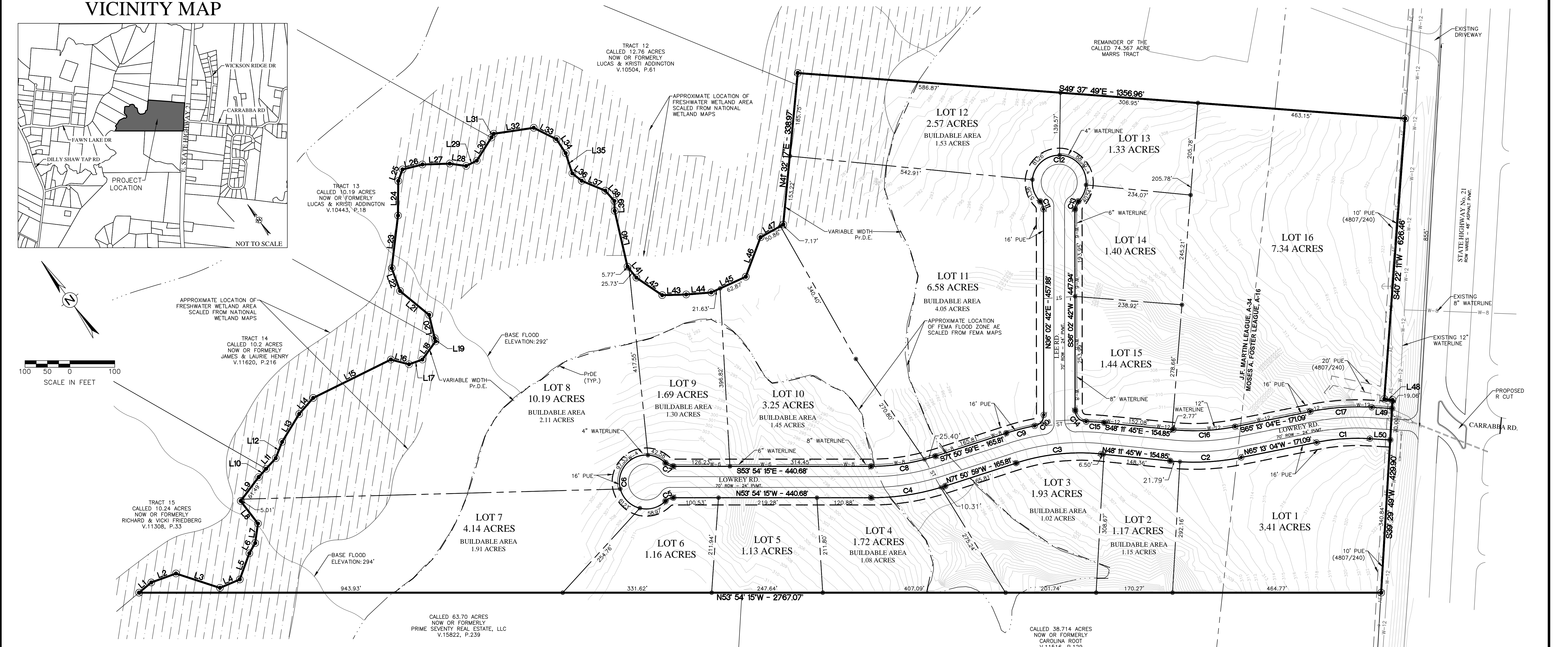
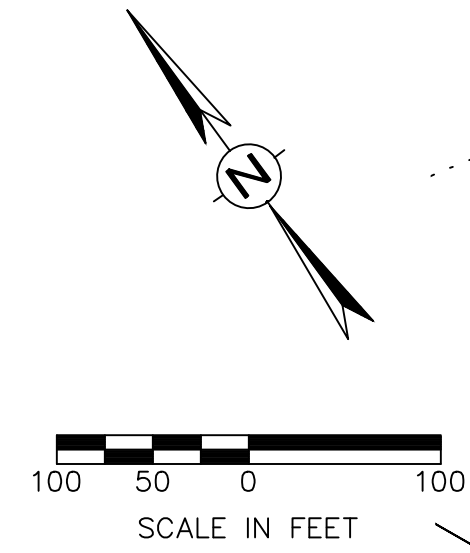


VICINITY MAP



LINE #	LENGTH	DIRECTION
L1	35.59'	N86° 18' 05"E
L2	58.50'	S73° 51' 55"E
L3	103.00'	S35° 51' 55"E
L4	48.00'	S76° 51' 55"E
L5	62.00'	N56° 08' 05"E
L6	26.00'	N65° 58' 05"E
L7	44.00'	N44° 28' 05"E
L8	63.50'	N1° 21' 55"W
L9	66.50'	N73° 08' 05"E
L10	24.89'	N78° 08' 05"E
L11	31.61'	N78° 08' 05"E
L12	39.00'	N57° 48' 05"E
L13	73.00'	N67° 18' 05"E
L14	47.50'	N77° 18' 05"E
L15	193.00'	S80° 11' 55"E
L16	42.00'	S39° 11' 55"E
L17	31.50'	S73° 41' 55"E
L18	50.00'	N71° 58' 05"E
L19	7.37'	N22° 28' 05"E
L20	53.13'	N22° 28' 05"E
L21	84.00'	N14° 21' 55"W
L22	54.00'	N15° 58' 05"E
L23	118.00'	N42° 58' 05"E
L24	77.00'	N36° 28' 05"E
L25	27.50'	N56° 18' 05"E

