MAP



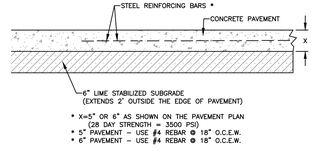
TYPICAL FIRE LANE STREET STRIPING:



FIRE LANE STRIPING AND SIGNAGE DETAIL
N.T.S.

FIRE LANE MARKING NOTES:

1. SIGN SHALL COMPLY WITH THE CITY FIRE SERVICE STANDARDS.
2. ALL CURBS AND CURB ENDS SHALL BE PAINTED RED WITH FOUR INCH (4") WHITE LETTERING STATING "FIRE LANE – NO PARKING – TOW AWAY ZONE". WORDING MAY NOT BE SPACED MORE THAN FIFTEEN FEET APART.
3. A SIGN TWELVE INCHES (12") WIDE AND EIGHTEEN INCHES (18") IN HEIGHT SHALL BE MOUNTED IN A CONSPICUOUS LOCATION AT EACH ENTRANCE TO THE PROPERTY AND AT THE LOCATIONS SHOWN. SUCH SIGNS SHALL BE TWELVE INCHES (12") WIDE AND EIGHTEEN INCHES HIGH, WITH A COMPANION SIGN TWELVE INCHES (12") WIDE AND SIX INCHES (6") HIGH STATING "TOW-AWAY ZONE". SUCH SIGNS SHALL BE PAINTED ON A WHITE BACKGROUND WITH SYMBOLS, LETTER AND BORDER IN RED.
4. FROM THE POINT THE FIRE LANE BEGINS TO THE POINT THE FIRE LANE ENDS, INCLUDING BEHIND ALL PARKING SPACES, SHALL BE MARKED WITH ONE CONTINUOUS EIGHT INCH (8") RED STRIPE PAINTED ON THE DRIVE SURFACE BEHIND THE PARKING SPACES. ALL CURBING ADJOINING A FIRE LANE MUST BE PAINTED RED. RED STRIPES AND CURBS WILL CONTAIN THE WORDING "FIRE LANE–NO PARKING–TOW AWAY ZONE", PAINTED IN FOUR INCH (4") WHITE LETTERS. ("FIGURE A" IN ORDINANCE NO. 1630 ILLUSTRATES STRIPING ON DRIVE SURFACE BEHIND PARKING SPACES.)
5. TOW-AWAY ZONE SIGN SHALL BE 12" WIDE X 6" TALL PER TMUTCD R7-201aP SIGNAGE.



CONCRETE PAVING SECTION DETAIL-TYPICAL
N.T.S.

DUTCH BROS COFFEE

12065 FM 2154 TX

TOTAL DISTURBED AREA = 0.77 ACRES
CROSSING AT WELLBORN
LOT 2, BLOCK 1
VOL. 15202, PG. 142
JOHN H. JONES LEAGUE, A - 26
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1"=20' JUNE 2020

OWNER:
MAVERICK DIAMOND PROPERTY, LLC
12276 MUSEUM SQUARE DR STE E
SUGARLAND, TX 77479
(832) 786-9483

SURVEYOR:
BRAD KERR, RPLS NO. 4502
KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TX 77803
(979) 268-3195

DEVELOPER:
WELLBORN & DEACON DB, LLC
3519 NE 15TH AVE, SUITE 251
PORTLAND, OREGON

ENGINEER:
SCHULTZ ENGINEERING, LLC.
PO BOX 11995
COLLEGE STATION, TX 77842
(979)764-3900

MARK	REVISION	BY	DATE

SCHULTZ Engineering, LLC
911 Southwest Pkwy E.
College Station, Texas 77840
979.764.3900
TBPE FIRM NO. 12327

THIS DOCUMENT IS RELEASED FOR PRELIMINARY REVIEW ONLY. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DEVEN L. DOYEN, P.E., LICENSE NO. 109835 JUNE 22, 2020

ISSUED FOR REVIEW

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	DLD	DLD	JPS	20-831	JUNE 2020

STATE OF TEXAS
DEVEN L. DOYEN
109835
LICENSED PROFESSIONAL ENGINEER
6/22/2020

DUTCH BROS COFFEE
THE CROSSING AT WELLBORN, LOT 2, BLOCK 1 - COLLEGE STATION, TX

SITE PLAN

SCALE
VERTICAL N/A
HORIZONTAL 1"=20'
PLOTTING SCALE: 1:1
FILE NAME: 20-831

SHEET
C1

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, College Station Downtown Residential, LLC, owner and developer of the land shown on this plat, and designated herein as the Midtown Reserve Subdivision, Phase 106, to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

_____
Wallace Phillips III, Manager
College Station Downtown Residential, LLC

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Wallace Phillips III, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 20___.

_____
Notary Public, Brazos County, Texas

CERTIFICATE OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of College Station, Texas, hereby certify that the attached plat was duly approved by the Commission on the _____ day of _____, 20___.

_____
Chairman
City of College Station, Texas

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional Land Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground.

_____, R.P.L.S. No. 4502

CERTIFICATE OF CITY ENGINEER

I, _____, City Engineer of the City of College Station, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of College Station, Texas.

_____
City Engineer
City of College Station, Texas

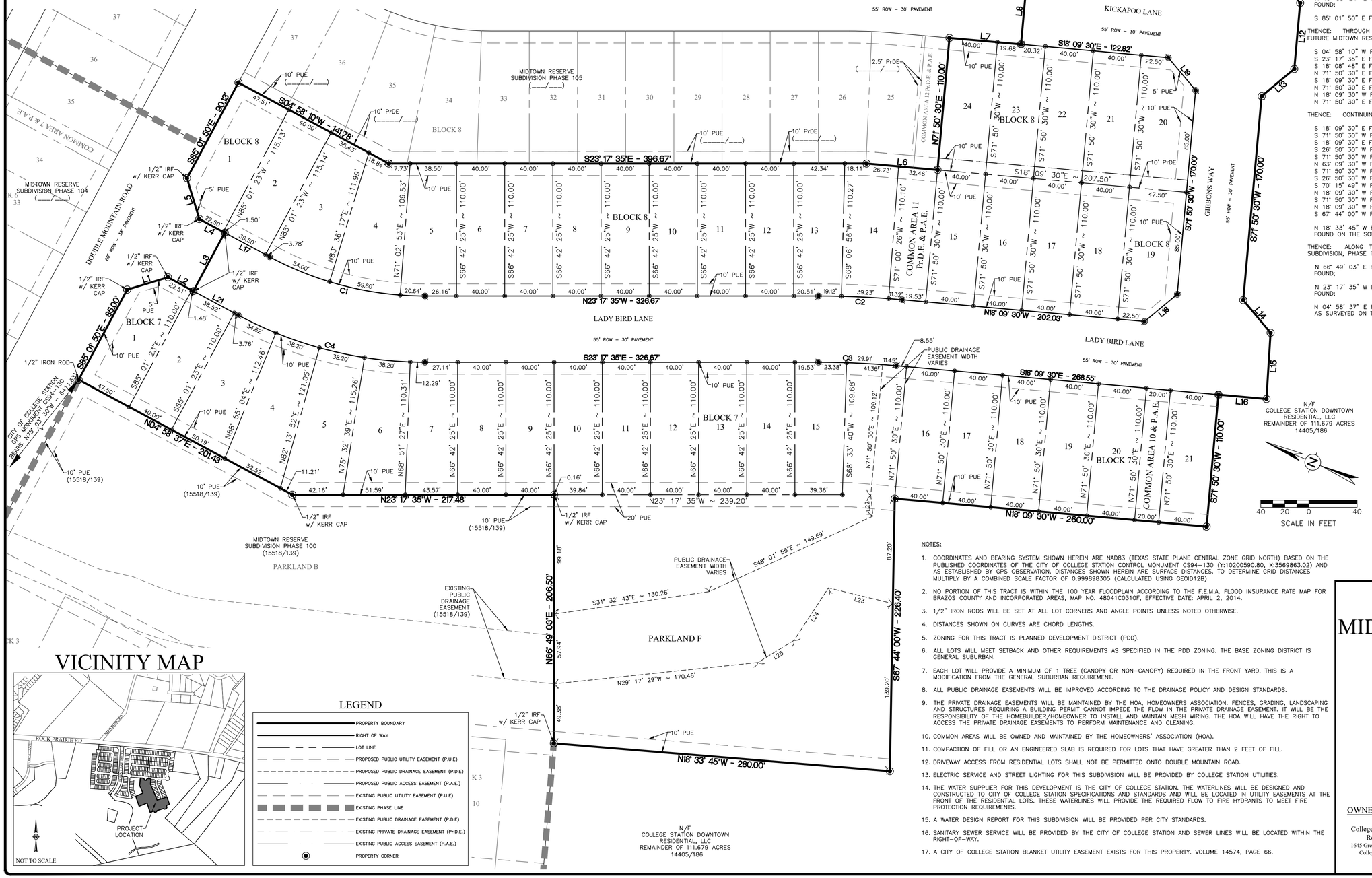
CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 20____, in the Deed Records of Brazos County, Texas, in Volume _____ Page _____.

WITNESS my hand and official Seal, at my office in Bryan, Texas.

