HARVEY MITCHELL PKWY - FM 2818
(R.O.W. VARIES)

EXISTING 12" WATERLINE
EXISTING GASLINE
EXISTING MANHOLE
EXISTING AERIAL ELECTRIC
EXISTING WATER VALVE
EXISTING WATERLINE FIBER-OPTIC VAULT
EXISTING MANHOLE
CONCRETE R.O.W. MARKER FOUND
CITY OF BRYAN GPS MONUMENT NO. 26 BEARS: N 37°52'54" W 1967.40'
24' WIDE JOINT-ACCESS EASEMENT
EXISTING 30" WATERLINE
1/2 INCH IRO EXISTING 48" ROD FOUND WATERLINE
1/2 INCH IRON ROD FOUND
EXISTING 30' PUBLIC UTILITY EASEMENT, 4423/55
CONCRETE R.O.W. MARKER FOUND
POINT OF BEGINING
1/2 INCH IRON ROD FOUND
SANDY POINT RD. - FM 1687 (80' R.O.W.)
LOT 1 BLOCK 1 4.699 AC
LOT 2 BLOCK 1 1.338 AC
LOT 3 BLOCK 1 1.339 AC
LOT 4 BLOCK 1 1.303 AC
LOT 5 BLOCK 1 1.335 AC
LOT 6 BLOCK 1 1.339 AC
24' WIDE JOINT-ACCESS EASEMENT
15' PUBLIC UTILITY EASEMENT (TYP)
PROPOSED HYDRANT
PROPOSED 2" BLOW OFF ASSEMBLY
PROPOSED TEMPORARY TURN AROUND
PROPOSED MANHOLE
PROPOSED 8" WATERLINE
CEDAR LOOP (60' R.O.W.)
PROPOSED 8" SEWERLINE
PROPOSED 12" WATERLINE
LOT 1 BLOCK 2 3.108 AC
LOT 2 BLOCK 2 3.344 AC
CREEK VIEW (60' R.O.W.)
EXISTING 16" SEWERLINE
20' PUBLIC UTILITY EASEMENT
LOT 1 BLOCK 3 3.633 AC
LOT 2 BLOCK 3 3.669 AC
LOT 3 BLOCK 2 3.280 AC
PROPOSED DETENTION POND
Proposed Wire Fence
REMAINDER OF 164.28 ACRE TRACT STEPHEN F. AUSTIN NO.9 LEAGUE, A-62 HEZEKIAH JONES SURVEY, A-145 AND JAMES McMILLEN SURVEY, A-176 BRYAN, BRAZOS COUNTY, TEXAS
20'X60' JOINT-ACCESS EASEMENT
PROPOSED 6" SEWERLINE
EXISTING 24" SEWERLINE
EXISTING 20' PUBLIC UTILITY EASEMENT, 824/77 & 861/296
40' WIDE JOINT-ACCESS EASEMENT
COMMON AREA AND STORMWATER DETENTION AREA 5.776 AC
LOT 3 BLOCK 3 4.933 AC
3/8 INCH IRON ROD FOUND
1/2 INCH IRON ROD SET
CITY OF BRYAN GPS MONUMENT NO. 25 BEARS: N 71°57'12" W 3238.30'
EXISTING GASLINE
N/F R. O. LAWRENCE, III AND WIFE, BETTY JEAN LAWRENCE CALLED 59.84 ACRE TRACT TRACT 2, 1215/741
N/F R. O. LAWRENCE, III AND WIFE, BETTY JEAN LAWRENCE CALLED 717.374 ACRE TRACT TRACT 1, 1215/741
TRACT A-62
EXISTING 20' PUBLIC UTILITY EASEMENT, 824/77 & 861/296
PROPOSED DETENTION POND
EXISTING MANHOLE

