SCALE: 1"=60'

RICHARD STREET-50' R.O.W.

LEONARD ROAD-50' R.O.W.

THOMAS HEIGHTS ADDITION
VOL. 156, PG. 351

MATCH LINE

LONGITUDINAL PIPELINE ENCROACHMENT AGREEMENT (SEE NOTE 8)

PROPOSED 8" DUCTILE IRON SANITARY SEWER LINE

UNION PACIFIC RAILROAD CO.
6.28 ACRES

45 LF OF 6'x4' REINFORCED BOX CULVERT AT 0.5% SLOPE. INSTALL 10'x16' CONCRETE APRON WITH ENERGY DISSIPATERS & ROCK RIPRAP AT DOWNSTREAM END.

1/2" IRON ROD SET

5/8" IRON ROD FOUND

N 10°37'17"E~612.32'

176.59'

20' WIDE PUBLIC UTILITY EASEMENT

25' BUFFER

PROPOSED 8" PVC SANITARY SEWER LINE (PRIVATE)

2.30 ACRE PRIVATE DETENTION FACILITY (SIZED FOR ULTIMATE DEVELOPMENT)

S 10°37'17"W~345.62'

PROPOSED 6" PVC SANITARY SEWER LINE (PRIVATE)

S 10°37'17"W~379.81'

P.O.B.

151.3'

S 85°58'22"E~814.18'

50' WIDE PRIVATE DRAINAGE EASEMENT

463.60'

N 47°31'31"W~1204.73'

S 42°28'29"W~1200.48'

56.34'

66.00'

456.26'

90.00'

ZONING: PLANNED DEVELOPMENT
MIXED USE (PD-M)

SAVE OUR STREETS MINISTRIES, INCORPORATED
CALLED 19.6270 ACRES
VOL. 5951, PG. 17

PROPOSED 8" PVC SANITARY SEWER LINE (PRIVATE)

30' WIDE PRIVATE ACCESS EASEMENT

LOT 1, BLOCK 1
SAVE OUR STREETS
SUBDIVISION
VOL. 9955, PG. 36
PLATTED

LOT 1, BLOCK 1
5.00 ACRES
POENISCH ADDITION
VOL. 673, PG. 299

20' WIDE PUBLIC UTILITY EASEMENT

US SPRINT COMMUNICATIONS SERVICES, INCORPORATED
5.00 ACRES
VOL. 1099, PG. 645

CURRENT ZONING: RD-5 (RESIDENTIAL DISTRICT-5000)

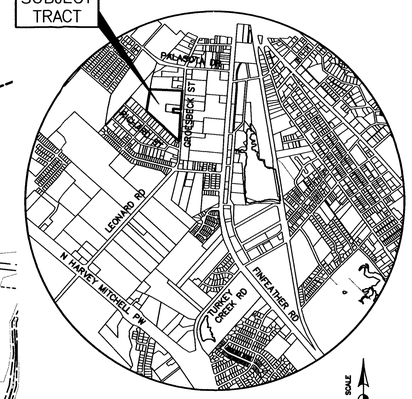
CURRENT ZONING: RD-5 (RESIDENTIAL DISTRICT-5000)

CURRENT ZONING: RD-5 (RESIDENTIAL DISTRICT-5000)

100 YEAR FLOODPLAIN

SCALE: 1"=60'

SUBJECT TRACT



VICINITY MAP
NOT TO SCALE

NOT TO SCALE

NOTES:

1. BEARINGS ARE GRID BASED ON NAD83 DATUM, TEXAS STATE PLANE – CENTRAL ZONE. DISTANCES ARE SURFACE, U.S. SURVEY FEET. ACREAGES ARE SURFACE.

2. CURRENT TITLE APPEARS VESTED IN SAVE OUR STREETS MINISTRIES, INCORPORATED BY VIRTUE OF DEEDS RECORDED IN VOL. 5951, PG. 17 AND VOL. 8497, PG. 222 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480082, PANEL NO 0195E, MAP NO. 48041C0195E. EFFECTIVE DATE: MAY 16, 2012.

4. BASIS OF ELEVATIONS IS CITY OF BRYAN G.P.S. MONUMENT NO. 54 WITH A PUBLISHED ELEVATION OF 353.33'.

5. SETBACKS SHALL BE IN ACCORDANCE WITH ALL CITY OF BRYAN ORDINANCES AND REGULATIONS.

6. CURRENT ZONING: PLANNED DEVELOPMENT – MIXED USE (PD–M), AS APPROVED BY BRYAN'S CITY COUNCIL ON DECEMBER 9, 2008 (ORDINANCE NO. 1788).