_____
County Clerk
Brazos County, Texas



VICINITY MAP

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PROPOSED PUBLIC UTILITY EASEMENT (P.U.E)
- PROPOSED PUBLIC DRAINAGE EASEMENT (P.D.E)
- PROPOSED PUBLIC ACCESS EASEMENT (P.A.E.)
- EXISTING PUBLIC UTILITY EASEMENT (P.U.E)
- EXISTING PHASE LINE
- EXISTING PUBLIC DRAINAGE EASEMENT (P.D.E)
- EXISTING PRIVATE DRAINAGE EASEMENT (Pr.D.E.)
- EXISTING PUBLIC ACCESS EASEMENT (P.A.E.)
- PROPERTY CORNER

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE THOMAS CARUTHERS LEAGUE, ABSTRACT NO. 9, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 111.679 ACRE TRACT AS DESCRIBED BY A DEED TO COLLEGE STATION DOWNTOWN RESIDENTIAL, LLC RECORDED IN VOLUME 14405, PAGE 186 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½ INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" FOUND ON THE SOUTH LINE OF DOUBLE MOUNTAIN ROAD (60' R.O.W.) MARKING THE NORTHEAST CORNER OF MIDTOWN RESERVE SUBDIVISION, PHASE 100, ACCORDING TO THE PLAT RECORDED IN VOLUME 1518, PAGE 139 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS [COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-130 (Y:10200590.80, X:3569863.02) AS ESTABLISHED FROM GPS OBSERVATION, DISTANCES SHOWN HEREIN ARE SURFACE DISTANCES; TO DETERMINE GRID DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 0.999898305 (CALCULATED USING GEOID12B)];

THENCE: ALONG THE SOUTH LINE OF DOUBLE MOUNTAIN ROAD (AS PLATTED) FOR THE FOLLOWING CALLS:

S 85° 01' 50" E FOR A DISTANCE OF 85.00 FEET TO A ½ INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" FOUND;

S 40° 01' 36" E FOR A DISTANCE OF 35.36 FEET TO A ½ INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" FOUND;

S 04° 58' 37" W ALONG THE EXTENSION OF THE FUTURE WEST LINE OF LADY BIRD LANE FOR A DISTANCE OF 23.99 FEET TO A ½ INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" FOUND;

S 85° 01' 23" E ACROSS THE FUTURE LADY BIRD LANE FOR A DISTANCE OF 55.00 FEET TO A ½ INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" FOUND;

N 04° 58' 37" E ALONG THE EXTENSION OF THE FUTURE EAST LINE OF LADY BIRD LANE FOR A DISTANCE OF 24.00 FEET TO A ½ INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" FOUND;

N 49° 58' 24" E FOR A DISTANCE OF 35.35 FEET TO A ½ INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" FOUND;

S 85° 01' 50" E FOR A DISTANCE OF 90.13 FEET TO THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: THROUGH SAID REMAINDER OF 111.679 ACRE TRACT AND ALONG THE WESTERLY AND SOUTHERLY LINES OF THE FUTURE MIDTOWN RESERVE SUBDIVISION, PHASE 105 (NOT YET FILED OF RECORD) FOR THE FOLLOWING CALLS:

S 04° 58' 10" W FOR A DISTANCE OF 141.78 FEET;
S 23° 17' 35" E FOR A DISTANCE OF 396.67 FEET;
S 18° 08' 48" E FOR A DISTANCE OF 59.19 FEET;
N 71° 50' 30" E FOR A DISTANCE OF 110.00 FEET;
S 18° 09' 30" E FOR A DISTANCE OF 59.68 FEET;
N 71° 50' 30" E FOR A DISTANCE OF 55.00 FEET;
N 18° 09' 30" W FOR A DISTANCE OF 58.78 FEET;
N 71° 50' 30" E FOR A DISTANCE OF 110.00 FEET;

THENCE: CONTINUING THROUGH SAID REMAINDER OF 111.679 ACRE TRACT FOR THE FOLLOWING CALLS:

S 18° 09' 30" E FOR A DISTANCE OF 206.60 FEET;
S 71° 50' 30" W FOR A DISTANCE OF 85.00 FEET;
S 18° 09' 30" E FOR A DISTANCE OF 55.00 FEET;
S 26° 50' 30" W FOR A DISTANCE OF 35.36 FEET;
S 71° 50' 30" W FOR A DISTANCE OF 55.00 FEET;
N 63° 09' 30" W FOR A DISTANCE OF 35.36 FEET;
S 71° 50' 30" W FOR A DISTANCE OF 170.00 FEET;
S 26° 50' 30" W FOR A DISTANCE OF 35.36 FEET;
S 70° 15' 49" W FOR A DISTANCE OF 55.02 FEET;
N 18° 09' 30" W FOR A DISTANCE OF 40.00 FEET;
S 71° 50' 30" W FOR A DISTANCE OF 110.00 FEET;
N 18° 09' 30" W FOR A DISTANCE OF 260.00 FEET;
S 67° 44' 00" W FOR A DISTANCE OF 226.40 FEET;

N 18° 33' 45" W FOR A DISTANCE OF 280.00 FEET TO A ½ INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502: FOUND ON THE SOUTH LINE OF SAID MIDTOWN RESERVE SUBDIVISION, PHASE 100;

THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 111.679 ACRE TRACT AND SAID MIDTOWN RESERVE SUBDIVISION, PHASE 100, FOR THE FOLLOWING CALLS:

N 66° 49' 03" E FOR A DISTANCE OF 206.50 FEET TO A ½ INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" FOUND;

N 23° 17' 35" W FOR A DISTANCE OF 217.48 FEET TO A ½ INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" FOUND;

N 04° 58' 37" E FOR A DISTANCE OF 201.43 FEET TO THE POINT OF BEGINNING CONTAINING 8.667 ACRES OF LAND AS SURVEYED ON THE GROUND.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	35.36'	S40° 01' 36"E
L2	23.99'	S4° 58' 37"W
L3	55.00'	S85° 01' 23"E
L4	24.00'	N4° 58' 37"E
L5	35.35'	N49° 58' 24"E
L6	59.19'	S18° 08' 48"E
L7	59.68'	S18° 09' 30"E
L8	55.00'	N71° 50' 30"E
L9	58.78'	N18° 09' 30"W
L10	55.00'	S18° 09' 30"E
L11	35.36'	S26° 50' 30"W
L12	55.00'	S71° 50' 30"W
L13	35.36'	N63° 09' 30"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L14	35.36'	S26° 50' 30"W
L15	55.02'	S70° 15' 49"W
L16	40.00'	N18° 09' 30"W
L17	42.28'	N4° 58' 37"E
L18	35.36'	N63° 09' 30"W
L19	35.36'	S26° 50' 30"W
L20	35.36'	N63° 09' 30"W
L21	42.28'	S4° 58' 37"W
L22	17.29'	N60° 39' 20"E
L23	55.00'	N9° 40' 17"W
L24	52.08'	N79° 58' 50"W
L25	35.04'	N54° 50' 10"W

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	134.45'	272.50'	028°16'12"	68.62'	133.09'	N09°09'29"W
C2	69.68'	777.50'	005°08'05"	34.86'	69.65'	N20°43'32"W
C3	64.75'	722.50'	005°08'05"	32.40'	64.73'	S20°43'32"E
C4	161.59'	327.50'	028°16'12"	82.47'	159.96'	S09°09'29"E

NOTES:

1. COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-130 (Y:10200590.80, X:3569863.02) AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE SURFACE DISTANCES. TO DETERMINE GRID DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 0.999898305 (CALCULATED USING GEOID12B)
2. NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0310F, EFFECTIVE DATE: APRIL 2, 2014.
3. 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
4. DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
5. ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT DISTRICT (PDD).
6. ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE PDD ZONING. THE BASE ZONING DISTRICT IS GENERAL SUBURBAN.
7. EACH LOT WILL PROVIDE A MINIMUM OF 1 TREE (CANOPY OR NON-CANOPY) REQUIRED IN THE FRONT YARD. THIS IS A MODIFICATION FROM THE GENERAL SUBURBAN REQUIREMENT.
8. ALL PUBLIC DRAINAGE EASEMENTS WILL BE IMPROVED ACCORDING TO THE DRAINAGE POLICY AND DESIGN STANDARDS.
9. THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE HOA, HOMEOWNERS ASSOCIATION. FENCES, GRADING, LANDSCAPING AND STRUCTURES REQUIRING A BUILDING PERMIT CANNOT IMPEDE THE FLOW IN THE PRIVATE DRAINAGE EASEMENT. IT WILL BE THE RESPONSIBILITY OF THE HOMEBUILDER/HOMEOWNER TO INSTALL AND MAINTAIN MESH WIRING. THE HOA WILL HAVE THE RIGHT TO ACCESS THE PRIVATE DRAINAGE EASEMENTS TO PERFORM MAINTENANCE AND CLEANING.
10. COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION (HOA).
11. COMPACTION OF FILL OR AN ENGINEERED SLAB IS REQUIRED FOR LOTS THAT HAVE GREATER THAN 2 FEET OF FILL.
12. DRIVEWAY ACCESS FROM RESIDENTIAL LOTS SHALL NOT BE PERMITTED ONTO DOUBLE MOUNTAIN ROAD.
13. ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY COLLEGE STATION UTILITIES.
14. THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE CITY OF COLLEGE STATION. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF COLLEGE STATION SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN UTILITY EASEMENTS AT THE FRONT OF THE RESIDENTIAL LOTS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
15. A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
16. SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF COLLEGE STATION AND SEWER LINES WILL BE LOCATED WITHIN THE RIGHT-OF-WAY.
17. A CITY OF COLLEGE STATION BLANKET UTILITY EASEMENT EXISTS FOR THIS PROPERTY. VOLUME 14574, PAGE 66.