AUG 26 2015

100 50 0 100

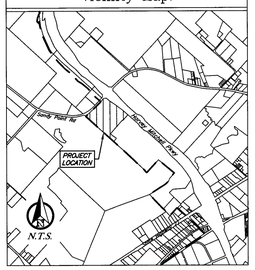
CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	250.74'	605.00'	23° 44' 45"	S 49° 52' 19" E	248.95'	127.20'
C2	41.69'	25.00'	95° 32' 13"	N 13° 58' 35" W	37.02'	27.54'
C3	139.92'	990.00'	8° 05' 52"	N 37° 50' 27" E	139.80'	70.08'
C4	39.27'	25.00'	90° 00' 09"	N 88° 29' 16" E	35.36'	25.00'
C5	25.80'	56.50'	26° 09' 30"	N 30° 24' 26" E	25.57'	13.13'
C6	115.44'	74.68'	88° 33' 55"	S 62° 30' 54" W	104.28'	72.83'
C7	53.86'	71.47'	43° 10' 50"	N 51° 19' 57" W	52.60'	28.28'
C8	25.79'	56.50'	26° 09' 30"	S 43° 26' 46" E	25.57'	13.13'
C9	176.92'	1253.50'	8° 05' 12"	N 52° 28' 55" W	176.77'	88.61'
C10	82.31'	1200.01'	3° 55' 49"	N 50° 24' 51" W	82.30'	41.17'
C11	86.14'	1187.35'	4° 09' 24"	N 54° 27' 28" W	86.12'	43.09'
C12	95.63'	68.50'	79° 59' 18"	S 83° 28' 50" W	88.05'	57.47'
C13	39.27'	25.00'	89° 59' 51"	S 1° 30' 44" E	35.35'	25.00'
C14	397.76'	605.00'	37° 40' 11"	N 27° 40' 34" W	390.64'	206.37'
C15	165.60'	605.00'	15° 41' 00"	N 0° 59' 59" W	165.09'	83.32'
C16	415.45'	545.00'	43° 40' 35"	S 14° 59' 46" E	405.47'	218.41'
C17	473.49'	605.00'	44° 50' 28"	S 15° 34' 42" E	461.50'	249.62'
C18	149.18'	545.00'	15° 41' 00"	N 0° 59' 59" W	148.72'	75.06'
C19	75.51'	545.00'	7° 56' 17"	N 12° 48' 37" W	75.45'	37.81'
C20	282.81'	545.00'	29° 43' 54"	N 31° 38' 43" W	279.65'	144.66'
C21	262.32'	1159.91'	12° 57' 28"	S 50° 26' 58" W	261.76'	131.72'
C22	24.99'	1125.00'	1° 16' 22"	N 57° 40' 08" E	24.99'	12.49'
C23	269.94'	975.00'	15° 51' 46"	N 50° 22' 26" E	269.08'	135.84'
C24	289.92'	990.00'	16° 46' 44"	N 49° 54' 57" E	288.88'	146.00'
C25	24.66'	1110.00'	1° 16' 22"	N 57° 40' 08" E	24.66'	12.33'
C26	248.54'	1144.35'	12° 26' 38"	S 50° 42' 28" W	248.05'	124.76'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	586.57'	N 43° 29' 12" E
L2	121.36'	N 87° 06' 41" E
L3	196.81'	S 48° 25' 07" E
L4	353.75'	S 56° 31' 31" E
L5	400.94'	S 52° 43' 23" E
L6	315.44'	S 48° 26' 18" E
L7	361.50'	S 41° 33' 42" W
L8	26.77'	N 48° 26' 18" W
L9	834.73'	S 41° 33' 42" W
L10	65.63'	N 61° 44' 41" W
L11	43.02'	N 41° 53' 22" E
L12	1308.03'	N 48° 06' 38" W
L13	441.40'	N 46° 19' 27" W
L14	361.04'	N 46° 48' 55" E
L15	245.18'	N 46° 43' 39" E
L16	334.57'	S 46° 30' 39" E
L17	139.03'	N 43° 29' 12" E
L18	116.65'	S 56° 31' 31" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L19	195.44'	S 56° 31' 31" E
L20	9.74'	S 56° 31' 31" E
L21	7.52'	S 48° 26' 18" E
L22	193.50'	S 48° 26' 18" E
L23	193.50'	S 48° 26' 18" E
L24	367.75'	S 48° 26' 18" E
L25	321.84'	S 56° 31' 31" E
L26	139.03'	N 43° 29' 12" E
L27	78.41'	N 46° 30' 39" W
L28	134.91'	N 46° 30' 39" W
L29	388.07'	N 46° 30' 39" W
L30	293.88'	S 41° 33' 42" W
L31	304.53'	S 41° 33' 42" W
L32	295.48'	S 41° 33' 42" W
L33	296.14'	S 41° 33' 42" W
L34	301.50'	S 41° 33' 42" W
L35	321.03'	S 41° 33' 42" W
L36	104.69'	S 41° 33' 42" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L37	450.00'	N 48° 26' 18" W
L38	412.31'	N 43° 29' 12" E
L39	323.58'	N 41° 53' 22" E
L40	257.27'	N 41° 53' 22" E
L41	407.68'	N 42° 50' 03" W
L42	45.47'	N 42° 50' 03" W
L43	369.38'	N 49° 37' 09" W
L44	390.97'	S 48° 26' 18" E
L45	170.46'	S 25° 56' 01" E
L46	156.18'	S 25° 51' 01" E
L47	388.77'	S 48° 26' 18" E
L48	62.20'	N 73° 56' 31" E
L49	57.22'	S 73° 56' 31" W
L50	9.45'	N 41° 53' 22" E
L51	125.19'	S 49° 32' 23" E
L52	411.99'	S 25° 56' 41" E
L53	20.00'	S 48° 26' 18" E

Vicinity Map:



General Notes:

1. Bearing system shown hereon is based on Grid North as established from City of Bryan G.P.S. Monuments.
2. Iron rods will be set at all angle points and lot corners, unless stated otherwise.
3. A portion of this lot is within the designated 100-year floodplain according to the F.I.R.M. for Brazos County, Texas and Incorporated Areas, Panel No. 48041C0195E, effective May 16, 2012 and revised July 7, 2014.
4. Greens Crossing Property Owner's Association (POA) shall be responsible for maintenance of all common areas and detention facilities.
5. The topography shown is from field survey data.

Legend

Line Types

- Proposed Conditions
- Existing Conditions
- W-6 — Water Line, Size Noted
- S-6 — Sanitary Sewer, Size Noted
- Contour
- Easement
- Property Line
- GAS — GAS — Gasline
- AE — AE — Aerial Electric
- XXX — XXX — Wire Fence

- Power Pole
- Sewer Manhole
- Water Valve
- Hydrant

PRELIMINARY PLAN

Greens Crossing

Called 42.90 Acre Tract
Stephen F. Austin No. 9 League, A-62,
Hezekiah Jones Survey, A-145,
and James McMillen Survey, A-176
Bryan, Brazos County, Texas
August 2015

Owner:
STTC, LLC
PO Box 1296
Rockdale, TX 76567

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195