

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

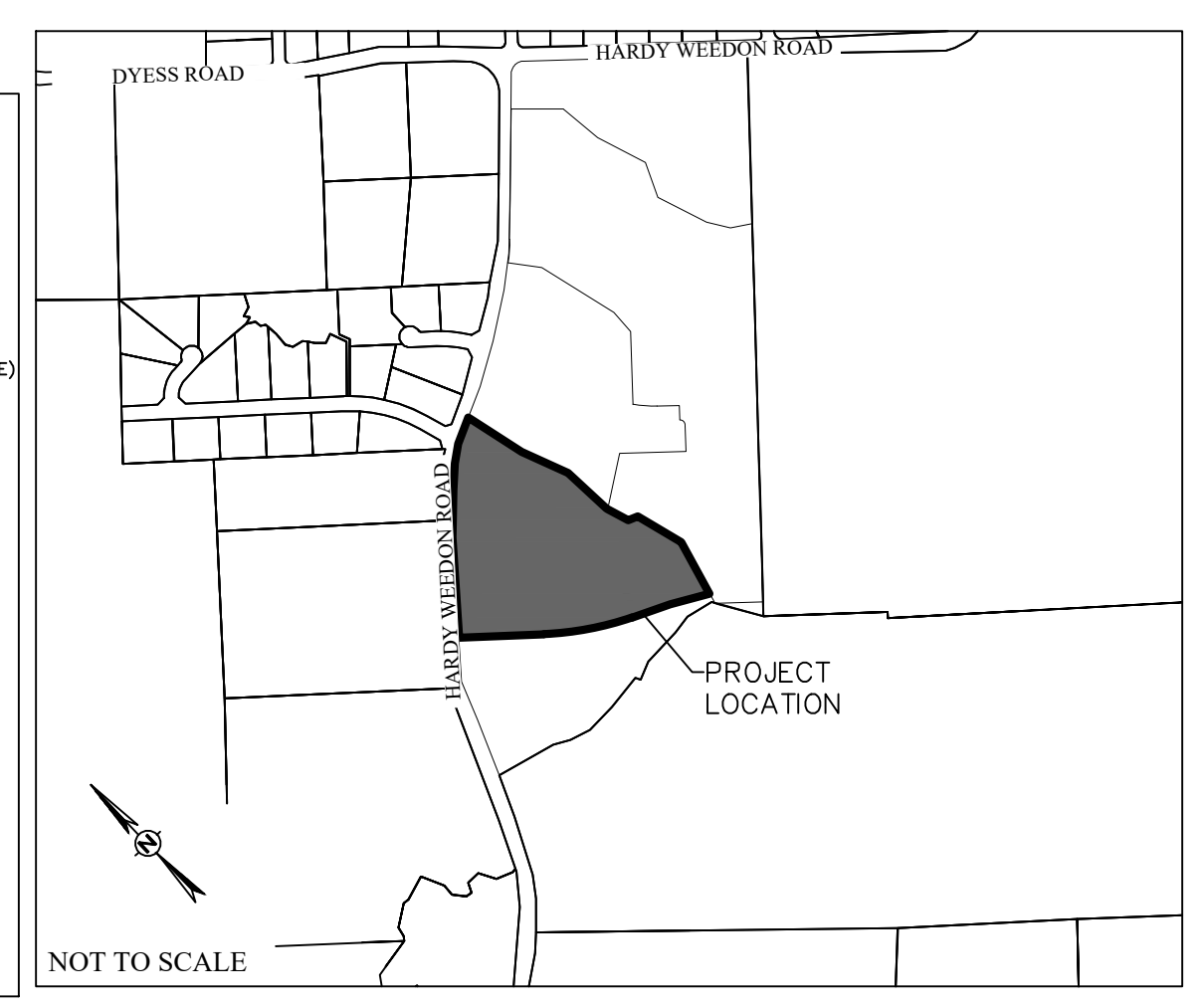
LOT TABLE PHASE 3

BLOCK #	LOT #	LOT WIDTH AT FRONT SETBACK (FT)	LOT DEPTH (FT)	LOT AREA (AC)	LOT AREA OUTSIDE DRAINAGE EASEMENT (AC)
4	1	131	310	1.30	1.22
4	2	130	270	1.26	1.15
4	3	133	330	1.29	1.16
4	4	289	339	1.35	1.33
4	5	168	266	1.34	1.11
4	6	89	229	1.24	1.08
4	7	107	192	1.10	1.09
4	8	192	259	1.07	1.05
4	9	132	281	1.09	1.09
4	10	115	380	1.56	1.56
4	11	112	321	1.15	1.15
4	12	258	249	1.02	1.01

- 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 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 BTU.
  - 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 WEEDON ROAD WEST OF DYESS ROAD IS FOR A 80 FOOT WIDE RIGHT OF WAY. THE RIGHT OF WAY DEDICATION SHOWN ALONG HARDY WEEDON 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 ON THIS PLAN.
  - ELECTRIC SERVICE FOR THIS DEVELOPMENT WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU). 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 BTU.
  - 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 ORIGINAL CONDITION AND THE NATURAL FLOW OF WATER IN THE EXISTING DRAINAGE WAYS SHALL NOT BE OBSTRUCTED.
  - LOTS ARE TO BE SERVED 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 DISPOSAL AREAS SHALL NOT ENCRUCH 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, BTU 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 WEEDON ROAD.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW ONLY UNDER THE AUTHORITY OF DEVEN L. DOYEN P.E., LICENSE NO. 109835, ON JUNE 26, 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 SLOPE EASEMENT
- 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
- PROPOSED ROW DEDICATION
- FLOW ARROWS
- ST - ST - ST STORM PIPE
- W-8 - W-8 - W-8 PROPOSED WATERLINE, SIZE NOTED
- W-8 - W-8 - W-8 EXISTING WATERLINE, SIZE NOTED
- OH - OH - OH FIRE HYDRANT
- G - G - G GATE VALVE
- P - P - P EXISTING PIPELINE
- GAS - GAS - GAS EXISTING GAS
- X - X - X EXISTING FENCE
- AE - AE - AE EXISTING OVERHEAD ELECTRIC
- UE - UE - UE EXISTING UNDERGROUND ELECTRIC
- T - T - T EXISTING TELECOMMUNICATIONS

PRELIMINARY PLAN NOT FOR RECORD

PRELIMINARY PLAN  
COOK CROSSING PHASE 3  
17.50 ACRES - 12 LOTS, BLOCK 4  
PORTION OF A REMAINDER OF AN 89.50 ACRE TRACT  
VOLUME 16968, PAGE 79  
THOMAS J. ALLCORN LEAGUE, A-61  
BRAZOS COUNTY, TEXAS

SCALE: AS SHOWN  
JUNE 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 FIRM # 10103300

ENGINEER:  
SCHULTZ  
TBPEN NO. 12327  
911 SOUTHWEST PKWY E.  
College Station, Texas 77840  
(979) 764-3900

SHEET 1 OF 1