FINAL PLAT
MIDTOWN RESERVE SUBDIVISION
PHASE 106
8.667 ACRES

THOMAS CARUTHERS LEAGUE, A-9
COLLEGE STATION, BRAZOS COUNTY, TEXAS
50 LOTS
BLOCK 7, LOTS 1-21
BLOCK 8, LOTS 1-24
BLOCK 9, LOTS 13-17
COMMON AREAS 10 & 11
PARKLAND F - 1.523 ACRES
SCALE 1" = 40'
JUNE 2020

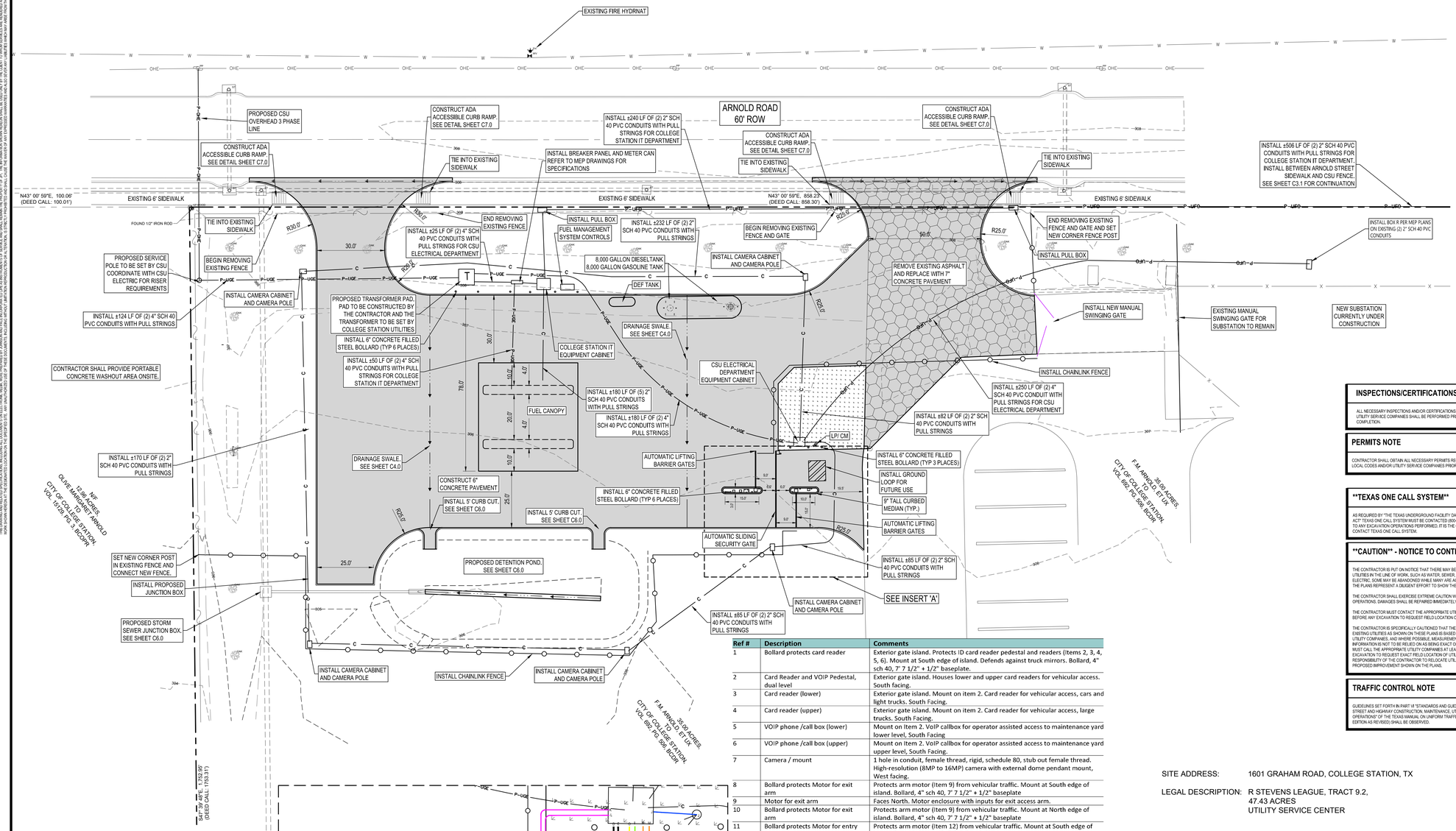
OWNER/DEVELOPER:
College Station Downtown Residential LLC
1645 Greens Prairie Rd., Unit 204
College Station, TX 77845
(979) 690-7250

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

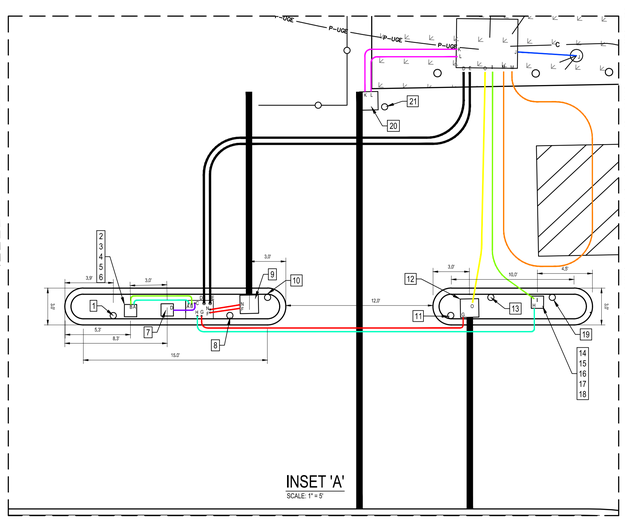
ENGINEER:
SCHULTZ Engineering LLC
TBPE NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
•••
(979) 764-3900

P:\16-70 Midtown\Phase 106 - Documents\FINAL PLAT\Midtown 106.dwg, FINAL PLAT

THE DRAWING AND RELATED SPECIFICATIONS, INCLUDING ALL DOCUMENTS RELATING THERE TO, ELECTRONIC MEDIA, WERE PREPARED BY JOHNSON & PACE INCORPORATED (JAP) AS INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF JAP. THE INFORMATION HEREIN SHALL BE USED ONLY BY THE CLIENT TO KNOW SERVICES ARE RENDERED AND ONLY FOR THE PURPOSE OF DESCRIBING, CONSTRUCTING, OR MAINTAINING THE PROJECT. ANY OTHER USE OR REUSE WITHOUT THE EXPRESS WRITTEN PERMISSION OF JAP IS PROHIBITED AND WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JAP. THE USER SHALL INDEMNIFY AND HOLD HARMLESS JAP AND ITS OFFICERS AND EMPLOYEES FROM ALL LOSSES, DAMAGES, CLAIMS, SUITS, JUDGMENTS AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING THEREFROM.



Ref #	Description	Comments
1	Bollard protects card reader	Exterior gate island. Protects ID card reader pedestal and readers (items 2, 3, 4, 5, 6). Mount at South edge of island. Defends against truck mirrors. Bollard, 4" sch 40, 7' 7 1/2" + 1/2" baseplate.
2	Card Reader and VOIP Pedestal, dual level	Exterior gate island. Houses lower and upper card readers for vehicular access. South facing.
3	Card reader (lower)	Exterior gate island. Mount on item 2. Card reader for vehicular access, cars and light trucks. South Facing.
4	Card reader (upper)	Exterior gate island. Mount on item 2. Card reader for vehicular access, large trucks. South Facing.
5	VOIP phone /call box (lower)	Mount on item 2. VoIP callbox for operator assisted access to maintenance yard lower level, South Facing
6	VOIP phone /call box (upper)	Mount on item 2. VoIP callbox for operator assisted access to maintenance yard upper level, South Facing.
7	Camera / mount	1 hole in conduit, female thread, rigid, schedule 80, stub out female thread. High-resolution (8MP to 16MP) camera with external dome pendant mount, West facing.
8	Bollard protects Motor for exit arm	Protects arm motor (Item 9) from vehicular traffic. Mount at South edge of island. Bollard, 4" sch 40, 7' 7 1/2" + 1/2" baseplate
9	Motor for exit arm	Faces North. Motor enclosure with inputs for exit access arm.
10	Bollard protects Motor for exit arm	Protects arm motor (Item 9) from vehicular traffic. Mount at North edge of island. Bollard, 4" sch 40, 7' 7 1/2" + 1/2" baseplate
11	Bollard protects Motor for entry arm	Protects arm motor (Item 12) from vehicular traffic. Mount at South edge of island. Bollard, 4" sch 40, 7' 7 1/2" + 1/2" baseplate
12	Motor for entry arm	Faces South. Motor enclosure with inputs for entry access arm.
13	Bollard protects Motor for entry arm	Protects arm motor (Item 12) from vehicular traffic. Mount at North edge of island. Bollard, 4" sch 40, 7' 7 1/2" + 1/2" baseplate
14	Card Reader and VOIP Pedestal, dual level	Interior gate island. Houses lower and upper card readers for vehicular access. North facing.
15	Card reader (lower)	Interior gate island. Mount on item 14. Card reader for vehicular access, cars an light trucks. North Facing.
16	Card reader (upper)	Interior gate island. Mount on item 14. Card reader for vehicular access, large trucks. North Facing.
17	VOIP phone /call box (lower)	Mount on Item 14. VoIP callbox for operator assisted exit from maintenance yard, lower level, North Facing
18	VOIP phone /call box (upper)	Mount on Item 14. VoIP callbox for operator assisted exit from maintenance yard, upper level, North Facing.
19	Bollard protects card reader	Interior gate island. Protects ID card reader pedestal and readers (items 14, 15, 16, 17, 18). Mount at North edge of island. Defends against truck mirrors. Bollard, 4" sch 40, 7' 7 1/2" + 1/2" baseplate.
20	Motor for Sliding Security Gate	Faces South. Motor enclosure with inputs for sliding gate.
21	Bollard protects Motor for Sliding Security Gate	Protects sliding gate motor (Item 20) from vehicular traffic. Mount near Southeast corner of motor enclosure. Bollard, 4" sch 40, 7' 7 1/2" + 1/2" baseplate



