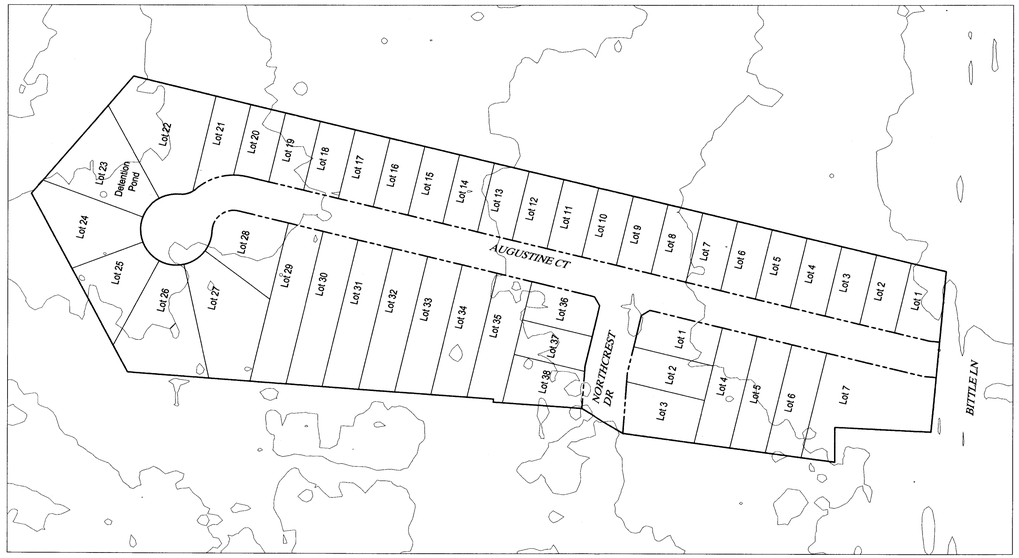
PRELIMINARY PLAN

LOTS 1-7, BLOCK A
LOTS 1-38, BLOCK B
BITTLE PLACE ADDITION

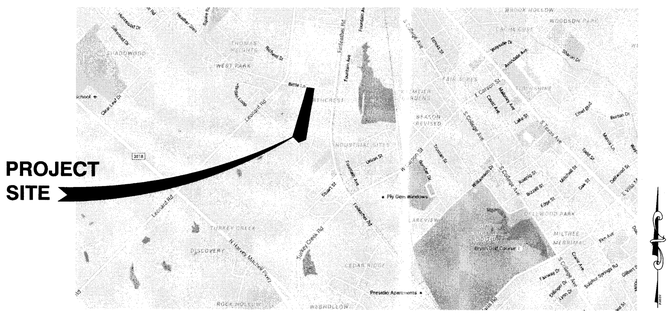
AN ADDITION TO THE CITY OF BRYAN
BEING 9.372 ACRES
ZENO PHILIPS, BLOCK 17, LOT 39 (TR-113)
CITY OF BRYAN, BRAZOS COUNTY, TEXAS
APRIL 15, 2016

INDEX OF SHEETS

1. PRELIMNARY PLAN
2. PRELIMINARY UTILITY PLAN
3. PRELIMINARY DRAINAGE AREA MAP



0 50 100 200
SCALE: 1" = 100'



