

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	195.36'	1575.00'	007°06'25"	97.81'	195.24'	N61°18'44"W
C2	406.49'	1425.00'	016°20'38"	204.63'	405.11'	N56°41'38"W
C3	38.42'	25.00'	088°03'34"	24.17'	34.75'	N04°29'32"W
C4	38.96'	25.00'	089°17'37"	24.69'	35.14'	S00°47'41"W
C5	263.80'	285.00'	053°02'00"	142.20'	254.48'	S17°20'08"E
C6	190.75'	215.00'	050°49'56"	102.16'	184.55'	S16°14'06"E
C7	19.68'	25.00'	045°05'57"	10.38'	19.17'	S64°12'03"E
C8	282.95'	60.00'	270°11'54"	59.79'	84.71'	S48°20'56"W
C9	19.68'	25.00'	045°05'57"	10.38'	19.17'	N19°06'06"W
C10	252.85'	285.00'	050°49'56"	135.43'	244.64'	N16°14'06"W
C11	197.33'	215.00'	052°35'13"	106.23'	190.48'	N17°06'45"W
C12	39.77'	25.00'	091°09'09"	25.51'	35.71'	N88°58'56"W
C13	22.44'	1210.00'	001°03'44"	11.22'	22.43'	N40°13'58"E
C14	271.37'	1101.80'	014°06'42"	136.38'	270.68'	N53°32'58"E

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	49.67'	S68°12'55"E
L2	12.37'	N49°14'09"W