CSU ENTRANCE EXIT CONDUIT DETAIL

A - ±10 LF OF 1" SCH 40 CONDUIT FROM JB TO EXTERNAL UPPER AND LOWER CARD READERS
B - ±10 LF OF 1" SCH 40 CONDUIT FROM JB TO EXTERNAL VOIP PHONE/CALL BOX
C - ±10 LF OF 1" SCH 40 CONDUIT FROM JB TO CAMERA
D - ±44 LF OF 2" SCH 40 CONDUIT FROM CSU CABINET TO JB
E - ±44 LF OF 2" SCH 40 CONDUIT FROM CSU CABINET TO JB
F - ±8 LF OF 1" SCH 40 CONDUIT FROM JB TO EXIT LIFTING GATE MOTOR
G - ±30 LF OF 1" SCH 40 CONDUIT FROM JB TO ENTRANCE LIFTING GATE MOTOR
H - ±38 LF OF 1" SCH 40 CONDUIT FROM JB TO INTERNAL UPPER AND LOWER CARD READERS
I - ±25 LF OF 1" SCH 40 CONDUIT FROM CSU CABINET TO INTERNAL VOIP PHONE/CALL BOX
J - ±10 LF OF 1" SCH 40 CONDUIT FROM CSU CABINET TO POLE MOUNTED CAMERA
K - ±15 LF OF 2" SCH 40 CONDUIT FROM CSU CABINET TO SLIDING GATE MOTOR
L - ±15 LF OF 1" SCH 40 CONDUIT FROM CSU CABINET TO SLIDING GATE MOTOR
M - ±115 LF OF 1" SCH 40 CONDUIT FOR FUTURE GROUND LOOP
N - ±85 LF OF 2" SCH 40 CONDUIT FROM JB TO LIFTING GATE MOTOR
O - ±24 LF OF 2" SCH 40 CONDUIT FOR FUTURE GROUND LOOP

TOPOGRAPHIC SURVEY NOTE

EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WAS PREPARED BY JOHNSON & PACE, INCORPORATED OF LONGVIEW, TEXAS. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW. THE ENGINEER'S SEAL ON THESE PLANS DOES NOT APPLY TO THE PROPERTY BOUNDARY INFORMATION SHOWN HEREON.

REFERENCE MARKERS

IF THE CONTRACTOR RELOCATES REFERENCE MARKERS WITH A NEW REFERENCE MARKER, IT SHALL BE LOCATED WITHIN A HORIZONTAL AND VERTICAL TOLERANCE OF 0.10'

TBM - C.P. #14	TBM - C.P. #15	TBM - C.P. #16	TBM - C.P. #17
SET "X" IN CONCRETE	SET "X" IN CONCRETE	SET SPIKE	SET SPIKE
NORTHING: 10,197,428.94'	NORTHING: 10,197269.30'	NORTHING: 10,206,639.05'	NORTHING: 10,206,898.73'
EASTING: 3,568,079.03'	EASTING: 3,568,236.85'	EASTING: 3,564,487.55'	EASTING: 3,564,523.87'
ELEVATION: 305.41	ELEVATION: 302.67	ELEVATION: 299.01	ELEVATION: 297.78

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Know what's below. Call before you dig.

0 10 20 40 60

1" = 20'

LEGEND

- PROPOSED MONOLITHIC CONCRETE CURB AND GUTTER
- PROPERTY BOUNDARY
- PROPOSED CHAINLINK FENCE
- EXISTING CHAINLINK FENCE
- FIRE LANE STRIPING, SHOWN OFFSET FROM CURB FOR CLARITY.
- EXISTING FIRE HYDRANT
- EXISTING STORM STRUCTURE
- EXISTING ELECTRIC LINES
- EXISTING WATER LINES
- EXISTING STORM SEWER LINES
- EXISTING CURB AND GUTTER TO BE SAW CUT AND REMOVED
- PROPOSED STORM LINE
- PROPOSED STORM STRUCTURE
- PROPOSED TRANSFORMER PAD
- PROPOSED UNDERGROUND FIBER OPTIC LINE
- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED OVERHEAD ELECTRIC LINE
- PROPOSED DRAINAGE SWALE
- 7" CONCRETE PAVEMENT (7" THICK 3000 PSI WITH NO. 4's 18" OC)
- REMOVE EXISTING ASPHALT AND REPLACE WITH 7" CONCRETE PAVEMENT USE EXISTING BASE MATERIAL FOR CONCRETE SUBGRADE
- CONCRETE SIDEWALK (4" THICK 3000 PSI WITH NO. 3's 24" OCE/R)

INSPECTIONS/CERTIFICATIONS NOTE

ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY LOCAL CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO SUBSTANTIAL PROJECT COMPLETION.

PERMITS NOTE

CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED BY FEDERAL, STATE, OR LOCAL CODES AND/OR UTILITY SERVICE COMPANIES PRIOR TO START OF CONSTRUCTION.

TEXAS ONE CALL SYSTEM

AS REQUIRED BY "THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT" TEXAS ONE CALL SYSTEM MUST BE CONTACTED (800-245-4545) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OPERATIONS PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS ONE CALL SYSTEM.

CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS PUT ON NOTICE THAT THERE MAY BE NUMEROUS UNDERGROUND UTILITIES IN THE LINE OF WORK, SUCH AS WATER, SEWER, GAS, PIPELINE, TELEPHONE AND ELECTRIC. SOME MAY BE ABANDONED WHILE MANY ARE ACTIVE. EXISTING UTILITIES SHOWN ON THE PLANS REPRESENT A DILIGENT EFFORT TO SHOW THEIR APPROXIMATE LOCATION.

THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN CONDUCTING EXCAVATION OPERATIONS. DAMAGES SHALL BE REPAIRED IMMEDIATELY AT CONTRACTOR'S EXPENSE.

THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST FIELD LOCATION OF UTILITIES.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENT SHOWN ON THE PLANS.

TRAFFIC CONTROL NOTE

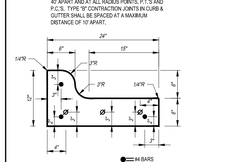
GUIDELINES SET FORTH IN PART 14 "STANDARDS AND GUIDES FOR TRAFFIC CONTROLS IS FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE, UTILITY, AND INCIDENT MANAGEMENT OPERATIONS" OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MOST RECENT EDITION AS REVISED) SHALL BE OBSERVED.

GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY, STATE, FEDERAL, AND OSHA REGULATION.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF SLOPED PAVING, RAMPS, SIDEWALKS, EXIT PORCHES. PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS, TOTAL NUMBER, LOCATION, AND SIZE OF DOWNSPOUTS AND ANY OTHER APPURTENANCES WHICH ARE CONNECTED TO THE BUILDING.
3. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB, CENTER OR END OF STRIP, FACE OF BUILDING, OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
4. ALL RADII ARE EQUAL TO 3' UNLESS OTHERWISE NOTED.
5. CONTRACTOR IS REQUIRED TO REMOVE OR RELOCATE, IN A PROPER MANNER, EXISTING IMPROVEMENTS/NATURAL FEATURES TO ALLOW FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS INDICATED ON THE PLANS. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES' SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. NO SEPARATE PAY FOR THIS WORK.
6. CONTRACTOR IS RESPONSIBLE FOR PROTECTION AND REPLACEMENT OF ALL PROPERTY CORNERS. PROPERTY CORNERS DAMAGED BY CONTRACTOR SHALL BE REPLACED BY A REGISTERED PROFESSIONAL LAND SURVEYOR AT CONTRACTOR'S EXPENSE.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING ALL EXISTING DAMAGE AND NOTIFY OWNER AND/OR ENGINEER PRIOR TO STARTING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING EXISTING ITEMS DAMAGED DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. DAMAGES SHALL BE REPORTED TO ENGINEER OR RECORD PRIOR TO REPAIR. REPAIRS SHALL BE EQUAL TO, OR BETTER THAN, EXISTING CONDITIONS.
8. PROPOSED CONSTRUCTION ON THIS SITE SHALL COMPLY WITH THE LATEST REVISION OF THE ADA REGULATIONS AND THE TEXAS ACCESSIBILITY STANDARDS (TAS).
9. EROSION AND SEDIMENTATION CONTROL DURING CONSTRUCTION SHALL BE IN COMPLIANCE WITH LOCAL AND STATE REQUIREMENTS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PROPER DRAINAGE THROUGHOUT THE SITE DURING CONSTRUCTION. CARE SHALL BE TAKEN TO PREVENT ANY NEGATIVE IMPACTS TO ADJACENT PROPERTIES.
11. CONTRACTOR SHALL CAREFULLY MONITOR WEATHER PATTERNS AND PREPARE FOR EXPECTED EVENTS. SPECIAL CARE SHALL BE TAKEN TO EXAMINE SITE PRIOR TO WEEKENDS OR ABSENCES FORM THE WORKSITE.
12. NO HAZARDOUS MATERIALS WERE IDENTIFIED DURING PRELIMINARY SITE INVESTIGATIONS. ANY ITEMS FOUND SUSPECT DURING CONSTRUCTION SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
13. EXTERIOR BUILDING AND SITE LIGHTING WILL MEET THE STANDARDS OF SECTION 13-7.11 OUTDOOR LIGHTING STANDARDS OF THE UNIFIED DEVELOPMENT ORDINANCE. THE LIGHT SOURCE SHALL NOT PROJECT BELOW AN OPAQUE HOUSING AND NO FIXTURE SHALL DIRECTLY PROJECT LIGHT HORIZONTALLY. FIXTURES WILL BE MOUNTED IN SUCH A MANNER THAT THE PROJECTED CONE OF LIGHT DOES NOT CROSS ANY PROPERTY LINE.
14. CONTRACTOR/OWNER SHALL MAKE A REASONABLE ATTEMPT TO NOTIFY ALL ADJACENT LANDOWNERS PRIOR TO BEGINNING CONSTRUCTION.
15. THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN IDENTIFIED IN FEMA FIRM MAP 48041C0325E, DATED MAY 16, 2012.
16. CONSTRUCTION DETAILS CAN BE FOUND ON THIS SHEET OR ON SHEET C-10 THRU C-12.
17. ALL ROOF AND GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW ON ISOLATED ISO AS NOT TO BE VISIBLE FROM ANY PUBLIC RIGHT-OF-WAY OR RESIDENTIAL DISTRICT WITHIN 150' OF THE SUBJECT LOT, MEASURED FROM A POINT 5' ABOVE THE GROUND. SUCH SCREENING WILL BE COORDINATED WITH THE BUILDING ARCHITECTURE AND SCALE TO MAINTAIN A UNIFIED APPEARANCE.
18. 100% COVERAGE OF GROUNDCOVER, DECORATIVE PAVING, DECORATIVE ROCK (NOT LOOSE), OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWALES AND DRAINAGE AREAS, THE PARKING LOT SETBACK, RIGHTS-OF-WAY, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
19. IRRIGATION SYSTEM MUST BE PROTECTED BY A PRESSURE VACUUM BREAKER, A REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE, OR A DOUBLE-CHECK BACK FLOW DEVICE, AND INSTALLED AS PER CITY ORDINANCE 2394.
20. ALL SIGNAGE WILL BE SEPARATELY PERMITTED.

