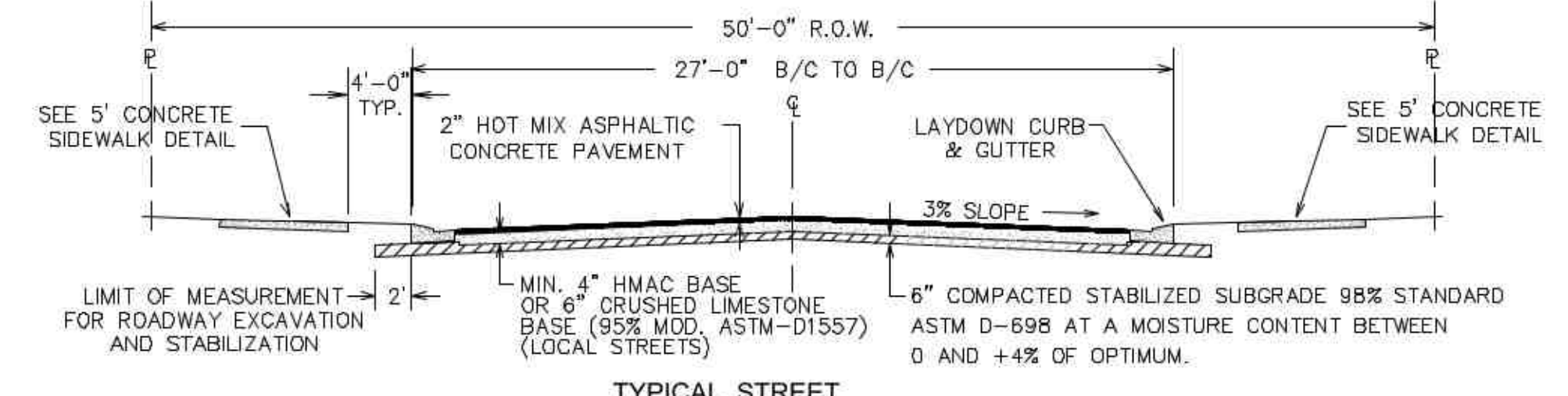
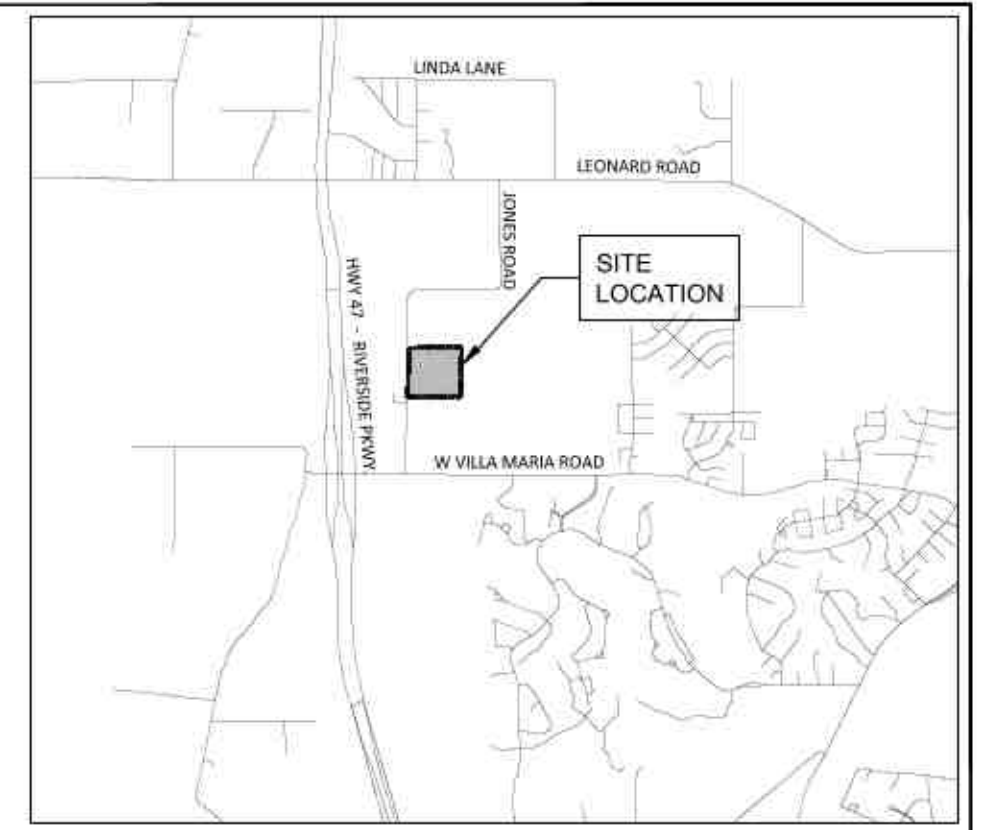