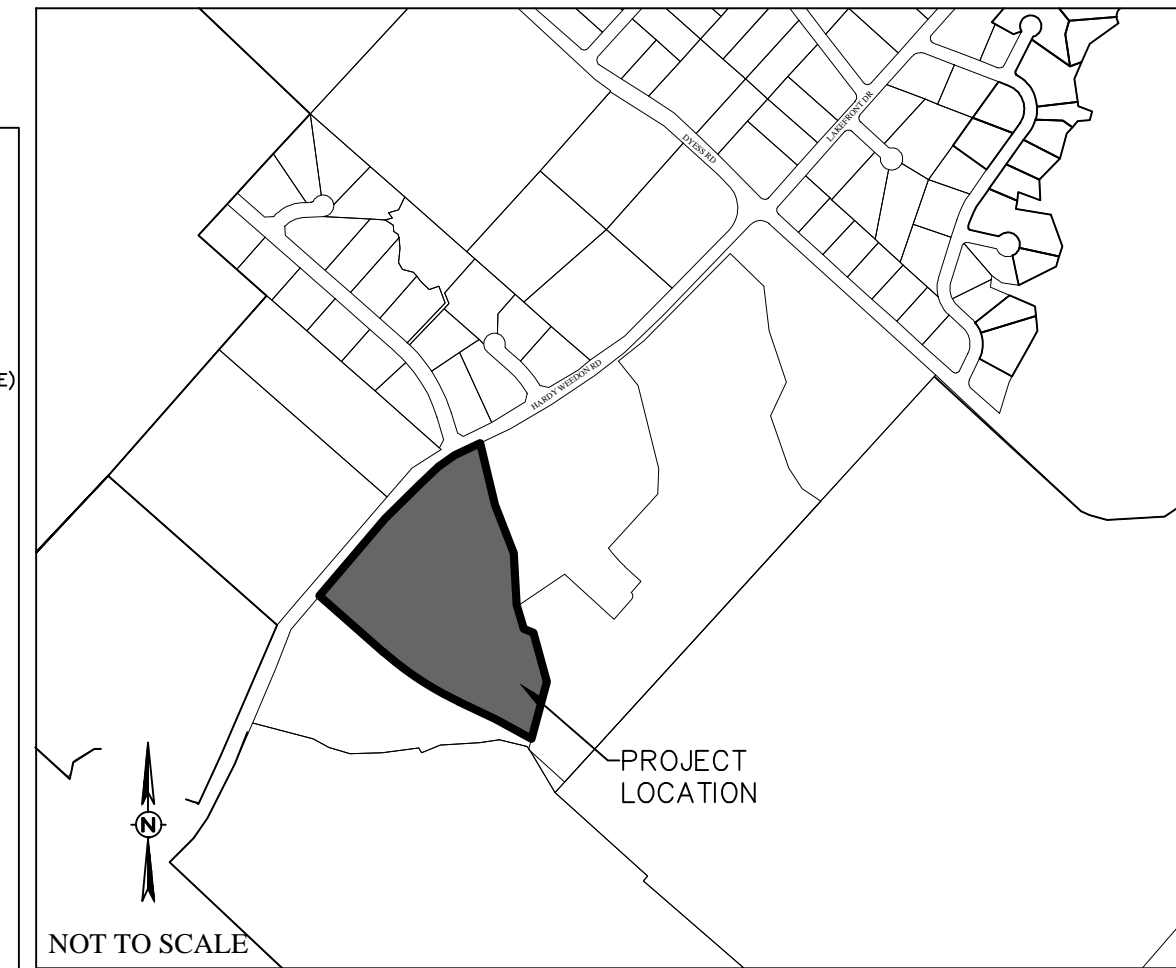
LOT TABLE PHASE 3

BLOCK #	LOT #	LOT WIDTH AT FRONT SETBACK (FT)	LOT DEPTH (FT)	LOT AREA (AC)	LOT AREA OUTSIDE DRAINAGE EASEMENT (AC)
4	1	155	321	1.53	1.44
4	2	131	301	1.32	1.19
4	3	212	363	1.33	1.27
4	4	230	348	1.28	1.26
4	5	162	262	1.26	1.09
4	6	93	299	1.27	1.13
4	7	116	182	1.01	1.01
4	8	176	251	1.01	1.01
4	9	122	282	1.03	1.03
4	10	114	378	1.56	1.56
4	11	116	335	1.15	1.15
4	12	232	219	1.02	1.02

- NOTES:
- ORIGIN OF BEARING SYSTEM: THE BEARING SYSTEM AND ACTUAL MEASURED DISTANCE TO THE MONUMENTS ARE CONSISTENT WITH THE RECORDED DEED IN VOL. 2105, PAGE 61, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
 - THE TOPOGRAPHY SHOWN IS FROM FIELD AND AERIAL SURVEY DATA.
 - A PORTION OF THIS TRACT IS WITHIN THE ZONE A 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0200E, EFFECTIVE DATE: MAY 16, 2012.
 - THE SUBJECT PROPERTY IS IN BRAZOS COUNTY AND THE CITY OF BRYAN, TEXAS.
 - THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WICKSON CREEK SPECIAL UTILITY DISTRICT. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
 - THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE HOA, HOMEOWNERS ASSOCIATION, LANDSCAPE, FENCES, STRUCTURES, GRADING ETC. CANNOT IMPERE THE FLOW OF THE PRIVATE DRAINAGE EASEMENT. CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATION, REPAIR AND MAINTENANCE OF THESE AREAS.
 - COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA), CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATION, REPAIR AND MAINTENANCE OF THESE AREAS.
 - THE RIGHT OF WAY DEDICATION SHOWN ALONG HARDY WEEEDON ROAD WEST OF DYESS ROAD IS FOR A 80 FOOT WIDE RIGHT OF WAY. THE RIGHT OF WAY DEDICATION SHOWN ALONG HARDY WEEEDON ROAD AFTER THE DYESS ROAD INTERSECTION IS FOR A 70 FOOT WIDE RIGHT OF WAY.
 - BUILDING SETBACK ARE 25' ADJACENT TO ALL STREETS ACCORDING TO BRAZOS COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS. ADDITIONAL BUILDING SETBACKS MAY BE REQUIRED BY DEED RESTRICTIONS OR THIS PLAN.
 - ELECTRIC SERVICE FOR THIS DEVELOPMENT WILL BE PROVIDED BY BRAZOS COUNTY UTILITIES (BCU). THE ELECTRIC DISTRIBUTION LINES WILL BE LOCATED IN THE 10' UTILITY EASEMENT AT THE FRONT OF THE LOTS AND IN THE SIDE LOT EASEMENTS. ELECTRICAL DISTRIBUTION LINES MAY ALSO BE LOCATED IN THE 20' P.U.E. ALONG THE PERIMETER OF THE SUBDIVISION. ADDITIONAL EASEMENTS WILL BE PROVIDED AS REQUIRED BY BCU.
 - THE STREETS FOR THIS DEVELOPMENT WILL BE CONSTRUCTED TO THE RURAL STREET STANDARDS PER BRAZOS COUNTY REQUIREMENTS WITH THE ADDITIONAL REQUIREMENT THAT THE PAVEMENT SURFACE BE 2" OF HOT MIX ASPHALTIC CONCRETE TO MEET CITY OF BRYAN REQUIREMENTS.
 - DRAINAGE OF THE LOTS WILL FOLLOW NATURAL DRAINAGE PATTERNS. BORROW DITCHES WILL CONVEY RUNOFF TO CULVERT STRUCTURES OR TO NATURAL DRAINAGES. THE EXISTING DRAINAGE WAYS SHALL BE PRESERVED IN THEIR CONDITION AND THE NATURAL FLOW OF WATER IN THE EXISTING DRAINAGE WAYS SHALL NOT BE OBSTRUCTED.
 - LOTS ARE TO BE SEWERED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSF) WHICH MUST COMPLY WITH ALL COUNTY & STATE OSSF REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN AUTHORIZATION TO CONSTRUCT PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT ENSURES COMPLIANCE WITH THE COUNTY ORDER ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE. ON-SITE SEWAGE FACILITIES DISIPAL AREAS SHALL NOT ENCRACH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
 - ALL TREES AND BRUSH SHALL BE REMOVED FROM THE ROADWAY RIGHTS-OF-WAY, RIGHTS-OF-WAY DEDICATION AREAS AND PUBLIC UTILITY EASEMENTS.
 - THERE SHALL BE A 5' WIDE EASEMENT FOR ANCHORS AND GUY WIRES NECESSARY TO HELP SUPPORT OVERHEAD UTILITY LINES. SAID EASEMENTS WILL EXTEND 20' BEYOND ANY UTILITY EASEMENT.
 - ALL INTERIOR LOT LINES SHALL HAVE A 20' PUBLIC UTILITY EASEMENT CENTERED ON THE LOT LINE, ALL REAR LOT LINES THAT ADJOIN ANOTHER LOT WILL HAVE A 10' UTILITY EASEMENT ALONG THE COMMON LOT LINE, EXCEPT WHERE REAR LOT LINES FOLLOW EXISTING DRAINAGE WAYS.
 - ALL UTILITY LINES PLACED UNDER THE STREET PAVEMENT WILL BE ENCASED BY A MATERIAL APPROVED BY THE BRAZOS COUNTY ENGINEER.
 - BRAZOS COUNTY WILL BE RESPONSIBLE FOR MAINTAINING PUBLIC DRAINAGE EASEMENTS, THE HOME OWNERS' ASSOCIATION (HOA) WILL MAINTAIN THE PRIVATE DRAINAGE EASEMENTS.
 - THIS DOCUMENT WAS NOT PREPARED BY A PROFESSIONAL LAND SURVEYOR AND IS NOT TO BE USED AS PROFESSIONAL SURVEYING WORK. THIS DOCUMENT IS BASED ON AN ON THE GROUND SURVEY DOCUMENT PREPARED BY GREGORY HOPCUS, RPLS NO. 6047.
 - THE INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING DESIGN. THE PLAN IS PRELIMINARY AND SHOULD ONLY BE USED FOR PLANNING PURPOSES.
 - WHERE ELECTRIC FACILITIES ARE INSTALLED, BCU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER AND ACROSS THE PROPERTY INCLUDED IN THE P.U.E. AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE P.U.E. TO ACCESS ELECTRIC FACILITIES.
 - DRIVEWAY ACCESS FOR LOTS IN PHASE 3 SHALL NOT BE TO HARDY WEEEDON ROAD.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW ONLY UNDER THE AUTHORITY OF DEVEN L. DOYEN P.E., LICENSE NO. 109835, ON MAY 24, 2023. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.

