LARAKEYAH INVESTMENTS, LLC.
JONES ROAD BUSINESS PARK,
BLOCK 1, LOT 1,
7.507 AC.
14082/208

N 41°10'32" E 1,110.69'

PHASE 1 PHASE 2 PHASE 2 PHASE 3

EXIST. 15" CMP

EXIST. 18" CMP

PROP. DETENTION POND A (BUILT AS PART OF PH. 1)

PROP. 15' P.U.E., TYP.

PROP MH

PROP 8" SS

PROP. 6" REINFORCED PCC APRON

PROP FH

PROP 6" WL

FOX BLUFF DRIVE - 50' R.O.W. - 27' B-B OF CURB

PROP SIGN EASEMENT (50 SQ.FT.)

HILL MEADOW
50' R.O.W. - 27' B-B OF CURB

781.81' S 46°27'04" E

JONES ROAD (80 FT ROW)

EXIST. 18" CITY OF BRYAN SANITARY SEWER

EXIST. 18" CITY OF BRYAN WATER MAIN

EXIST. MH
INV. EL. 267.51

EXIST. MH
INV. EL. 267.23

CONNECT TO EXIST. 18" CITY OF BRYAN WATER LINE, SEE PRELIMINARY PLAN NOTE 14

PROP ROAD BORE WITH 16" CASING FOR 8" WATER LINE

PROP SIGN EASEMENT (50 SQ.FT.)

JAYLY BEND - 50' R.O.W. - 27' B-B OF CURB

CREST BRIDGE BEND - 50' R.O.W. - 27' B-B OF CURB

N 41°34'34" E 1,108.11'

PROP. DETENTION POND B (BUILT AS PART OF PH. 2)

S 47°51'57" E 249.23'

PROP ROAD BORE WITH 16" CASING FOR 8" SANITARY SEWER

CONC. MON SET 11'40" E 1,502.32' ELEV. 278.42

EXIST. MH

1,115.66' N 41°40'26" E

BRYAN IND SCHOOL DISTRICT
A005901, T J WOOTEN(ICL), TRACT 39.03,
78.3 AC.

EDGE OF GRAVEL

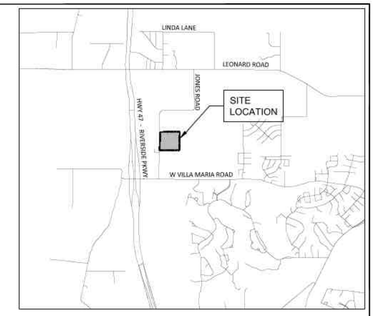
BLOCK 6 BLOCK 5 BLOCK 4 BLOCK 3 BLOCK 2 BLOCK 1

PHASE 1 PHASE 2 PHASE 2 PHASE 3

PRELIMINARY PLAN
SCALE: 1" = 60'

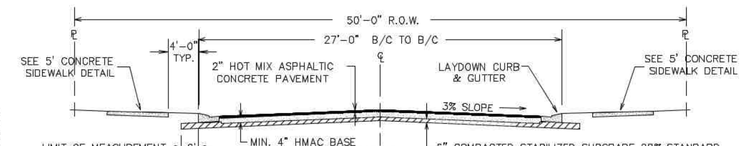
LEGEND

- PROPERTY LINES
- LOT LINE / R.O.W. LINES
- PUBLIC UTILITY EASEMENT (P.U.E.)
- 352' EXISTING CONTOUR ELEVATION
- EW-18 EXISTING 18" WATER LINE
- ESS-18 EXISTING 18" SANITARY SEWER
- EGas 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



LOCATION MAP
SCALE: 1" = 4000'

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



TYPICAL STREET
CROSS SECTION DETAIL
SCALE: N.T.S.

PRELIMINARY PLAN NOTES:

1. CURRENT ZONING OF SUBJECT SITE : RD-5
2. CURRENT SITE USE : VACANT
3. PROPOSED SITE USE : RESIDENTIAL
4. 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).
5. THE BUILDING SETBACK REQUIREMENTS FOR THIS TRACT ARE ESTABLISHED BY THE CITY OF BRYAN ORDINANCES SEC. 62-161.
6. THE METES AND BOUNDS DESCRIPTION SHOWN HEREIN WERE PROVIDED BY MASER CONSULTING,P.A., DATED JANUARY 19, 2018.
7. 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
8. 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
9. ELECTRICAL SERVICE: BRYAN TEXAS UTILITIES (BTU) SHALL BE PROVIDING ELECTRICAL SERVICE TO THIS SUBDIVISION.979-821-5784
10. ALL PUBLIC UTILITY EASEMENTS (PUE) SHOWN HEREON SHALL BE DEDICATED WITH THE PLATTING OF THIS SUBDIVISION.
11. DRIVEWAYS WILL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH BCS GUIDELINES.
12. THE PROJECT PROPERTIES ARE LOCATED IN THE CITY OF BRYAN.
13. ALL DEVELOPMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN STANDARDS, ORDINANCES AND REGULATIONS.
14. THE CITY OF BRYAN IS RESPONSIBLE FOR THE MAINTENANCE OF PUBLIC INFRASTRUCTURE WITHIN THE RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS.
15. SUBDIVISION'S HOMEOWNER'S ASSOCIATION (HOA) IS RESPONSIBLE FOR MAINTENANCE OF SIDEWALKS, AND PRIVATE DRAINAGE EASEMENTS, INCLUDING STORM SEWER, DRAINAGE WAYS, DETENTION AREAS AND LANDSCAPE AREAS.
16. ALL LOTS WITH FRONTAGE ON JONES ROAD WILL NOT BE ALLOWED TO ACCESS PROPERTY FROM JONES ROAD AND **MUST USE** LOGAN LANE FOR ACCESS.
17. 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
FOXWOOD CROSSING SUBDIVISION
131 TOTAL LOTS

PHASE 1 (46 LOTS)
BLOCK 1, LOTS 1 - 11 **BLOCK 2, LOTS 1 - 8**
BLOCK 3, LOTS 1 - 7 **BLOCK 4, LOTS 1 - 2, 27 - 35**
BLOCK 6, LOTS 1 - 9

PHASE 2 (57 LOTS)
BLOCK 2, LOTS 9 - 16 **BLOCK 3, LOTS 8 - 17**
BLOCK 4, LOTS 3 - 26 **BLOCK 5, LOTS 1 - 11**
BLOCK 6, LOTS 10 - 13

PHASE 3 (28 LOTS)
BLOCK 5, LOTS 12 - 22 **BLOCK 6, LOTS 14 - 30**

19.979 ACRES UNPLATTED TRACT 43,
6.336 ACRES UNPLATTED TRACT 42,
T. J. WOOTEN (OCL) SURVEY, A-59
BRAZOS COUNTY, TEXAS
FEBRUARY 2020

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

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

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

JBS Engineering & Environmental, LLC
Registration Number F-15869

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