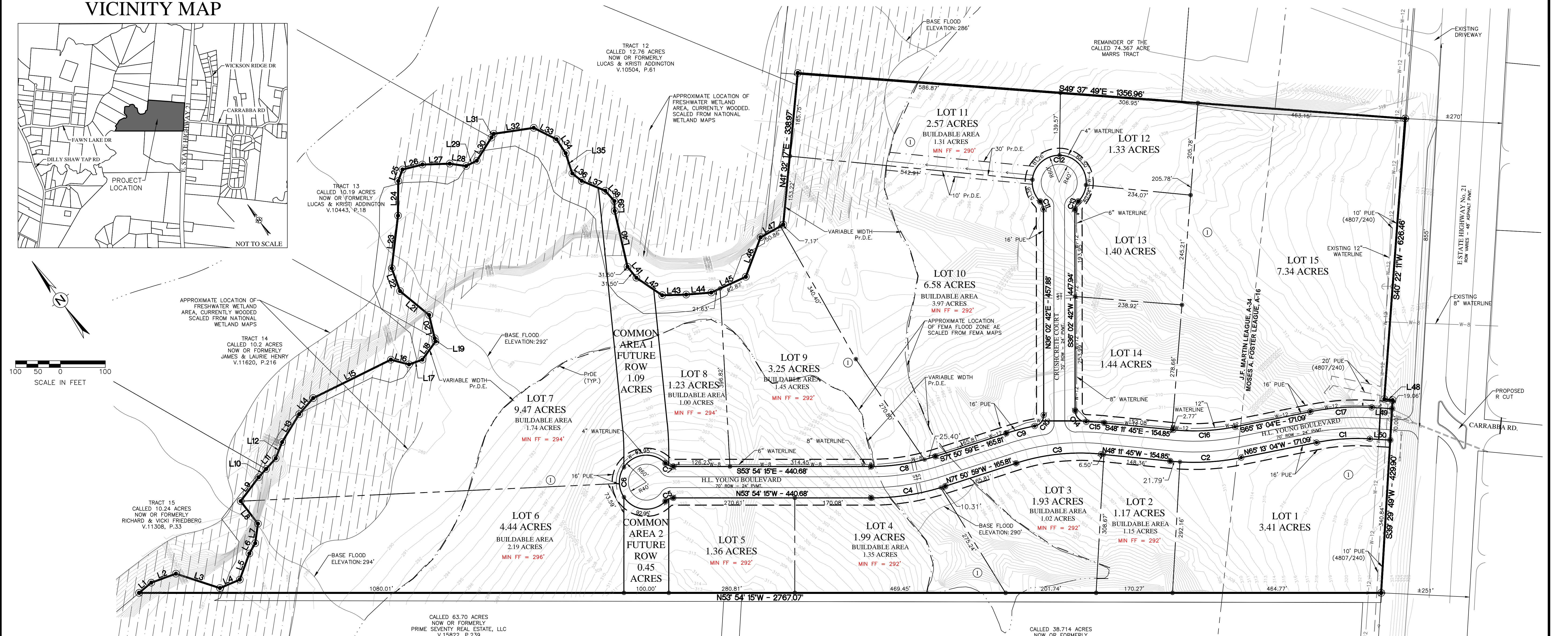
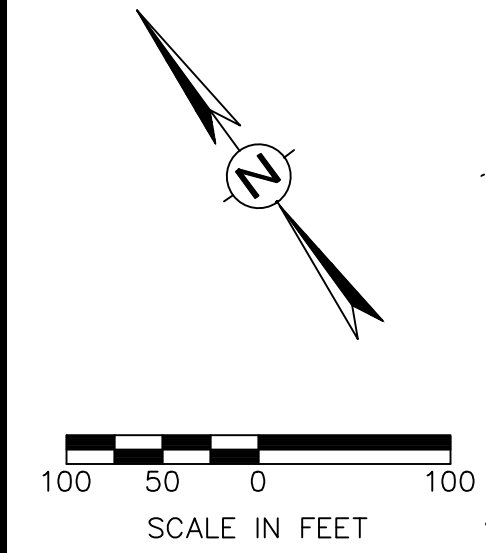