VICINITY MAP



LEGEND

—	PROPERTY BOUNDARY
—	RIGHT OF WAY
—	LOT LINE
●	PROPERTY CORNER
○	EXISTING CONTOUR
---	PROPOSED PUBLIC UTILITY EASEMENT (PUE)
---	EXISTING PUBLIC UTILITY EASEMENT (PUE)
---	PROPOSED PUBLIC DRAINAGE EASEMENT (PDE)
---	EXISTING PUBLIC DRAINAGE EASEMENT (PDE)
---	PROPOSED PRIVATE DRAINAGE EASEMENT
---	EXISTING PRIVATE DRAINAGE EASEMENT
---	PROPOSED CURB AND GUTTER
---	EXISTING SIDEWALK
---	PROPOSED SIDEWALK
→	FLOW ARROWS
ST	STORM PIPE
W-8	PROPOSED WATERLINE, SIZE NOTED
W-8	EXISTING WATERLINE, SIZE NOTED
○	FIRE HYDRANT
○	GATE VALVE
—	EXISTING PIPELINE
P	GAS
—	EXISTING GAS
X	EXISTING FENCE
AE	EXISTING OVERHEAD ELECTRIC
UE	EXISTING UNDERGROUND ELECTRIC
T	EXISTING TELECOMMUNICATIONS

**PRELIMINARY PLAN
NOT FOR RECORD**

**PRELIMINARY PLAN
COOK CROSSING PHASE 3**

17.50 ACRES - 12 LOTS
THOMAS I. ALLCORN LEAGUE, A-61
BRAZOS COUNTY, TEXAS

SCALE: AS SHOWN
MAY 2023

OWNER/DEVELOPER:
COOK CROSSING, LLC
P.O. Box 3462
Bryan, TX 77805
(979)-777-1677

SURVEYOR:
Gregory Hopcus, RPLS No. 6047
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, TX 77845
(979) 696-3838
TBPELS FRM # 10103300

ENGINEER:
SCHULTZ
TBPEN 102327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
www.schultz-engineering.com
(979) 764-3900

SHEET 1 OF 1