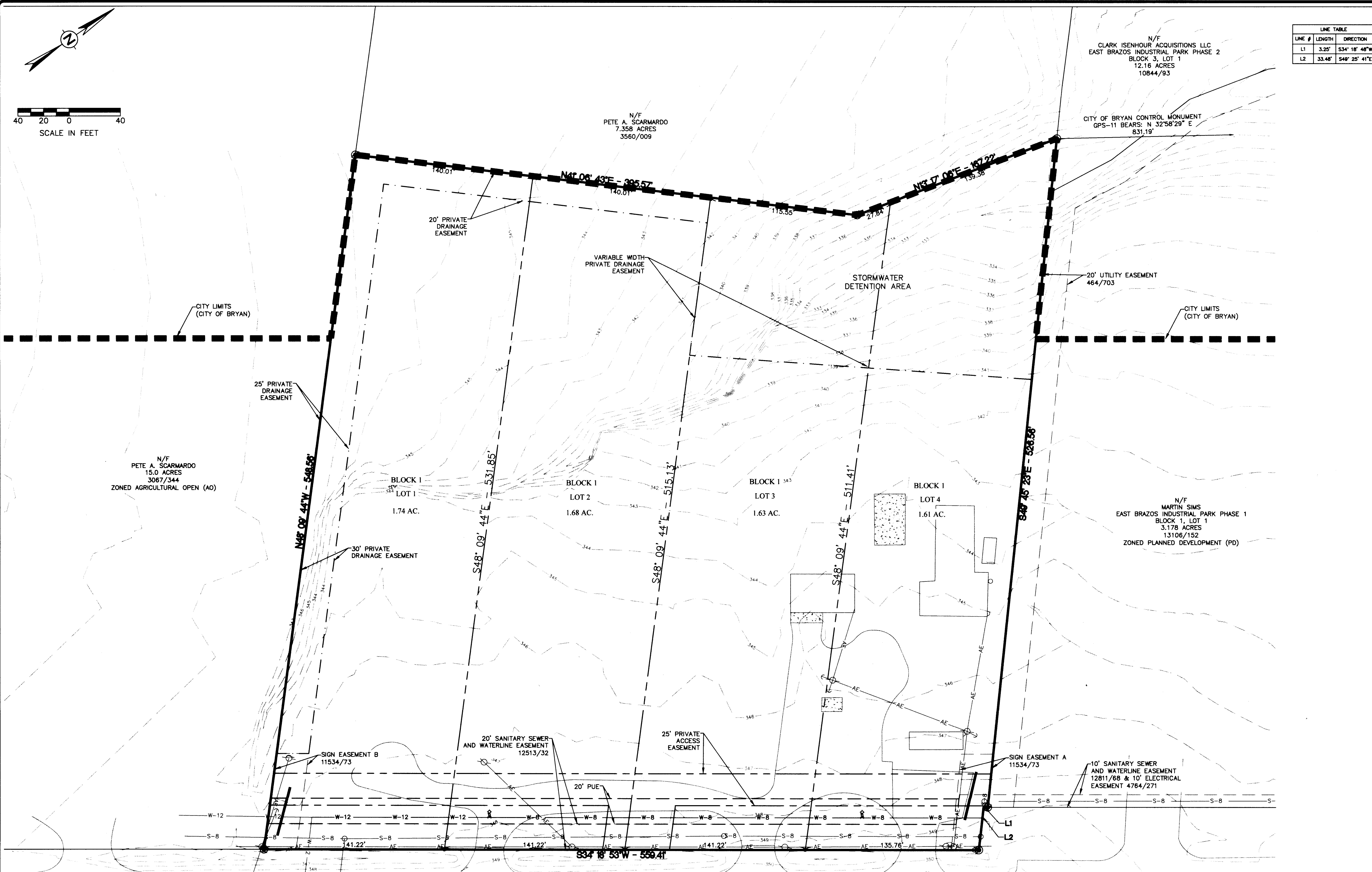


LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	3.25'	S34° 18' 48" W
L2	33.48'	S48° 25' 41" E