VICINITY MAP



- 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 LOCATIONS 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.
 - 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 HOPOUS OF McCLURE & BROWNE ENGINEERING/SURVEYING, INC. RPLS NO. 6047
 - THE INFORMATION SHOWN ON THIS PLAN IS NOT FOR CONSTRUCTION, REFER TO SEALED CONSTRUCTION PLANS FOR FINAL INFORMATION.
 - 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 ELECTRICAL 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 ASPHALT 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.
 - 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.
- OSSSF NOTES
SANITARY SEWAGE TREATMENT AND DISPOSAL WILL BE PROVIDED BY ON-SITE SEWAGE FACILITY (OSSSF) SYSTEMS.
- ALL PROPOSED LOTS TO BE SERVED BY OSSSF SHALL COMPLY WITH ALL APPLICABLE COUNTY AND STATE REGULATIONS INCLUDING THE MINIMUM LOT REQUIREMENTS REQUIRED BY BRAZOS COUNTY.
 - PROPERTY THAT WILL USE AN ON-SITE SEWAGE FACILITY (OSSSF) FOR SEWAGE DISPOSAL SHALL BE EVALUATED FOR OVERALL SITE SUITABILITY. THE RESULTS OF A SITE EVALUATION, CONDUCTED ACCORDING TO 30 TAC §285.30 PREPARED BY A LICENSED SITE EVALUATOR OR TEXAS PROFESSIONAL ENGINEER SHALL BE REQUIRED BEFORE APPROVAL OF AN OSSSF BY THE PERMITTING AUTHORITY.
 - A COMPLETE PERMIT APPLICATION FORM, FEE AND THE REQUIRED PLANNING MATERIALS APPROVED BY THE PERMITTING AUTHORITY ARE REQUIRED PRIOR TO THE ISSUANCE OF AUTHORIZATION TO CONSTRUCT (ATC) FOR ALL OSSSF IN BRAZOS COUNTY REGARDLESS OF THE ACREAGE OF THE TRACT. NO OSSSF SHALL BEGIN CONSTRUCTION IN BRAZOS COUNTY PRIOR TO THE ISSUANCE OF THE ATC.
 - OSSSF PLANNING MATERIALS SHALL INCLUDE THE REQUIRED TOPOGRAPHY ANALYSIS FOR EACH TRACT AND DEMONSTRATE TO THE SATISFACTION OF THE PERMITTING AUTHORITY IN THE DESIGN TECHNICAL REPORT AND SITE DRAWINGS THE SUITABILITY OF THE PROPOSED DISPOSAL METHOD FOR THE SLOPE AND DRAINAGE FEATURES OF EACH TRACT TO ENSURE PROTECTION OF SURFACE AND GROUND WATERS OF THE STATE.
 - ANY POTENTIAL OSSSF SITE WITHIN A 100-YEAR FLOODPLAIN IS SUBJECT TO THE SPECIAL PLANNING REQUIREMENTS IN 30 TAC §285.31(C)(2) AND SHALL BE LOCATED SO THAT A FLOOD WILL NOT DAMAGE THE OSSSF DURING A FLOOD EVENT, RESULTING IN CONTAMINATION OF THE ENVIRONMENT.
 - NO OSSSF TANK, COLLECTION, DISTRIBUTION, OR DISPOSAL MAY ENROACH THE SEPARATION REQUIREMENTS OF SURFACE OR GROUND WATER INCLUDING FLOW INTERMITTENT AND PERENNIAL STREAMS AND THE NORMAL POOL LEVEL OF IMPOUNDMENTS OR SPILLWAY ELEVATION. SUBDIVISION AND DEVELOPMENT PLANS ALTERING THE LOCATION AND NATURAL STREAMBED OF MAPPED DRAINAGES SHOULD OBTAIN THE PERMISSION OF THE BRAZOS COUNTY ENGINEER AND ANY OTHER STATE OR FEDERAL AGENCY REGULATING SURFACE WATERS OF THE STATE AND WHERE SUCH ALTERATION OCCUR PROVIDE A

COPY OF THE ENGINEERED DRAINAGE PLAN TO THE OSSSF PERMITTING AUTHORITY WITH THE SUBDIVISION PLAN OR DEVELOPMENT PLAN.

- THE LOCATIONS OF ALL PRIVATE AND PUBLIC WATER WELLS, WHETHER CURRENTLY IN USE OR ABANDONED, AND REGARDLESS OF AVAILABILITY OF POTABLE WATER SUPPLY FROM PWS AT A TRACT, SHALL BE INDICATED ON THE SUBDIVISION SURVEY AND ANY SITE DRAWINGS AND SHALL REQUIRE THE SEPARATION DISTANCES SPECIFIED IN 30 TAC §285.91(10). A COPY OF THE WELL PLUGGING REPORT FILED WITH THE TEXAS WATER DEVELOPMENT BOARD IS REQUIRED FOR ANY WELL PREVIOUSLY KNOWN OR INDICATED AT A TRACT. DO NOT REMOVE WELL HEADS PRIOR TO THE REQUIRED PLUGGING OF THE BORE. SEPARATION DISTANCES OF OSSSF FROM PREVIOUSLY KNOWN WATER WELLS WILL NOT BE REDUCED WITHOUT A PLUGGING REPORT DOCUMENTING PROTECTION OF GROUNDWATER AQUIFERS. THIS SITUATION COULD PREVENT APPROVAL OF AN OSSSF FOR A SMALL TRACT.
- NO OSSSF TREATMENT OR DISPOSAL COMPONENTS MAY ENROACH INTO ANY AREA RESERVED AS A PUBLIC UTILITY EASEMENT (PUE) WITHOUT A VARIANCE BEING REQUESTED AND APPROVED BY THE PERMITTING AUTHORITY. VARIANCE WILL BE REVIEWED AND APPROVED ON A CASE-BY-CASE BASIS. PROPOSED ENROACHMENTS INTO PIPELINE AND ELECTRICAL TRANSMISSION EASEMENTS SHALL REQUIRE BOTH THE APPROVED VARIANCE BY THE PERMITTING AUTHORITY AND ALL LETTERS OF PERMISSION DESCRIBED IN §285.91(10) OR AS REQUIRED BY THE PERMITTING AUTHORITY IN SUPPORT OF ANY APPROVED VARIANCE. ALL UNDERGROUND AND OVERHEAD EASEMENTS MUST BE CLEARLY DELINEATED ON THE SUBDIVISION PLAN WITH DIMENSIONS INDICATED.