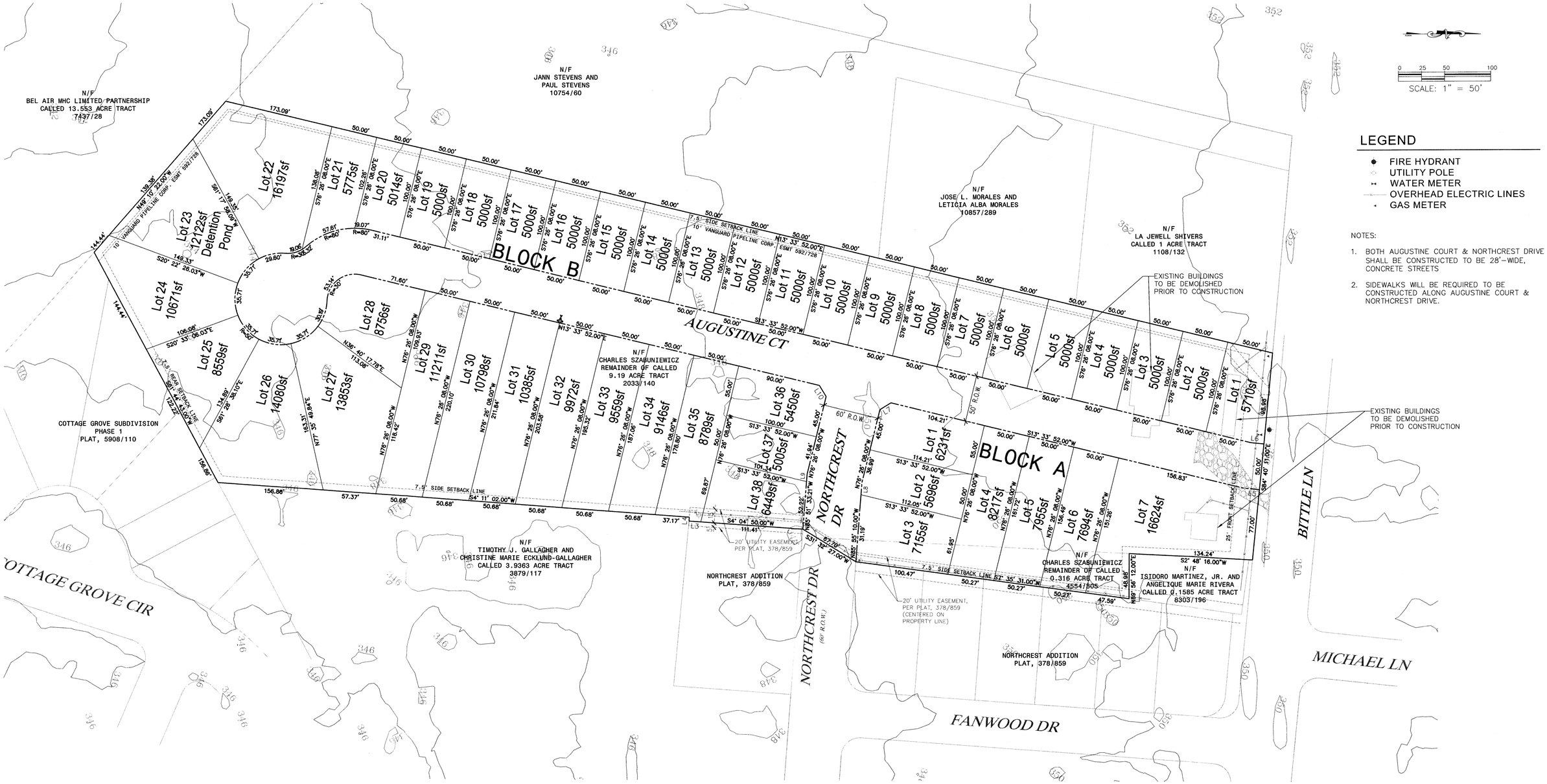
VICINITY MAP
(NOT TO SCALE)

Owner / Developer:
Cross Companies, Inc.
6012 Reef Point Ln, Suite A
Fort Worth, TX 76135
(817) 237-8466

Engineer:
CIVIL POINT ENGINEERS
3102 Maple Ave, Ste 400
Dallas, TX 75201
(972) 554-1100

PRELIMINARY
NOT FOR CONSTRUCTION

JOHN H BEZNER
PE # 98469



LEGEND

- FIRE HYDRANT
- UTILITY POLE
- WATER METER
- OVERHEAD ELECTRIC LINES
- GAS METER

NOTES:

1. BOTH AUGUSTINE COURT & NORTHCREST DRIVE SHALL BE CONSTRUCTED TO BE 28'–WIDE, CONCRETE STREETS
2. SIDEWALKS WILL BE REQUIRED TO BE CONSTRUCTED ALONG AUGUSTINE COURT & NORTHCREST DRIVE.