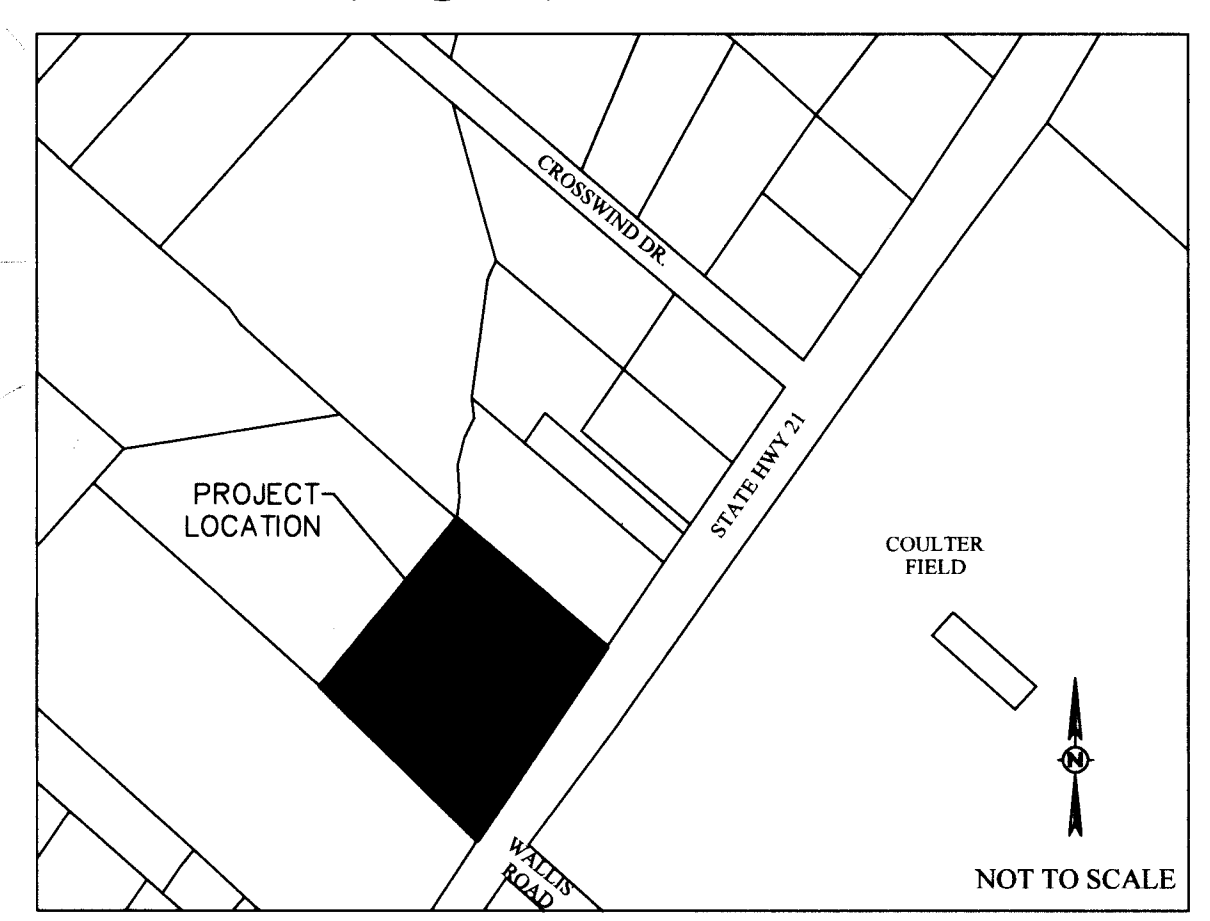
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 - EASEMENT TO THE CITY OF BRYAN 12513/32.
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LEGEND

	PROPERTY BOUNDARY
	LOT LINE
	PROPERTY CORNER
	EXISTING CONTOUR
	PROPOSED PUBLIC UTILITY EASEMENT (PUE)
	EXISTING PUBLIC UTILITY EASEMENT (PUE)
	PROPOSED PRIVATE DRAINAGE EASEMENT
	EXISTING CURB AND GUTTER
	EXISTING SIDEWALK/CONCRETE
	PROPOSED SIDEWALK
	FLOW ARROWS
	PROPOSED WATERLINE, SIZE NOTED
	EXISTING WATERLINE, SIZE NOTED
	FIRE HYDRANT
	GATE VALVE
	PROPOSED SANITARY SEWER LINE, SIZE NOTED
	EXISTING SANITARY SEWER LINE, SIZE NOTED
	PROPOSED SANITARY MANHOLE
	EXISTING SANITARY MANHOLE
	EXISTING PIPELINE
	GAS
	EXISTING FENCE
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND ELECTRIC
	EXISTING TELECOMMUNICATIONS