Curve Table

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°70'11"	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°56'44"	84.48'	166.88'	N62°52'37"W
C5	19.68'	25.00'	04°05'57"	10.38'	19.17'	N76°27'13"W
C6	282.95'	60.00'	27°01'15"	59.79'	84.71'	N36°05'45"E
C7	19.68'	25.00'	04°05'57"	10.38'	19.17'	S31°21'17"E
C8	145.64'	465.00'	01°56'44"	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'	34.83'	N75°35'23"E
C11	19.68'	25.00'	04°05'57"	10.38'	19.17'	N13°29'44"E
C12	282.95'	60.00'	27°01'15"	59.79'	84.71'	S53°57'18"E
C13	19.68'	25.00'	04°05'57"	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°70'11"	69.59'	137.64'	S56°42'24"E
C17	137.40'	535.00'	01°42'53"	69.08'	137.02'	S57°51'38"E

LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	35.59'	N86°18'05"E	L26	45.50'	S67°51'55"E
L2	58.50'	S73°51'55"E	L27	61.00'	S55°51'55"E
L3	103.00'	S35°51'55"E	L28	37.00'	S45°31'55"E
L4	48.00'	S76°51'55"E	L29	26.50'	S80°01'55"E
L5	62.00'	N56°08'05"E	L30	60.99'	N68°08'05"E
L6	28.00'	N65°58'05"E	L31	10.01'	N68°08'05"E
L7	44.00'	N44°28'05"E	L32	90.00'	S62°21'55"E
L8	63.50'	N1°21'55"W	L33	57.00'	S27°11'55"E
L9	66.50'	N73°08'05"E	L34	37.00'	S2°48'05"W
L10	24.89'	N78°08'05"E	L35	47.50'	S17°58'05"W
L11	31.61'	N78°08'05"E	L36	26.50'	S15°51'55"E
L12	39.00'	N57°48'05"E	L37	57.00'	S31°01'55"E
L13	73.00'	N67°18'05"E	L38	30.50'	S5°21'55"E
L14	47.50'	N77°18'05"E	L39	22.00'	S34°08'05"W
L15	193.00'	S80°11'55"E	L40	127.50'	S23°08'05"W
L16	42.00'	S39°11'55"E	L41	31.50'	S2°41'55"E
L17	31.50'	S73°41'55"E	L42	69.50'	S19°41'55"E
L18	50.00'	N71°58'05"E	L43	53.50'	S55°31'55"E
L19	7.37'	N22°28'05"E	L44	56.00'	S58°31'55"E
L20	53.13'	N22°28'05"E	L45	84.50'	S78°21'55"E
L21	84.00'	N14°21'55"W	L46	94.00'	N56°38'05"E
L22	54.00'	N15°58'05"E	L47	58.03'	S83°01'55"E
L23	118.00'	N42°58'05"E	L48	18.85'	S46°45'20"E
L24	77.00'	N36°28'05"E	L49	45.52'	S50°30'11"E
L25	27.50'	N56°18'05"E	L50	45.52'	N50°30'11"W

PRELIMINARY PLAN

P70 INDUSTRIAL PARK

54.35 ACRES - 15 LOTS

LOTS 1-15, BLOCK 1
MOSES A. FOSTER LEAGUE, A-16
& J.F. MARTIN LEAGUE, A-34
CITY OF BRYAN ETJ, BRAZOS, TEXAS

SCALE: AS SHOWN
FEBRUARY, 2024

OWNER/DEVELOPER: PRIME SEVENTY REAL ESTATE LLC
PO BOX 11779
COLLEGE STATION, TX 77842
(979) 823-4888

SURVEYOR: McClure & Brown
Engineering/Surveying, Inc.
1108 Woodcreek Dr., Suite 103
College Station, TX 77845
(979) 693-3838
TBPELS FIRM # 11013300
Firm Reg. No. F-458

ENGINEER: SCHULTZ
TBPEN NO. 12327
1108 Woodcreek Dr., Suite 103
College Station, Texas 77840
www.schultz-engineering.com
(979) 764-3900