SITE ADDRESS: 1601 GRAHAM ROAD, COLLEGE STATION, TX

LEGAL DESCRIPTION: R STEVENS LEAGUE, TRACT 9.2, 47.43 ACRES UTILITY SERVICE CENTER



NOTE:
TYPE "C" EXPANSION JOINTS IN CURB & GUTTER SHALL BE SPACED AT A MAXIMUM DISTANCE OF 40' APART, AND AT ALL RADIUS POINTS, P.T.'S AND P.C.'S. TYPE "B" CONTRACTION JOINTS IN CURB & GUTTER SHALL BE SPACED AT A MAXIMUM DISTANCE OF 10' APART.

REFER TO GRADING PLAN FOR PAVEMENT ELEVATIONS

TYPICAL CURB AND GUTTER SECTION

JOHNSON & PACE INCORPORATED
ENGINEERING | SURVEYING
111 UNIVERSITY DRIVE, SUITE 216
COLLEGE STATION, TEXAS 77840
(979) 764-8886 FAX (979) 764-8887
website: www.johnsonpace.com
TBPE # 4080

STATE OF TEXAS
DANIEL P. BEAMON
105876
LICENSED
PROFESSIONAL ENGINEER

06-16-2020

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

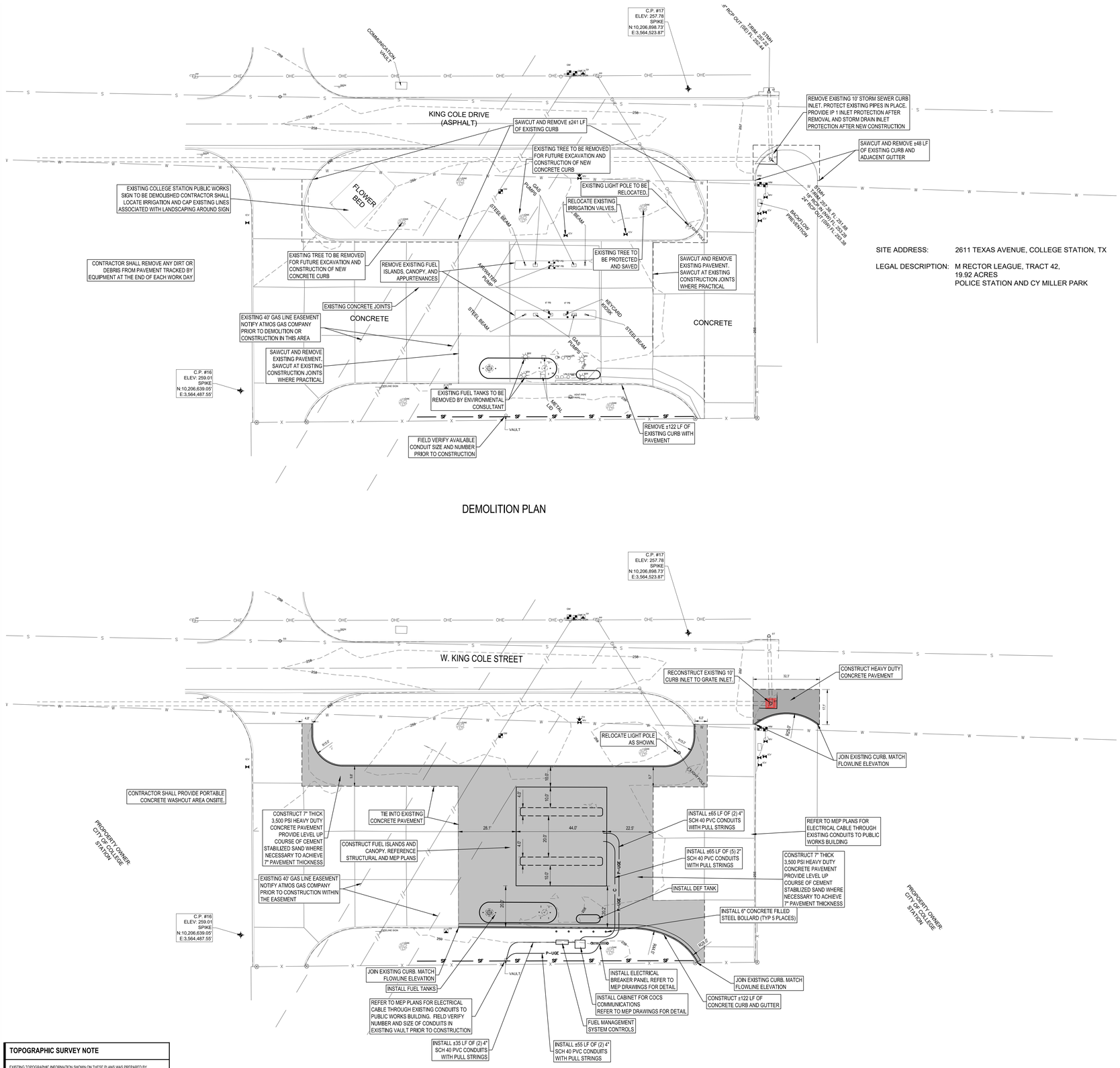
ARNOLD ROAD FLEET STATION & W. KING COLE DRIVE FLEET FUEL STATION RENOVATION

COLLEGE STATION, TEXAS

SITE PLAN

DRAWN BY:	JOB NO.: 4158-004
APPROVED BY: DPB	SCALE: 1"=20'
DATE: 06-18-2020	
SHEET NO.: C-3.0	

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DEMOLITION PLAN

SITE PLAN

TOPOGRAPHIC SURVEY NOTE

EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WAS PREPARED BY JOHNSON & PACE, INCORPORATED OF LONGVIEW, TEXAS. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW. THE ENGINEER'S SEAL ON THESE PLANS DOES NOT APPLY TO THE PROPERTY BOUNDARY INFORMATION SHOWN HEREON.

REFERENCE MARKERS

IF THE CONTRACTOR RELOCATES REFERENCE MARKERS WITH A NEW REFERENCE MARKER, IT SHALL BE LOCATED WITHIN A HORIZONTAL AND VERTICAL TOLERANCE OF 0.10'

TBM - C.P. #14	TBM - C.P. #15	TBM - C.P. #16	TBM - C.P. #17
SET "X" IN CONCRETE	SET "X" IN CONCRETE	SET SPIKE	SET SPIKE
NORTHING: 10,197,429.94'	NORTHING: 10,197269.30'	NORTHING: 10,206,639.05'	NORTHING: 10,206,898.73'
EASTING: 3,568,078.03'	EASTING: 3,568,236.85'	EASTING: 3,564,487.55'	EASTING: 3,564,523.87'
ELEVATION: 305.41	ELEVATION: 302.67	ELEVATION: 259.01	ELEVATION: 257.78

