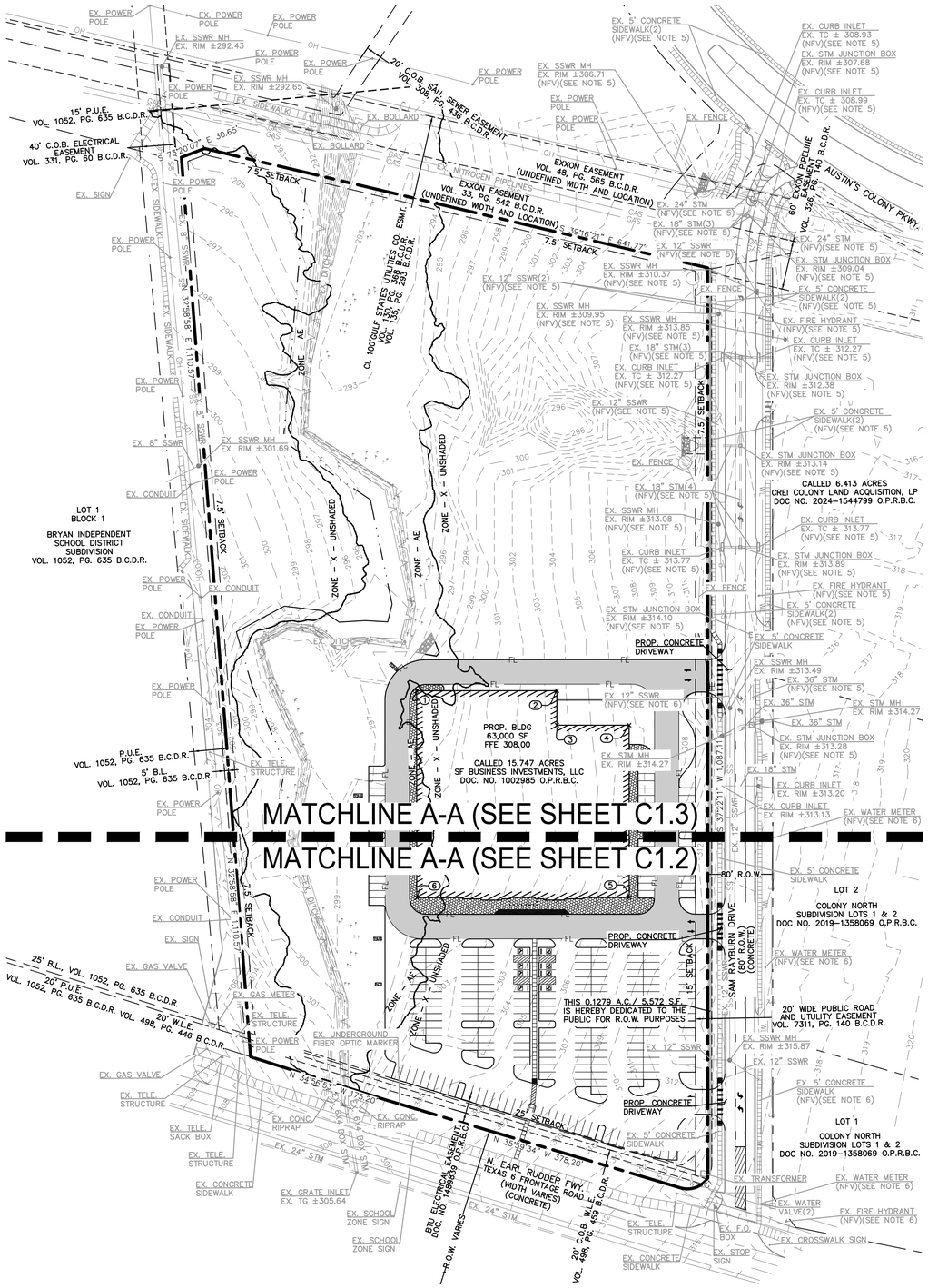

MATCHLINE A-A (SEE SHEET C1.3)
MATCHLINE A-A (SEE SHEET C1.2)
LOT 1
BLOCK 1
BRYAN INDEPENDENT SCHOOL DISTRICT SUBDIVISION
VOL. 1052, PG. 635 B.C.D.R.
CALLED 6.413 ACRES
CREI COLONY LAND ACQUISITION, LP
DOC NO. 2024-1544799 O.P.R.B.C.
CALLED 15.747 ACRES
SF BUSINESS INVESTMENTS, LLC
DOC. NO. 1002985 O.P.R.B.C.
PROP. BLDG
63,000 SF
FFE 308.00
LOT 2
COLONY NORTH SUBDIVISION LOTS 1 & 2
DOC NO. 2019-1358069 O.P.R.B.C.
LOT 1
COLONY NORTH SUBDIVISION LOTS 1 & 2
DOC NO. 2019-1358069 O.P.R.B.C.
THIS 0.1279 A.C./ 5,572 S.F. IS HEREBY DEDICATED TO THE PUBLIC FOR R.O.W. PURPOSES
20' WIDE PUBLIC ROAD AND UTILITY EASEMENT VOL. 7311, PG. 140 B.C.D.R.
SAM RAYBURN DRIVE (80' R.O.W.) (CONCRETE)
N. EARL RUDDER FWY. TEXAS 6 FRONTAGE ROAD (WIDTH VARIES) (CONCRETE)
AUSTIN'S COLONY PKWY.
15' P.U.E. VOL. 1052, PG. 635 B.C.D.R.