VICINITY MAP



**PRELIMINARY PLAN
NOT FOR RECORD**

**PRELIMINARY PLAN
WICKSON CREEK LANDING**
 6.657 ACRES - 4 LOTS
 STEPHEN F. AUSTIN LEAGUE, A-63
 BRYAN, BRAZOS, TEXAS
 PHASE 1: 6.657 ACRES - 4 LOTS

OWNER:
 Mark G and Karen Hall
 1298 N. FM 2038
 Bryan, TX 77808

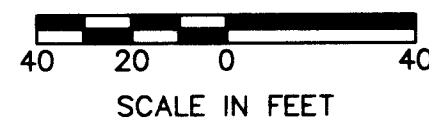
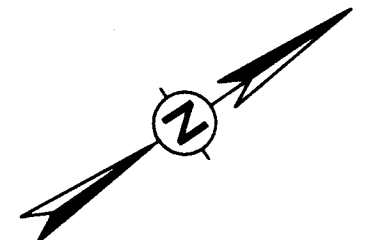
DEVELOPER:
 Round Pond Development, LLC
 Mason Schieffer
 2103 Tabor Road
 Bryan, TX 77803
 (979) 255-6205

SCALE: AS SHOWN
 DECEMBER 2018

SURVEYOR:
 Brad Kerr, RPLS No. 4502
 Kerr Surveying, LLC
 409 N. Texas Ave.
 Bryan, TX 77803
 (979) 268-3195

ENGINEER:

 TSPE NO. 12327
 911 SOUTHWEST PKWY E.
 College Station, Texas 77840
 (979) 764-3900



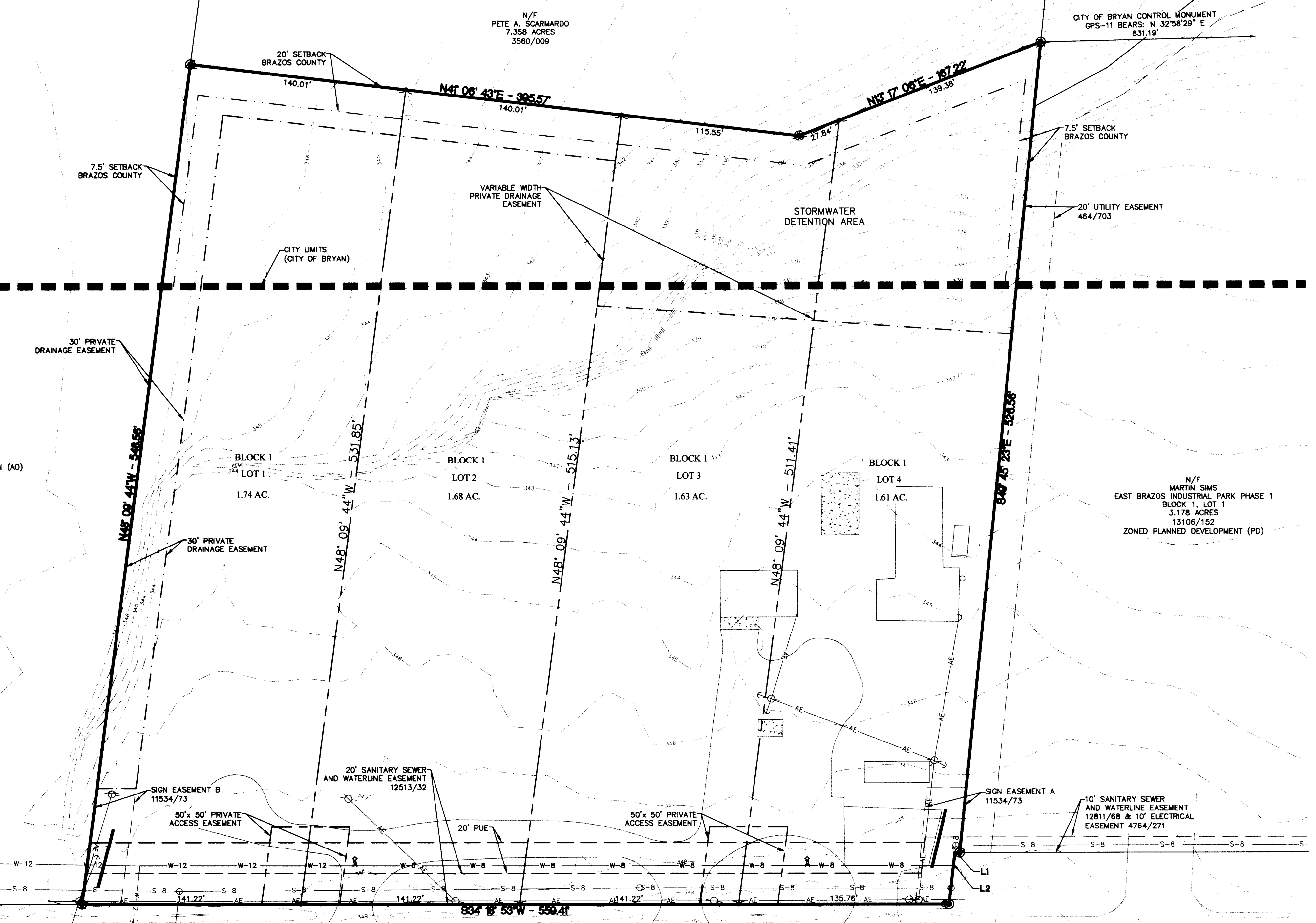
LINE #	LENGTH	DIRECTION
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L2	33.48'	S48° 20' 41"E