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DEMOLITION NOTES

1. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST OSHA STANDARDS FOR EXCAVATION AND TRENCHING PROCEDURES. CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, ETC. AS NECESSARY FOR THESE OPERATIONS, AND SHALL COMPLY WITH ALL OSHA PERFORMANCE CRITERIA.
2. NOTES SHOWN HEREON REGARDING SPECIFIC ITEMS OF DEMOLITION ARE GENERAL IN NATURE, AND ARE NOT INTENDED TO BE WHOLLY INCLUSIVE. THE CONTRACTOR SHALL DEMOLISH AND REMOVE ALL EXISTING IMPROVEMENTS TO THE EXTENT AS NOTED IN THE SPECIFICATIONS, TO THE SATISFACTION OF THE OWNER.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLUGGING, CAPPING, OR OTHERWISE TERMINATING UTILITY SERVICE LINES AT EXISTING METER LOCATION, CLEANOUTS, ETC., AS SHOWN ON THE PLANS AND AS APPROVED BY THE OWNER.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, DEBRIS, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS REQUIRED FOR DEMOLITION AND FEES FOR DISPOSAL.
5. THE CONTRACTOR SHALL COORDINATE WITH ALL RESPECTIVE FRANCHISE AND PUBLIC UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE FRANCHISE OR PUBLIC UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
6. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
7. CONTRACTOR SHALL IMPLEMENT THE USE OF FENCING, BARRICADES, ENCLOSURES, ETC. TO PROTECT THE PUBLIC AT ALL TIMES DURING CONSTRUCTION. IMPLEMENTATION OF PROPOSED SAFETY/PROTECTION MEASURES SHALL COMPLY WITH LOCAL CODE AND SHALL BE APPROVED BY JURISDICTIONAL AUTHORITY.
8. CONTRACTOR MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IT'S REMOVAL AND REPAIR.
9. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND THE CITY UTILITY DEPARTMENT TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
10. DEMOLITION WITHIN ACCESS DRIVES SHALL OCCUR WHEN CONSTRUCTION OF THE NEW DRIVE APRONS IS SCHEDULED TO BE COMPLETED.
11. CONTRACTOR SHALL REMOVE EXISTING TREE ROOTS TO A MINIMUM DEPTH OF 4' BELOW EXISTING GRADE. CONTRACTOR SHALL BACKFILL VOIDS ACCEPTABLE FILL MATERIAL.

INSPECTIONS/CERTIFICATIONS NOTE

ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY LOCAL CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO SUBSTANTIAL PROJECT COMPLETION.

PERMITS NOTE

CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED BY FEDERAL, STATE, OR LOCAL CODES AND/OR UTILITY SERVICE COMPANIES PRIOR TO START OF CONSTRUCTION.

TEXAS ONE CALL SYSTEM

AS REQUIRED BY "THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT" TEXAS ONE CALL SYSTEM MUST BE CONTACTED (800-245-4545) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OPERATIONS PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS ONE CALL SYSTEM.

CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS PUT ON NOTICE THAT THERE MAY BE NUMEROUS UNDERGROUND UTILITIES IN THE LINE OF WORK, SUCH AS WATER, SEWER, GAS, PIPELINE, TELEPHONE AND ELECTRIC, SOME MAY BE ABANDONED WHILE MANY ARE ACTIVE. EXISTING UTILITIES SHOWN ON THE PLANS REPRESENT A DILIGENT EFFORT TO SHOW THEIR APPROXIMATE LOCATION.

THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN CONDUCTING EXCAVATION OPERATIONS. DAMAGES SHALL BE REPAIRED IMMEDIATELY AT CONTRACTOR'S EXPENSE.

THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST FIELD LOCATION OF UTILITIES.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENT SHOWN ON THE PLANS.

811 Know what's below. Call before you dig.

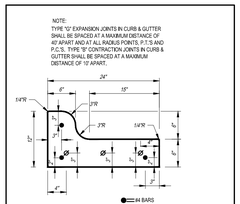
0 10 20 40 60
1" = 20'

LEGEND

- PROPOSED MONOLITHIC CONCRETE CURB AND GUTTER
- PROPERTY BOUNDARY
- EXISTING FENCE
- EXISTING PAVEMENT TO BE SAW CUT AND REMOVED
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER IRRIGATION CONTROL VALVE
- EXISTING WATER LINES
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM STRUCTURE
- EXISTING STORM SEWER LINE
- EXISTING ELECTRIC LINES
- EXISTING LIGHT POLE
- EXISTING POWER POLE
- EXISTING ELECTRICAL BOX
- EXISTING TELEPHONE POLE CONNECTION
- EXISTING FIBER OPTIC COMMUNICATIONS
- EXISTING GAS METER
- EXISTING PIPELINE SIGN
- EXISTING GAS LINES
- PROPOSED UNDERGROUND FIBER OPTIC LINE
- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED OVERHEAD ELECTRIC LINE
- PROPOSED DRAINAGE SWALE
- 7" CONCRETE PAVEMENT (7" THICK 3000 PSI WITH NO. 4's 18" OC)
- CONCRETE SIDEWALK (4" THICK 3000 PSI WITH NO. 3's 24" OCEW)

GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY, STATE, FEDERAL, AND OSHA REGULATIONS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF SLOPED PAVING, RAMPS, SIDEWALKS, EXIT PORCHES, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS, TOTAL NUMBER, LOCATION, AND SIZE OF DOWNSPOUTS AND ANY OTHER APPURTENANCES WHICH ARE CONNECTED TO THE BUILDING.
3. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB, CENTER OR END OF STRIP, FACE OF BUILDING, OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
4. ALL RADII ARE EQUAL TO 3' UNLESS OTHERWISE NOTED.
5. CONTRACTOR IS REQUIRED TO REMOVE OR RELOCATE, IN A PROPER MANNER, EXISTING IMPROVEMENT/NATURAL FEATURES TO ALLOW FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS INDICATED ON THE PLANS. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. NO SEPARATE PAY FOR THIS WORK.
6. CONTRACTOR IS RESPONSIBLE FOR PROTECTION AND REPLACEMENT OF ALL PROPERTY CORNERS. PROPERTY CORNERS DAMAGED BY CONTRACTOR SHALL BE REPLACED BY A REGISTERED PROFESSIONAL LAND SURVEYOR AT CONTRACTOR'S EXPENSE.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING ALL EXISTING DAMAGE AND NOTIFY OWNER AND/OR ENGINEER PRIOR TO STARTING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING EXISTING ITEMS DAMAGED DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT STRIPING, CURB, ETC. DAMAGES SHALL BE REPORTED TO ENGINEER OR RECORD PRIOR TO REPAIR. REPAIRS SHALL BE EQUAL TO, OR BETTER THAN, EXISTING CONDITIONS.
8. PROPOSED CONSTRUCTION ON THIS SITE SHALL COMPLY WITH THE LATEST REVISION OF THE ADA REGULATIONS AND THE TEXAS ACCESSIBILITY STANDARDS (TAS).
9. EROSION AND SEDIMENTATION CONTROL DURING CONSTRUCTION SHALL BE IN COMPLIANCE WITH LOCAL AND STATE REQUIREMENTS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PROPER DRAINAGE THROUGHOUT THE SITE DURING CONSTRUCTION. CARE SHALL BE TAKEN TO PREVENT ANY NEGATIVE IMPACTS TO ADJACENT PROPERTIES.
11. CONTRACTOR SHALL CAREFULLY MONITOR WEATHER PATTERNS AND PREPARE FOR EXPECTED EVENTS. SPECIAL CARE SHALL BE TAKEN TO EXAMINE SITE PRIOR TO WEEKENDS OR ABSENCES FORM THE WORKSITE.
12. NO HAZARDOUS MATERIALS WERE IDENTIFIED DURING PRELIMINARY SITE INVESTIGATIONS. ANY ITEMS FOUND SUSPECT DURING CONSTRUCTION SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
13. EXTERIOR BUILDING AND SITE LIGHTING WILL MEET THE STANDARDS OF SECTION 12-7.11 OUTDOOR LIGHTING STANDARDS OF THE UNIFIED DEVELOPMENT ORDINANCE. THE LIGHT SOURCE SHALL NOT PROJECT BELOW AN OPAQUE HOUSING AND NO FIXTURE SHALL DIRECTLY PROJECT LIGHT HORIZONTALLY. FIXTURES WILL BE MOUNTED IN SUCH A MANNER THAT THE PROJECTED CONE OF LIGHT DOES NOT CROSS ANY PROPERTY LINE.
14. CONTRACTOR/OWNER SHALL MAKE A REASONABLE ATTEMPT TO NOTIFY ALL ADJACENT LANDOWNERS PRIOR TO BEGINNING CONSTRUCTION.
15. THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN IDENTIFIED IN FEMA FIRM MAP 48041C0320E, DATED MAY 16, 2012
16. CONSTRUCTION DETAILS CAN BE FOUND ON THIS SHEET OR ON SHEET C-10 THRU C-12.
17. ALL ROOF AND GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OR ISOLATED SO AS NOT TO BE VISIBLE FROM ANY PUBLIC RIGHT-OF-WAY OR RESIDENTIAL DISTRICT WITHIN 150' OF THE SUBJECT LOT, MEASURED FROM A POINT 8' ABOVE THE GROUND. SUCH SCREENING WILL BE COORDINATED WITH THE BUILDING ARCHITECTURE AND SCALE TO MAINTAIN A UNIFIED APPEARANCE.
18. 100% COVERAGE OF GROUNDCOVER, DECORATIVE PAVING, DECORATIVE ROCK (NOT LOOSE), OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWALES AND DRAINAGE AREAS, THE PARKING LOT SETBACK, RIGHTS-OF-WAY, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
19. IRRIGATION SYSTEM MUST BE PROTECTED BY A PRESSURE VACUUM BREAKER, A REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE, OR A DOUBLE-CHECK BACK FLOW DEVICE, AND INSTALLED AS PER CITY ORDINANCE 2304.
20. ALL SIGNAGE WILL BE SEPARATELY PERMITTED.