7. THE PROPERTY IS PROPOSED TO BE USED FOR NON–GOVERNMENTAL BUT NOT–FOR–PROFIT EDUCATIONAL VOCATIONAL TRAINING AND REHABILITATION PROGRAMS FOR AT–RISK YOUTH AND ADULTS AND ASSOCIATED ACCESSORY USES.

8. THE SEWER LINE ACROSS THE UNION PACIFIC RAILROAD CO. 6.28 ACRE TRACT IS IN ACCORDANCE WITH THE LONGITUDINAL PIPELINE ENCROACHMENT AGREEMENT, AUDIT NO. 250640 (DATED: SEPTEMBER 23, 2008) ON FILE WITH THE CITY SECRETARY'S OFFICE AT THE CITY OF BRYAN.

FEB 02 2016
RECEIVED

LINE TABLE:

LINE	BEARING	DISTANCE
L1	S47°31'31"E	7.10'
L2	S63°34'03"E	234.10'
L3	S85°35'40"E	16.74'

CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	105.36'	160.00'	37°43'40"	S75°32'29"W~103.46'
C2	79.80'	285.00'	16°02'32"	S 55°32'47"E~79.54'
C3	32.68'	85.00'	22°01'37"	S 74°34'52"E~32.48'

LOT 4
5.55 ACRES

LOT 3
3.79 ACRES

LOT 2
2.34 ACRES

LOT 1A

ONE MASTER METER FOR 4 RESIDENCES

PROPOSED FIRE HYDRANT

PROPOSED 8" WATER LINE

SOS MINISTRIES, INC.
1.53 ACRES
VOL. 8497, PG. 222

S 04°24'20"W~465.45'

PROPOSED 6" PVC SANITARY SEWER LINE (PRIVATE)

20' WIDE PUBLIC UTILITY EASEMENT

30' WIDE PRIVATE ACCESS EASEMENT

50' WIDE PRIVATE DRAINAGE EASEMENT

5' WIDE UTILITY EASEMENT

LONGITUDINAL PIPELINE ENCROACHMENT AGREEMENT (SEE NOTE 8)

BLOCK 4

BLOCK 3

BLOCK 1

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 2A

25' BUFFER

T05.00'
S 05°24'22"W

SABAS MERCADO
VOL. 7033, PG. 284

S 84°35'38"E~190.14'

N 84°35'38"W~188.30'

314.73'

33.45'

PRIVATE DRIVE (28' WIDE ASPHALT PAVEMENT)

N 85°35'40"W~577.29'

15' PUBIC UTILITY EASEMENT

15' WIDE ELECTRICAL EASEMENT

S 04°24'20"W 41.49'

PROPOSED 8" WATERLINE

S 85°35'00"E~288.14'

152.5'

35' BUILDING LINE

10' WIDE PUBLIC UTILITY EASEMENT

30' FRONT SETBACK

PROPOSED 6' WIDE SIDEWALK

342.02'

403.23'

388.00'

S 04°24'20"W~746.04'

S 04°24'20"W~514.49'

F.M. NO. 1688 (GROESBECK STREET)~80' R.O.W.

5/8" IRON ROD FOUND
DAS: S 84°35'38"E~21.73'

5/8" IRON ROD FOUND DAS: S 85°35'00"E~19.64'

345.95'

472.01'

183.08'

350.04'

0.35 ACRE RIGHT OF WAY DEDICATION

0.24 ACRE RIGHT OF WAY DEDICATION

EXISTING STRUCTURAL IMPROVEMENTS WILL BE REMOVED AS REQUIRED BY DEVELOPMENT SEQUENCE

REVISED: JANUARY 29, 2016
ADDED LOT 2 – 2.34 ACRES.

MASTER PRELIMINARY PLAN
OF
SAVE OUR STREETS SUBDIVISION

20.61 ACRES

ZENO PHILLIPS SURVEY, A–45
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:

SOS MINISTRIES
c/o J.J. RAMIREZ
P.O. BOX 2866
BRYAN, TEXAS
(979) 775-5357

SCALE: 1"=60' OCTOBER, 2009

PREPARED BY:
CIVIL ENGINEERING CONSULTANTS
4101 S. TEXAS AV. STE A
BRYAN, TX ✦ PH.979/846-6212

H:\Land Projects R2\041\Zeno Phillips A-45\S.O.S. 19.6 Acre Tract\dwg\Vicsd 2015\Plotting\Master\Master Preliminary Plan.dwg – 2/2/2016 10:50:54 AM