NOTES:

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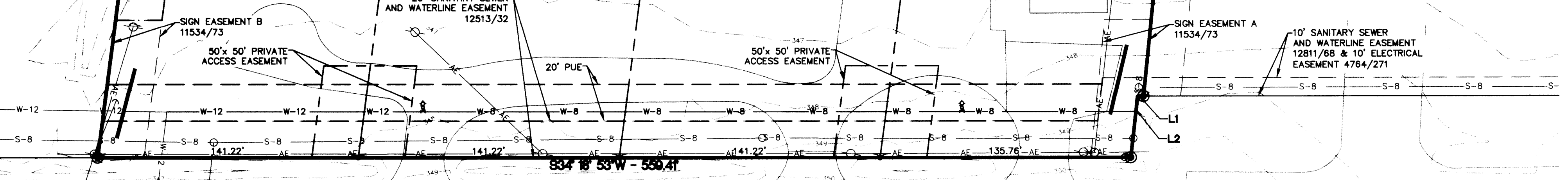
LEGEND

(Solid line)	PROPERTY BOUNDARY
(Dashed line)	LOT LINE
(Black dot)	PROPERTY CORNER
(Dotted line)	EXISTING CONTOUR
(Dashed line with 'PUE')	PROPOSED PUBLIC UTILITY EASEMENT (PUE)
(Dashed line with 'S-B')	EXISTING PUBLIC UTILITY EASEMENT (PUE)
(Dashed line with 'AE')	PROPOSED PRIVATE DRAINAGE EASEMENT
(Dashed line with 'G&G')	EXISTING CURB AND GUTTER
(Dotted line with 'S-C')	EXISTING SIDEWALK/CONCRETE
(Dotted line with 'S-W')	PROPOSED SIDEWALK
(Arrow)	FLOW ARROWS
(W-B line)	PROPOSED WATERLINE, SIZE NOTED
(W-B line)	EXISTING WATERLINE, SIZE NOTED
(Circle with 'F')	FIRE HYDRANT
(Circle with 'V')	GATE VALVE
(S-B line)	PROPOSED SANITARY SEWER LINE, SIZE NOTED
(S-B line)	EXISTING SANITARY SEWER LINE, SIZE NOTED
(Circle with 'M')	PROPOSED SANITARY MANHOLE
(Circle with 'M')	EXISTING SANITARY MANHOLE
(P line)	EXISTING PIPELINE
(GAS line)	EXISTING GAS
(X line)	EXISTING FENCE
(AE line)	EXISTING OVERHEAD ELECTRIC
(UE line)	EXISTING UNDERGROUND ELECTRIC
(T line)	EXISTING TELECOMMUNICATIONS