REFER TO GRADING PLAN FOR PAVEMENT ELEVATIONS

TYPICAL CURB AND GUTTER SECTION

JOHNSON & PACE INCORPORATED
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WWW.JPINC.COM
TBPE # 4697

STATE OF TEXAS — DANIEL P. BEAMON — 105876 — LICENSED — PROFESSIONAL ENGINEER
06-18-2020

ARNOLD ROAD FLEET FUEL STATION & W. KING COLE DRIVE FLEET FUEL STATION RENOVATION
COLLEGE STATION, TEXAS

REVISIONS

NO.	DESCRIPTION	BY	DATE

W. KING COLE DRIVE
DEMOLITION PLAN AND SITE PLAN

DRAWN BY: EMT	JOB NO.: 4158-004
APPROVED BY: DPB	SCALE: 1"=20'
DATE: 06-18-2020	
SHEET NO.: C-7.0	

ORIGINAL LAYOUT SIZE – 22X34

LEGEND

100 YR FLOODPLAIN ZONE AE ——100YR FP——

PROPERTY LINE ——————

EXISTING ZONING GENERAL SUBURBAN (GS)

EXISTING ZONING RURAL (R)

EXISTING PROPERTY ZONING:
PHASE IIIB – GENERAL SUBURBAN (GS)

PROPOSED LAND USE:
PHASE IIIB – SINGLE FAMILY RESIDENTIAL

SUBDIVIDER/RECORDED OWNER:
EMERALD RIDGE ESTATES, LTD
1722 BROADMOOR DRIVE, STE. 212
BRYAN, TEXAS 77802

PLANNER/ENGINEER:
BLEYL ENGINEERING
1722 BROADMOOR, STE. 210
BRYAN, TEXAS 77802

SURVEYOR:
KERR SURVEYING, LLC
409 N. TEXAS AVE.,
P.O. BOX 269
BRYAN, TEXAS 77803

DATE OF SUBMITTAL: JUNE 24, 2020

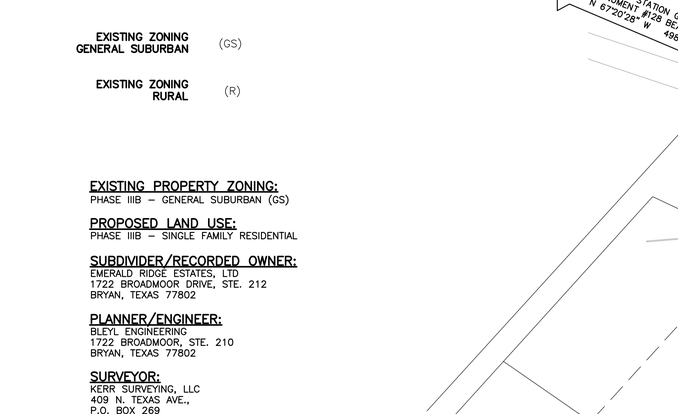
FLOODPLAIN NOTE:
A PORTION OF THIS PROPERTY LIES WITHIN ZONE "AE" PER FEMA FIRM NO. 48041C0310F DATED APRIL 2, 2014.

BLANKET EASEMENT NOTE:
A TEMPORARY BLANKET EASEMENT WAS GRANTED TO THE CITY OF COLLEGE STATION FOR UTILITIES AS PER 9590/41 OVER THE ENTIRE PROPERTY INCLUDING PHASES I, II, III.

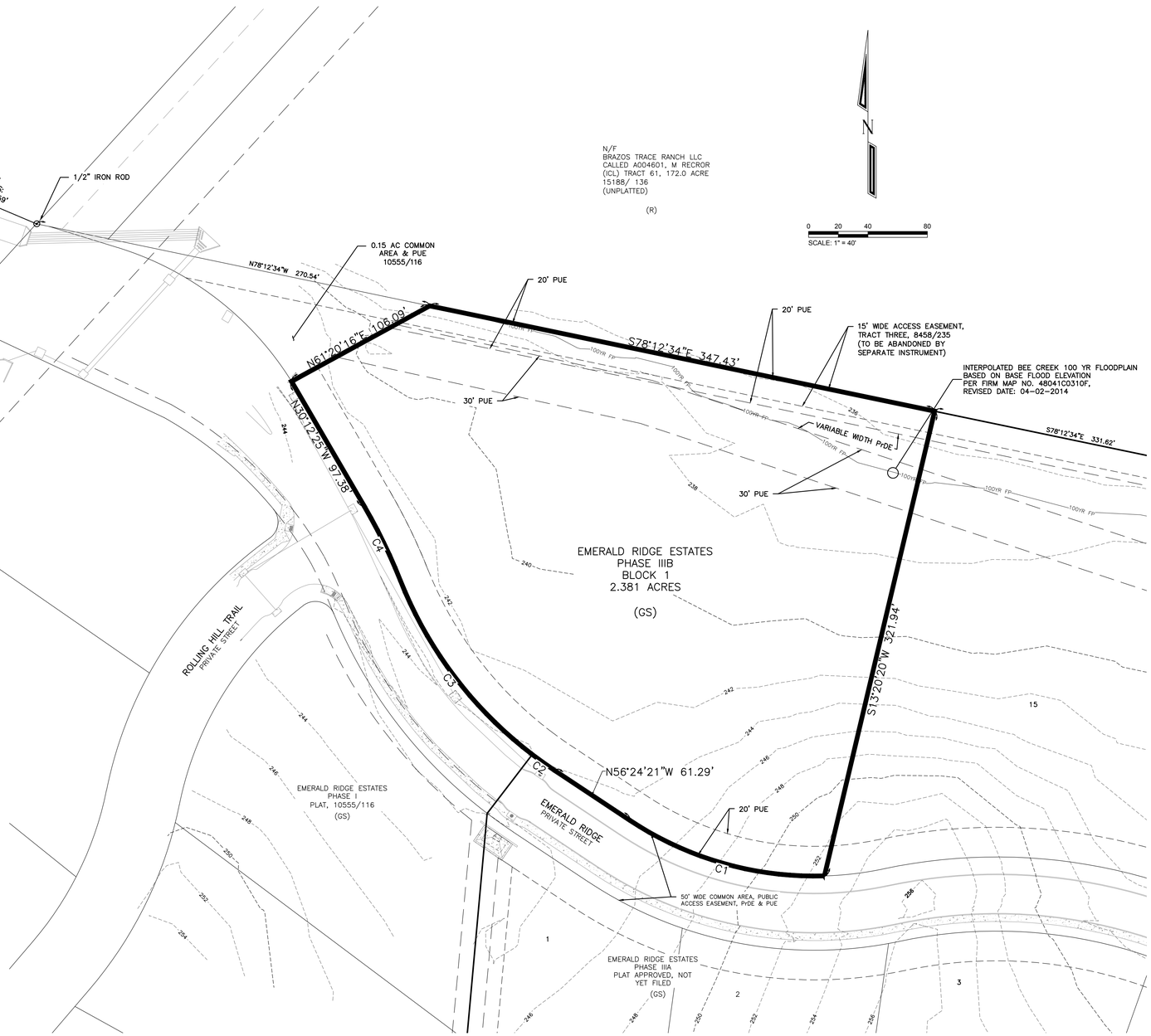
CURVE DATA:
SEE SHEET 2

SHEET INDEX

1 EXISTING
2 PROPOSED
3 UTILITY



VICINITY MAP
NOT TO SCALE



PRELIMINARY PLAN NOT FOR RECORD

REV	DATE	BY	APP	COMMENT

PREPARED FOR:
EMERALD RIDGE ESTATES, LTD.
1722 BROADMOOR DRIVE, STE. 212
BRYAN, TEXAS 77802

BLEYL ENGINEERING
PLANNING • DESIGN • MANAGEMENT
1722 Broadmoor, Suite 210, Bryan Tx 77802
Texas Firm Registration No. F-678
Tel. 979-268-1125 Fax 979-260-3849
www.bleylengineering.com
AUSTIN BRYAN CONROE HOUSTON

EXISTING
PRELIMINARY PLAN
SHEET 1 OF 3
REPLAT OF EMERALD RIDGE ESTATES
PHASE IIIB

PHASE IIIB, BLOCK 1 LOT 1
2.381 ACRES
COLLEGE STATION, BRAZOS COUNTY, TEXAS

DRAFT FOR AGENCY REVIEW ONLY

THIS SET OF PLANS WAS PREPARED UNDER THE DIRECTION OF DAVID L. BESLY, P.E., SEAL No. 81873 ON 6/24/2020. THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW ONLY, AND IS NOT TO BE USED FOR CONSTRUCTION.