VICINITY MAP
(NOT TO SCALE)

Parcel Line Table		
Line #	Length	Direction
L3	12.64	S4° 04' 50.00"W
L4	4.30	N87° 55' 49.00"W
L5	17.93	S5° 19' 49.00"W
L6	14.33	N5° 19' 49.00"E
L7	14.14	S31° 26' 08.00"E
L8	13.19	N85° 51' 33.21"W
L9	8.17	N85° 51' 33.21"W
L10	14.14	S58° 33' 52.00"W

Owner / Developer:
Cross Companies, Inc.
6012 Reef Point Ln, Suite A
Fort Worth, TX 76135
(817) 237-8466

Engineer:
CIVIL POINT ENGINEERS
3102 Maple Ave, Ste 400
Dallas, TX 75201
(972) 554-1100

PRELIMINARY
NOT FOR CONSTRUCTION

JOHN H BEZNER
PE # 98469

NOT FOR CONSTRUCTION
PRELIMINARY PLAN

LOTS 1-7, BLOCK A
LOTS 1-38, BLOCK B
BITTLE PLACE ADDITION

AN ADDITION TO THE CITY OF BRYAN
BEING 9.372 ACRES
ZENO PHILIPS, BLOCK 17, LOT 39 (TR-113)
CITY OF BRYAN, BRAZOS COUNTY, TEXAS
APRIL 13, 2016
SHEET 2 OF 3

APR 20 2016
RECEIVED

PRELIMINARY PLAN
PRELIMINARY UTILITY PLAN

LOTS 1-7, BLOCK A
LOTS 1-38, BLOCK B
BITTLE PLACE ADDITION
AN ADDITION TO THE CITY OF BRYAN
BEING 9.372 ACRES
ZENO PHILIPS, BLOCK 17, LOT 39 (TR-113)
CITY OF BRYAN, BRAZOS COUNTY, TEXAS
APRIL 13, 2016
SHEET 2 OF 3

Owner / Developer:
Cross Companies, Inc.
6012 Reef Point Ln, Suite A
Fort Worth, TX 76135
(817) 237-8466

Engineer:
CIVIL POINT ENGINEERS
3102 Maple Ave, Ste 400
Dallas, TX 75201
(972) 554-1100

PRELIMINARY
NOT FOR CONSTRUCTION

JOHN H BEZNER
PE # 98469

0 25 50 100

SCALE: 1" = 50'

LEGEND

A1 — DRAINAGE AREA NO.
5.71ac. — DRAINAGE AREA SIZE
17.13 — DRAINAGE FLOW 100YR (CFS)
DRAINAGE FLOW DIRECTION

PRELIMINARY POST-DEVELOPMENT DRAINAGE AREA CALCULATIONS

DRAINAGE AREA #	AREA (acre)	T/C	C	2 Yr I (in/hr)	2 Yr Q (cfs)	5 Yr I (in/hr)	5 Yr Q (cfs)	10 Yr I (in/hr)	10 Yr Q (cfs)	25 Yr I (in/hr)	25 Yr Q (cfs)	50 Yr I (in/hr)	50 Yr Q (cfs)	100 Yr I (in/hr)	100 Yr Q (cfs)
A1	3.77	10	0.54	6.33	12.89	7.69	15.66	8.63	17.57	9.86	20.07	11.15	22.70	11.64	23.70
A2	1.75	10	0.49	6.33	5.43	7.69	6.59	8.63	7.40	9.86	8.45	11.15	9.56	11.64	9.98
A3	3.33	10	0.44	6.33	9.27	7.69	11.27	8.63	12.64	9.86	14.45	11.15	16.34	11.64	17.05
A4	0.53	10	0.49	6.33	1.64	7.69	2.00	8.63	2.24	9.86	2.56	11.15	2.90	11.64	3.02
O1	0.64	10	0.49	6.33	1.99	7.69	2.41	8.63	2.71	9.86	3.09	11.15	3.50	11.64	3.65
O2	1.80	10	0.49	6.33	5.58	7.69	6.78	8.63	7.61	9.86	8.70	11.15	9.83	11.64	10.27

Owner / Developer:
Cross Companies, Inc.
6012 Reef Point Ln, Suite A
Fort Worth, TX 76135
(817) 237-8466

Engineer:
CIVIL POINT ENGINEERS
3102 Maple Ave, Ste 400
Dallas, TX 75201
(972) 554-1100

PRELIMINARY
NOT FOR CONSTRUCTION

JOHN H BEZNER
PE # 98469

PRELIMINARY PLAN
PRELIMINARY DRAINAGE AREA MAP
LOTS 1-7, BLOCK A
LOTS 1-38, BLOCK B
BITTLE PLACE ADDITION

AN ADDITION TO THE CITY OF BRYAN
BEING 9.372 ACRES
ZENO PHILIPS, BLOCK 17, LOT 39 (TR-113)
CITY OF BRYAN, BRAZOS COUNTY, TEXAS
APRIL 13, 2016
SHEET 3 OF 3