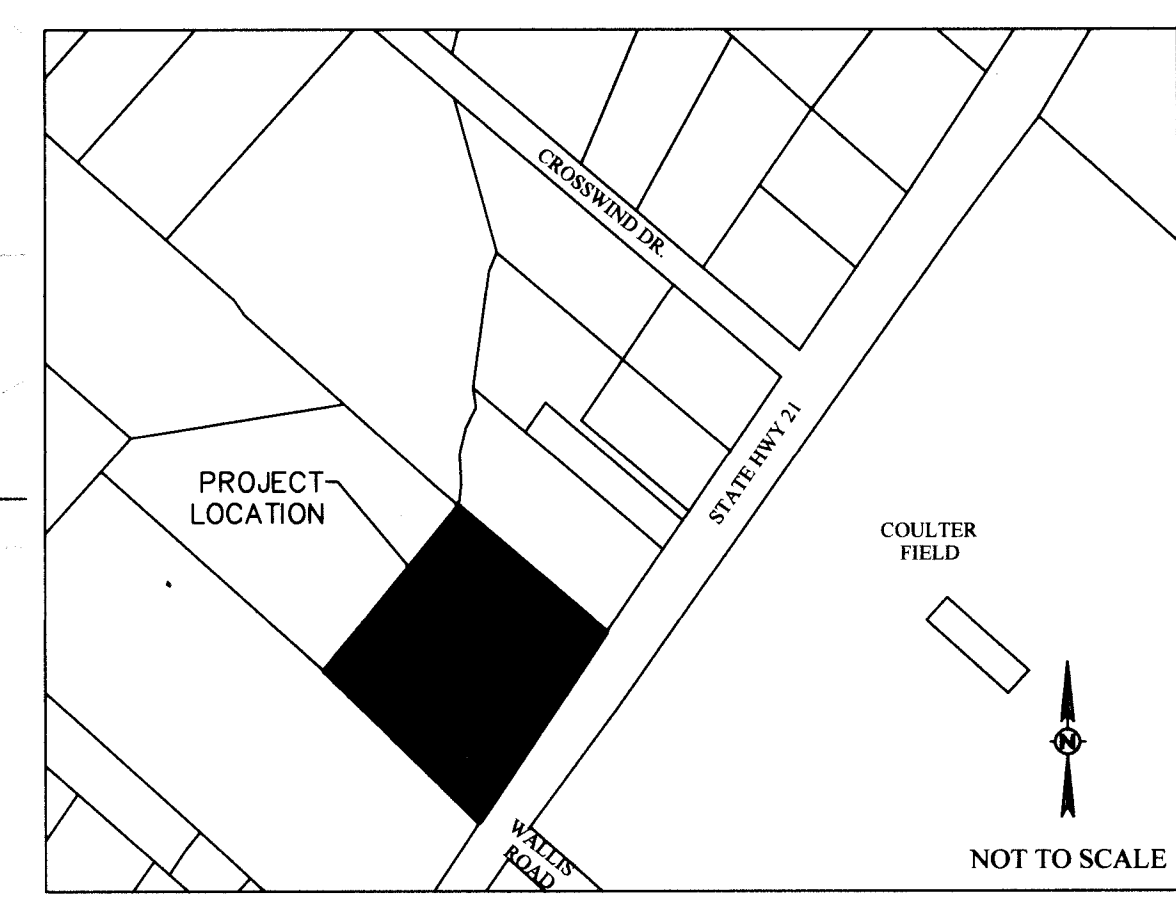


N/F
PETE A. SCARMARDO
15.0 ACRES
3067/344
ZONED AGRICULTURAL OPEN (AO)

N/F
MARTIN SIMS
EAST BRAZOS INDUSTRIAL PARK PHASE 1
BLOCK 1, LOT 1
3.178 ACRES
13106/152
ZONED PLANNED DEVELOPMENT (PD)