DESIGN: DLB	
CAD: WB	RVW: DLB
PROJECT NO:	10328
SHEET: 1	OF: 3

SROBINSON 6/24/2020 4:09:32 PM
Z:\12500\125XX_EMERALD RIDGE PHASE 3B\PRELIMINARY PLAN\125XX_1_PRELIMINARY PLAN.DWG

ORIGINAL LAYOUT SIZE – 22X34

PHASE IIIB	SQUARE FEET	ACRES	NOTE
TOTAL PHASE AREA	103,736	2.381	
COMMON OPEN SPACE ACTIVE	23,752	0.545	1, 2

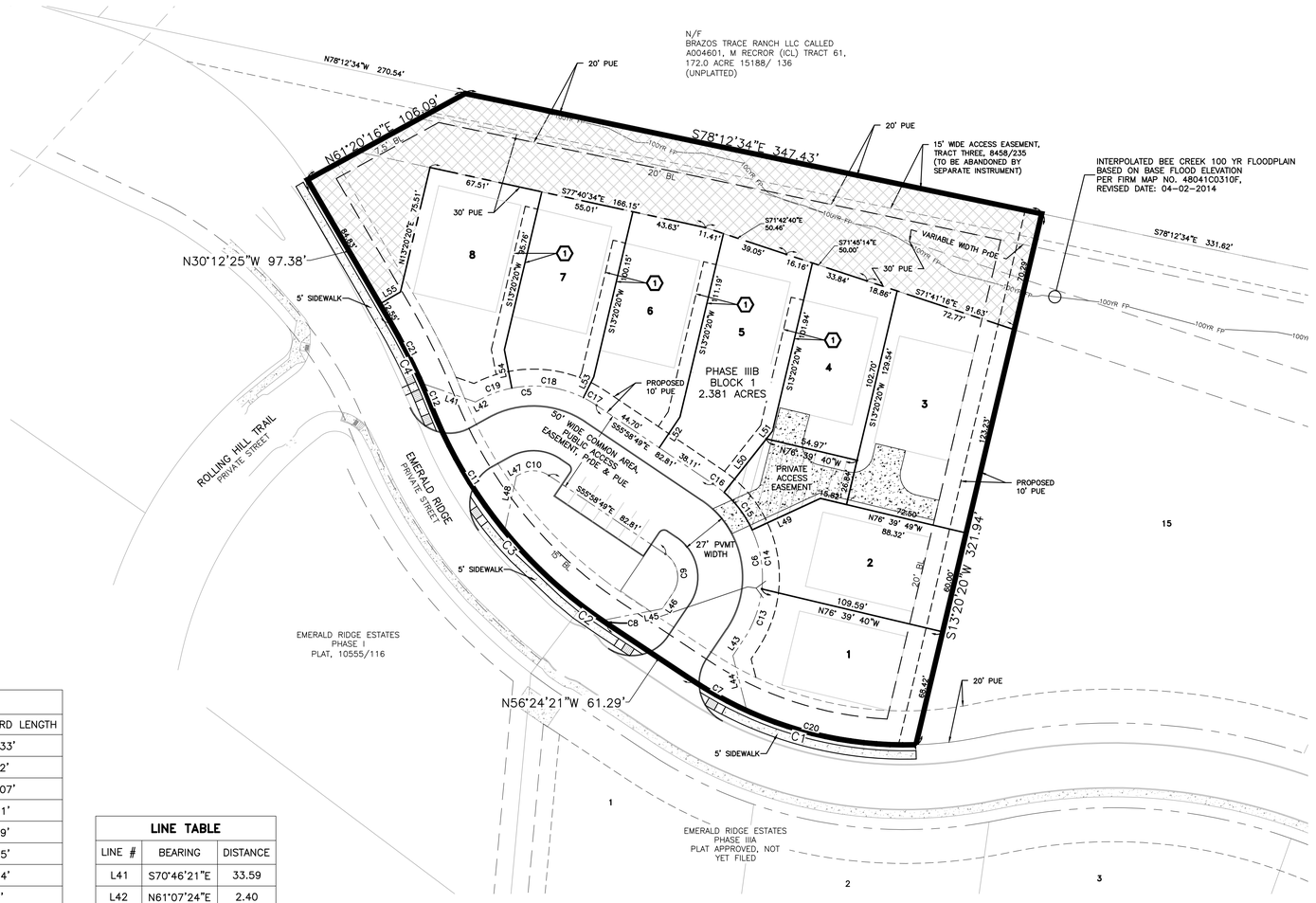
1 10%*103,736 = 10,374 MIN PER UDO 8.3.H.4.f.2.a.2

2 8*(10,000–7,591) = 19,272 MIN PER UDO 8.3.H.4.f.2.a.5

PHASE IIIB – BLOCK 1

LOT	SQUARE FEET	ACRES	NOTE
1	8,170	0.188	
2	6,637	0.152	
3	9,163	0.210	
4	7,985	0.183	
5	7,465	0.171	
6	6,793	0.156	
7	6,125	0.141	
8	8,389	0.193	
MIN	6,125	0.141	1
AVG	7,591	0.174	

1 3,750 MIN PER UDO 8.3.H.4.e.5.a



CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	225.00'	35°16'13"	138.51'	N74°02'25"W	136.33'
C2	274.97'	3°45'20"	18.02'	N54°31'42"W	18.02'
C3	274.97'	31°01'22"	148.88'	N37°08'25"W	147.07'
C4	374.96'	8°31'14"	55.76'	N25°53'23"W	55.71'
C5	66.50'	62°53'46"	73.00'	S87°25'42"E	69.39'
C6	66.50'	90°00'00"	104.46'	S10°58'49"E	94.05'
C7	225.00'	9°08'13"	35.88'	N60°58'25"W	35.84'
C8	274.97'	0°43'23"	3.47'	N56°02'40"W	3.47'
C9	16.50'	90°00'00"	25.92'	S10°58'49"E	23.33'
C10	16.50'	62°53'46"	18.11'	S87°25'42"E	17.22'
C11	274.97'	17°43'34"	85.07'	N30°29'31"W	84.73'
C12	374.96'	2°21'10"	15.40'	S22°48'21"E	15.40'
C13	66.25'	28°07'53"	32.53'	S20°00'32"W	32.20'
C14	67.01'	30°33'23"	35.74'	N09°24'03"W	35.32'
C15	66.50'	23°58'48"	27.83'	S36°47'23"E	27.63'
C16	66.50'	7°12'02"	8.36'	N52°22'48"W	8.35'
C17	66.50'	7°41'12"	8.92'	S59°49'25"E	8.91'
C18	66.50'	37°23'00"	43.39'	N82°21'31"W	42.62'
C19	66.50'	17°49'35"	20.69'	N70°02'12"E	20.61'
C20	225.00'	26°08'01"	102.63'	N78°36'31"W	101.74'
C21	374.96'	6°10'04"	40.36'	N27°03'58"W	40.34'

LINE TABLE		
LINE #	BEARING	DISTANCE
L41	S70°46'21"E	33.59
L42	N61°07'24"E	2.40
L43	S34°01'11"W	10.96
L44	S14°18'14"E	33.47
L45	S79°01'07"W	36.01
L46	S34°01'11"W	11.33
L47	N61°07'24"E	2.40
L48	N12°02'28"E	33.09
L49	N65°12'01"E	44.41
L50	S38°15'50"W	40.31
L51	S38°15'50"W	5.84
L52	N34°01'11"E	21.86
L53	N26°19'58"E	13.69
L54	S11°03'01"E	23.04
L55	S59°47'35"W	14.07

N

0 20 40 80

SCALE: 1" = 40'

LEGEND

PROPERTY LINE

COMMON OPEN SPACE ACTIVE

KEY NOTES

1 7.5' PRIVATE MAINTENANCE EASEMENT

GENERAL NOTES:

1. NO CONSTRUCTION, LANDSCAPING, GRADING, OR STRUCTURES SHALL IMPEDE, CONSTRICT, OR BLOCK THE FLOW OF WATER IN ANY PRIVATE DRAINAGE EASEMENTS.
2. RESIDENTIAL PARKING OPTION 8.3.W.F APPLIES TO PHASE IIIB BLOCK 1, LOTS 1–8.
3. PER DRAINAGE REPORT FOR EMERALD RIDGE ESTATES PHASE I DATED 1/27/2010, NO ADDITIONAL DETENTION IS REQUIRED.
4. ALL COMMON AREAS AND PRIVATE EASEMENTS ARE TO BE MAINTAINED BY PHASE IIIB HOA.

PRELIMINARY PLAN NOT FOR RECORD

REV	DATE	BY	APP	COMMENT

PREPARED FOR:
EMERALD RIDGE ESTATES, LTD.
1722 BROADMOOR DRIVE, STE. 212
BRYAN, TEXAS 77802

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PLANNING • DESIGN • MANAGEMENT
1722 Broadmoor, Suite 210, Bryan Tx 77802
Texas Firm Registration No. F-678
Tel. 979-268-1125 Fax 979-260-3849
www.bleylengineering.com
AUSTIN BRYAN CONROE HOUSTON

PROPOSED PRELIMINARY PLAN SHEET 2 OF 3 REPLAT OF EMERALD RIDGE ESTATES PHASE IIIB

PHASE IIIB, BLOCK 1 LOT 1
2.381 ACRES
COLLEGE STATION, BRAZOS COUNTY, TEXAS

DRAFT FOR AGENCY REVIEW ONLY

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DESIGN: DLB	
CAD: WB	RVW: DLB
PROJECT NO:	10328
SHEET: 2	OF: 3

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Z:\12500\125XX EMERALD RIDGE PHASE 3B\PRELIMINARY PLAN\125XX 2 PRELIMINARY PLAN.DWG

ORIGINAL LAYOUT SIZE – 22X34

N

0 20 40 80

SCALE: 1" = 40'

LEGEND

PROPERTY LINE

COMMON OPEN SPACE ACTIVE

PRELIMINARY PLAN NOT FOR RECORD

REV	DATE	BY	APP	COMMENT

PREPARED FOR:

EMERALD RIDGE ESTATES, LTD.
1722 BROADMOOR DRIVE, STE. 212
BRYAN, TEXAS 77802

BLEYL ENGINEERING
PLANNING • DESIGN • MANAGEMENT
1722 Broadmoor, Suite 210, Bryan Tx 77802
Texas Firm Registration No. F-678
Tel. 979-268-1125 Fax 979-260-3849
www.bleylengineering.com

AUSTIN BRYAN CONROE HOUSTON

UTILITY PRELIMINARY PLAN SHEET 3 OF 3 REPLAT OF EMERALD RIDGE ESTATES PHASE IIIB

PHASE IIIB, BLOCK 1 LOT 1
2.381 ACRES
COLLEGE STATION, BRAZOS COUNTY, TEXAS

DRAFT FOR AGENCY REVIEW ONLY

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DESIGN: DLB	
CAD: WB	RVW: DLB
PROJECT NO: 10328	
SHEET: 3	OF: 3

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