LEGEND

---	PROPERTY LINES
---	LOT LINE / R.O.W. LINES
---	PUBLIC UTILITY EASEMENT (P.U.E.)
---	EXISTING CONTOUR ELEVATION
---	EW-18 EXISTING 18" WATER LINE
---	ESS-18 EXISTING 18" SANITARY SEWER
---	E-GAS EXISTING GAS LINE
---	ET EXISTING TELEPHONE LINE
---	AE EXISTING AERIAL ELECTRIC
---	SS-8 PROPOSED 8" SANITARY SEWER
---	SS-6 PROPOSED 6" SANITARY SEWER
---	W-6 PROPOSED 6" WATER LINE
---	WS WATER SERVICE LINE
---	SS SANITARY SEWER SERVICE LINE
○	PROPERTY CORNER
○	DOMESTIC WATER SERVICE
○	DOMESTIC SANITARY SEWER SERVICE
○	PROPOSED SANITARY SEWER MANHOLE



DANIEL L. DESTEFANO
A005900, T J WOOTE(N/OCL), TRACT 41,
34.0718 AC.
6360 / 206

- PRELIMINARY PLAN NOTES:**
1. THE PROJECT PROPERTIES DOES NOT LIE WITHIN THE LIMITS OF THE 100-YEAR FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. MAP NUMBER 48041C0285E (DATED MAY 16, 2012).
 2. THE BUILDING SETBACK REQUIREMENTS FOR THIS TRACT ARE ESTABLISHED BY THE CITY OF BRYAN ORDINANCES SEC. 62-161.
 3. THE METES AND BOUNDS DESCRIPTION SHOWN HEREON WERE PROVIDED BY MASER CONSULTING, P.A., DATED JANUARY 19, 2018.
 4. **SANITARY SEWER.** SANITARY SEWER SERVICE FOR THIS SUBDIVISION SHALL BE PROVIDED BY THE EXISTING CITY OF BRYAN SANITARY SEWER INFRASTRUCTURE ALONG JONES ROAD. 979-209-5030
 5. **DOMESTIC WATER SERVICE.** THE DOMESTIC WATER SERVICE FOR THIS SUBDIVISION SHALL BE PROVIDED BY THE EXISTING CITY OF BRYAN WATER MAIN INFRASTRUCTURE ALONG JONES ROAD. 979-209-5030
 6. **ELECTRICAL SERVICE.** BRYAN TEXAS UTILITIES (BTU) SHALL BE PROVIDING ELECTRICAL SERVICE TO THIS SUBDIVISION. 979-821-5784
 7. ALL PUBLIC UTILITY EASEMENTS (PUE) SHOWN HEREON SHALL BE DEDICATED WITH THE PLATTING OF THIS SUBDIVISION.
 8. DRIVEWAYS WILL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH BCS GUIDELINES.
 9. THE PROJECT PROPERTIES ARE LOCATED IN THE CITY OF BRYAN.
 10. ALL DEVELOPMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN STANDARDS, ORDINANCES AND REGULATIONS.
 11. THE CITY OF BRYAN IS RESPONSIBLE FOR THE MAINTENANCE OF PUBLIC INFRASTRUCTURE WITHIN THE RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS.
 12. SUBDIVISION'S HOMEOWNERS ASSOCIATION (HOA) IS RESPONSIBLE FOR MAINTENANCE OF SIDEWALKS, AND PRIVATE DRAINAGE EASEMENTS, INCLUDING STORM SEWER, DRAINAGE WAYS, DETENTION AREAS AND LANDSCAPE AREAS.
 13. ALL LOTS WITH FRONTAGE ON JONES ROAD WILL NOT BE ALLOWED TO ACCESS PROPERTY FROM JONES ROAD AND **MUST USE** ROAD B FOR ACCESS.
 14. CONNECT TO EXISTING 18" CITY OF BRYAN WATER LINE W/ SMITH BLAIR STAINLESS 665 TAPPING SLEEVE AND M.J. GATE VALVE

MASTER PRELIMINARY PLAN
NOT FOR RECORD
SUBDIVISION NAME
BLOCK 1, LOTS 1 - 11 BLOCK 2, LOTS 1 - 16
BLOCK 3, LOTS 1 - 17 BLOCK 4, LOTS 1 - 35
BLOCK 5, LOTS 1 - 22 BLOCK 6, LOTS 1 - 30
131 TOTAL LOTS

OWNER/DEVELOPER
BK HOME DEVELOPMENT, INC.
515 COTTINGHAM DRIVE
TEMPLE, TEXAS 76504
254-721-6179

ENGINEER
JBS ENGINEERING AND ENVIRONMENTAL, LLC.
2129 E. WILLIAM J. BRYAN PKWY.
BRYAN, TX 77802
979-485-2879

SURVEYOR
MASER CONSULTING P.A.
T.B.P.L.S. FIRM NO. 10194557
3091 UNIVERSITY DR. E.
BRYAN, TEXAS 77802
979-431-5245

19.979 ACRES UNPLATTED TRACT 43,
6.336 ACRES UNPLATTED TRACT 42,
T. J. WOOTE(N/OCL) SURVEY, A-59
BRAZOS COUNTY, TEXAS
JANUARY 2020

PRELIMINARY PLAN
SCALE: 1" = 60'