VICINITY MAP



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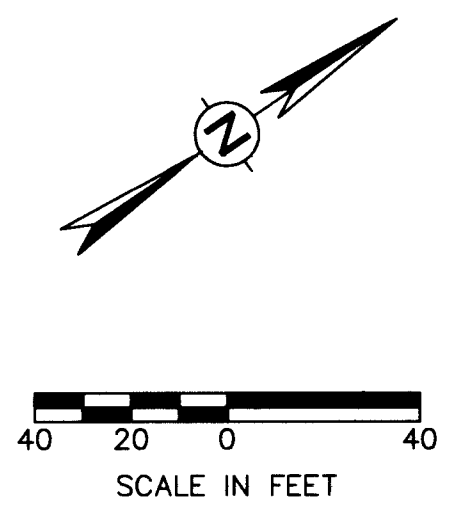
SCALE: AS SHOWN
AUGUST 2018

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

ENGINEER:

Schultz Engineering
1911 SOUTHWEST PKWY. E.
College Station, Texas 77840
(979) 764-3900

TBPE NO. 12327

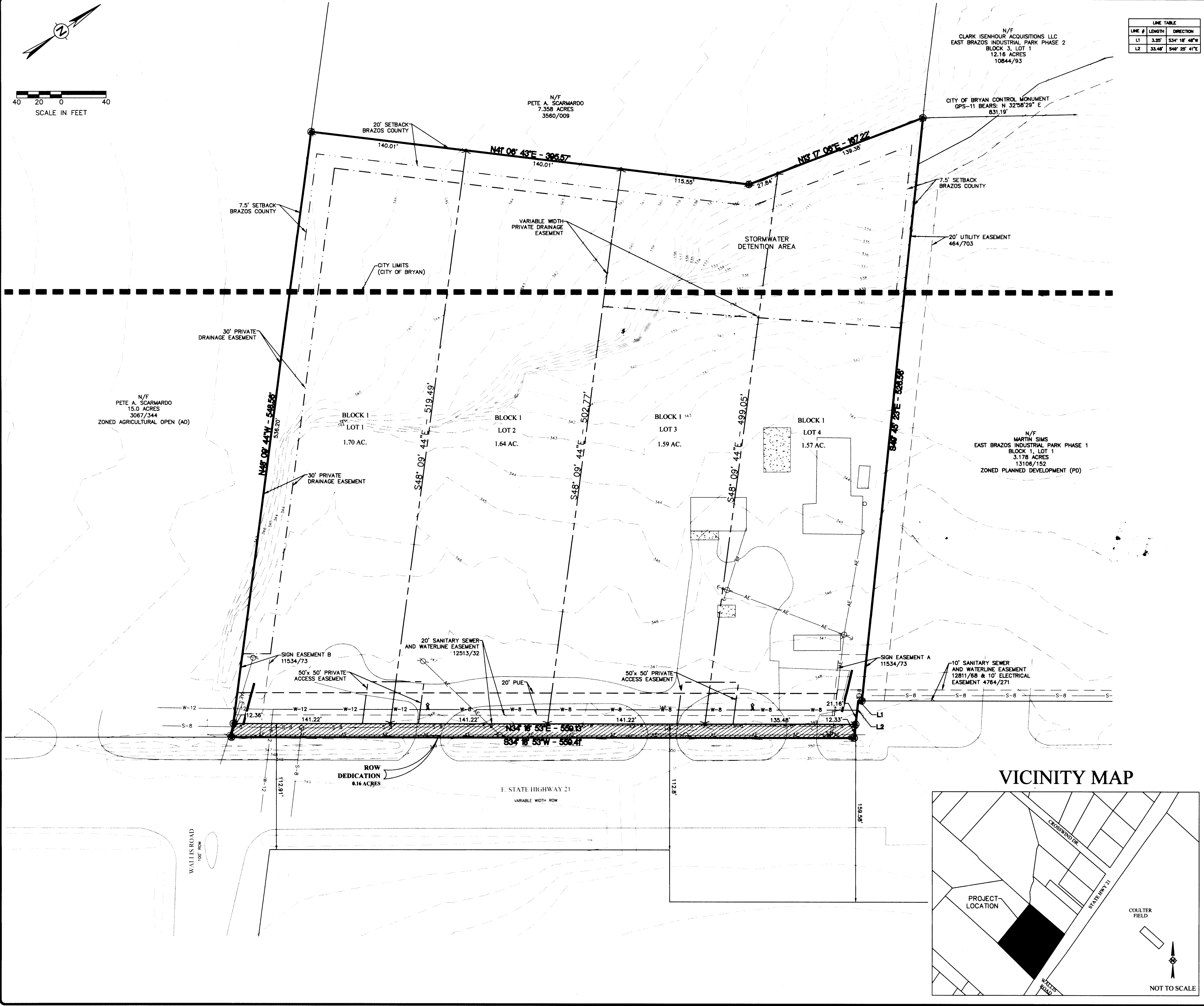