LINE #	LENGTH	DIRECTION
L26	45.50'	S67° 51' 55"E
L27	61.00'	S55° 51' 55"E
L28	37.00'	S45° 31' 55"E
L29	26.50'	S80° 01' 55"E
L30	60.99'	N68° 08' 05"E
L31	10.01'	N68° 08' 05"E
L32	90.00'	S62° 21' 55"E
L33	57.00'	S27° 11' 55"E
L34	37.00'	S2° 48' 05"W
L35	47.50'	S17° 58' 05"W
L36	26.50'	S15° 51' 55"E
L37	57.00'	S31° 01' 55"E
L38	30.50'	S5° 21' 55"E
L39	22.00'	S34° 08' 05"W
L40	127.50'	S23° 08' 05"W
L41	31.50'	S2° 41' 55"E
L42	69.50'	S19° 41' 55"E
L43	53.50'	S55° 31' 55"E
L44	56.00'	S58° 31' 55"E
L45	84.50'	S78° 21' 55"E
L46	94.00'	N56° 38' 05"E
L47	58.03'	S83° 01' 55"E
L48	18.85'	S46° 45' 20"E
L49	45.52'	S50° 30' 11"E
L50	45.52'	N50° 30' 11"W

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	119.42'	465.00'	01°42'53"	60.04'	119.09'	N57°51'38"W
C2	158.94'	535.00'	01°70'19"	80.06'	158.36'	N56°42'24"W
C3	191.97'	465.00'	02°39'14"	97.37'	190.61'	N60°01'22"W
C4	167.57'	535.00'	01°75'44"	84.48'	166.88'	N62°52'37"W
C5	19.68'	25.00'	04°50'57"	10.38'	19.17'	N78°27'13"W
C6	282.95'	60.00'	27°01'54"	59.79'	84.71'	N36°05'45"E
C7	19.68'	25.00'	04°50'57"	10.38'	19.17'	S31°21'17"E
C8	145.64'	465.00'	01°75'44"	73.42'	145.05'	S62°52'37"E
C9	65.21'	535.00'	00°59'03"	32.65'	65.17'	S68°21'28"E
C10	34.51'	25.00'	07°05'22"	20.64'	31.83'	N75°35'23"E
C11	19.68'	25.00'	04°50'57"	10.38'	19.17'	N13°29'44"E
C12	282.95'	60.00'	27°01'54"	59.79'	84.71'	S53°57'18"E
C13	19.68'	25.00'	04°50'57"	10.38'	19.17'	S58°35'41"W
C14	38.64'	25.00'	08°34'01"	24.38'	34.91'	S08°14'19"E
C15	40.40'	535.00'	00°41'34"	20.21'	40.39'	S50°21'32"E
C16	138.15'	465.00'	01°70'19"	69.59'	137.64'	S56°42'24"E
C17	137.40'	535.00'	01°42'53"	69.08'	137.02'	S57°51'38"E

NOTES:

- ORIGIN OF BEARING SYSTEM: THE BEARING SYSTEM AND ACTUAL MEASURED DISTANCE TO THE MONUMENTS ARE CONSISTENT WITH THE BOUNDARY LINE AGREEMENT RECORDED IN VOLUME 11533, PAGE 1, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS.
- THE TOPOGRAPHY SHOWN IS FROM FIELD SURVEY DATA.
- A PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0305F, EFFECTIVE DATE: APRIL 2, 2014.
- ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE BRAZOS COUNTY SUBDIVISION ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
- THE WATER SUPPLIER FOR THIS DEVELOPMENT IS WICKSON CREEK SPECIAL UTILITY DISTRICT. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF COLLEGE STATION SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN UTILITY EASEMENTS AT THE FRONT OF THE RESIDENTIAL LOTS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
- A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
- ALL PUBLIC DRAINAGE EASEMENTS WILL BE IMPROVED ACCORDING TO THE DRAINAGE POLICY AND DESIGN STANDARDS.
- THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE POA. PROPERTY OWNERS ASSOCIATION, LANDSCAPE, FENCES, STRUCTURES, GRADING ETC. CANNOT IMPEDE THE FLOW OF THE PRIVATE DRAINAGE EASEMENT.
- COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION (POA). POA DOCUMENTS WILL BE PROVIDED WITH THE FINAL PLAN.
- IN LOCATIONS WITH CROSS LOT DRAINAGE OF STORMWATER RUNOFF, A DRAINAGE WAY SHALL BE PROVIDED THAT THE FLOW IS NOT IMPEDED BY FENCES, STRUCTURES OR OTHER FACILITIES.
- DRIVEWAY CULVERTS SHALL COMPLY WITH BRAZOS COUNTY DETAILS AND SPECIFICATIONS.
- 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 PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.
- BUILDING SETBACK ALONG SH 21 SHALL BE 50', OTHER BUILDING SETBACKS 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 BRYAN TEXAS UTILITIES (BTU). THE ELECTRIC DISTRIBUTION LINES WILL BE LOCATED IN THE 16' 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 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 (OSSFs) 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 ENROACH 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.

PRELIMINARY PLAN
NOT FOR RECORD

PRELIMINARY PLAN
P70 INDUSTRIAL PARK
54.35 ACRES - 16 LOTS
MOSES A. FOSTER LEAGUE, A-16
& J.F. MARTIN LEAGUE, A-34
CITY OF BRYAN ETJ, BRAZOS, TEXAS

SCALE: AS SHOWN
NOVEMBER, 2023

OWNER/DEVELOPER: PRIME SEVENTY REAL ESTATE LLC
PO BOX 11779
COLLEGE STATION, TX 77842
(979) 693-3838

SURVEYOR: McClure & Brown
Engineering/Surveying, Inc.
1008 Woodrock Dr., Suite 103
College Station, TX 77845
(979) 693-3838
TBPELS FIRM # 10103300
Firm Reg. No. F-458

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