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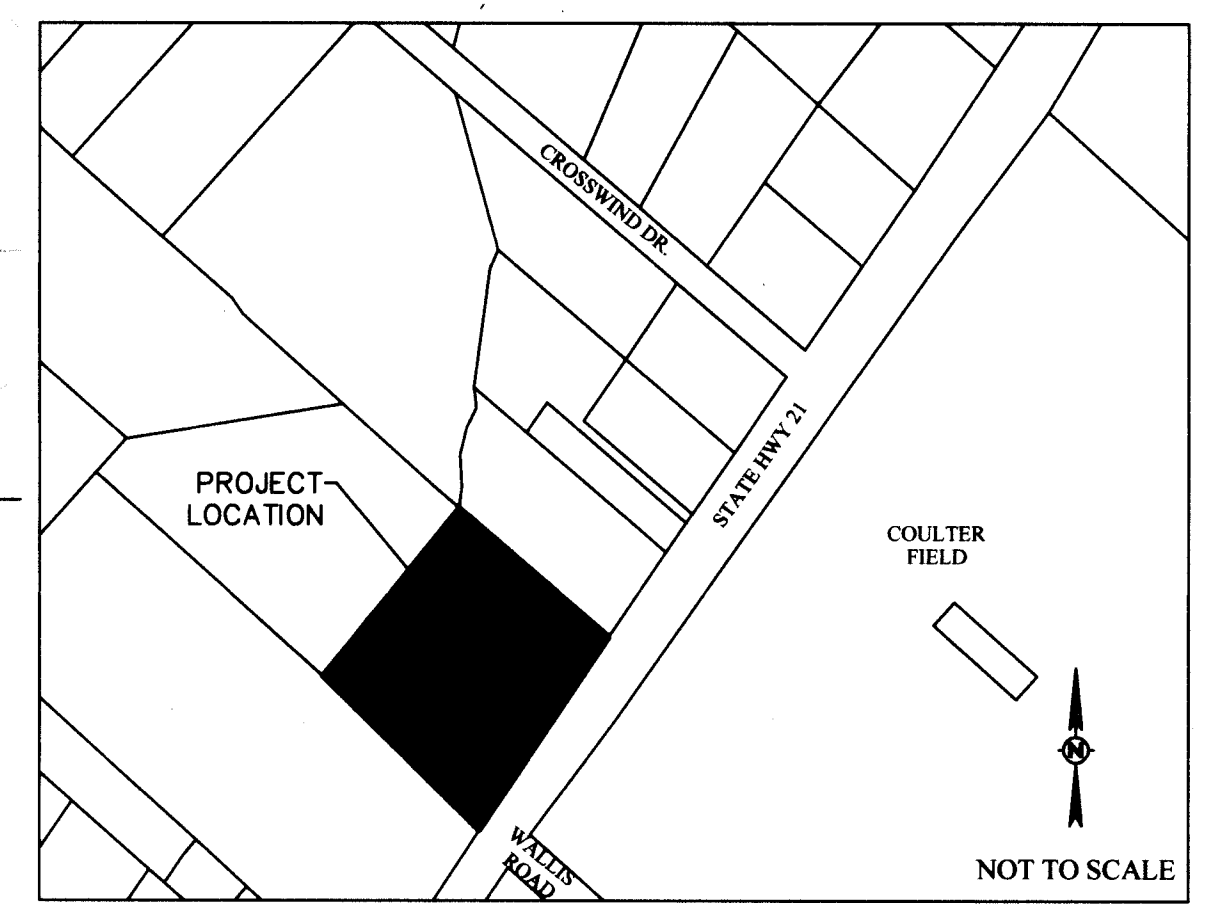
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	PROPOSED SIDEWALK
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	PROPOSED WATERLINE, SIZE NOTED
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	EXISTING SANITARY MANHOLE
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