40' C.O.B. ELECTRICAL EASEMENT VOL. 331, PG. 60 B.C.D.R.
20' C.O.B. SAN SEWER EASEMENT VOL. 308, PG. 436 B.C.D.R.
EXXON EASEMENT (UNDEFINED WIDTH AND LOCATION) VOL. 48, PG. 565 B.C.D.R.
EXXON EASEMENT (UNDEFINED WIDTH AND LOCATION) VOL. 33, PG. 542 B.C.D.R.
EXXON PIPELINE EASEMENT VOL. 326, PG. 140 B.C.D.R.
CL 100'GULF STATES UTILITIES CO. VOL. 130, PG. 293 B.C.D.R. VOL. 135, PG. 293 ESMT.
BTU ELECTRICAL EASEMENT DOC. NO. 1489939 O.P.R.B.C.
20' C.O.B. W.L.E. VOL. 498, PG. 439 B.C.D.R.
25' B.L., VOL. 1052, PG. 635 B.C.D.R.
20' P.U.E. VOL. 1052, PG. 635 B.C.D.R.
20' W.L.E. VOL. 498, PG. 446 B.C.D.R.
P.U.E. VOL. 1052, PG. 635 B.C.D.R.
5' B.L. VOL. 1052, PG. 635 B.C.D.R.
7.5' SETBACK
25' SETBACK
ZONE - AE
ZONE - X - UNSHADED
PROP. CONCRETE DRIVEWAY
EX. SSWR MH EX. RIM ±292.43
EX. SSWR MH EX. RIM ±292.65
EX. SSWR MH EX. RIM ±306.71 (NFV)(SEE NOTE 5)
EX. SSWR MH EX. RIM ±301.69
EX. SSWR MH EX. RIM ±309.95 (NFV)(SEE NOTE 5)
EX. SSWR MH EX. RIM ±310.37 (NFV)(SEE NOTE 5)
EX. SSWR MH EX. RIM ±313.85 (NFV)(SEE NOTE 5)
EX. SSWR MH EX. RIM ±313.08 (NFV)(SEE NOTE 5)
EX. SSWR MH EX. RIM ±313.49
EX. SSWR MH EX. RIM ±315.87
EX. 5' CONCRETE SIDEWALK(2) (NFV)(SEE NOTE 5)
EX. CURB INLET EX. TC ± 308.93 (NFV)(SEE NOTE 5)
EX. STM JUNCTION BOX EX. RIM ±307.68 (NFV)(SEE NOTE 5)
EX. CURB INLET EX. TC ± 308.99 (NFV)(SEE NOTE 5)
EX. STM JUNCTION BOX EX. RIM ±309.04 (NFV)(SEE NOTE 5)
EX. FIRE HYDRANT (NFV)(SEE NOTE 5)
EX. CURB INLET EX. TC ± 312.27 (NFV)(SEE NOTE 5)
EX. STM JUNCTION BOX EX. RIM ±312.38 (NFV)(SEE NOTE 5)
EX. CURB INLET EX. TC ± 312.27 (NFV)(SEE NOTE 5)
EX. STM JUNCTION BOX EX. RIM ±313.14 (NFV)(SEE NOTE 5)
EX. CURB INLET EX. TC ± 313.77 (NFV)(SEE NOTE 5)
EX. STM JUNCTION BOX EX. RIM ±313.89 (NFV)(SEE NOTE 5)
EX. CURB INLET EX. TC ± 313.77 (NFV)(SEE NOTE 5)
EX. STM JUNCTION BOX EX. RIM ±314.10 (NFV)(SEE NOTE 5)
EX. STM JUNCTION BOX EX. RIM ±313.28 (NFV)(SEE NOTE 5)
EX. CURB INLET EX. RIM ±313.20
EX. CURB INLET EX. RIM ±313.13
EX. 5' CONCRETE SIDEWALK(2) (NFV)(SEE NOTE 5)
EX. 5' CONCRETE SIDEWALK (NFV)(SEE NOTE 6)
EX. 5' CONCRETE SIDEWALK
EX. 24" STM (NFV)(SEE NOTE 5)
EX. 18" STM(3) (NFV)(SEE NOTE 5)
EX. 12" SSWR (NFV)(SEE NOTE 5)
EX. 12" SSWR(2) (NFV)(SEE NOTE 5)
EX. 18" STM(4) (NFV)(SEE NOTE 5)
EX. 36" STM (NFV)(SEE NOTE 5)
EX. 36" STM
EX. STM MH EX. RIM ±314.27
EX. 18" STM
EX. WATER METER (NFV)(SEE NOTE 6)
EX. WATER METER (NFV)(SEE NOTE 6)
EX. WATER VALVE(2)
EX. FIRE HYDRANT (NFV)(SEE NOTE 6)
EX. CROSSWALK SIGN
EX. STOP SIGN
EX. F.O. BOX
EX. TRANSFORMER
EX. FENCE
EX. BOLLARD
EX. SIGN
EX. GAS VALVE
EX. GAS METER
EX. UNDERGROUND FIBER OPTIC MARKER
EX. 8" SSWR
EX. CONDUIT
EX. POWER POLE
EX. TELE STRUCTURE
EX. TELE SACK BOX
EX. CONC. RIPRAP
EX. DITCH
EX. 24" STM
EX. CONCRETE SIDEWALK
EX. GRATE INLET EX. TG ±305.64
EX. SCHOOL ZONE SIGN
EX. SCHOOL ZONE SIGN
EX. NITROGEN PIPELINES
EX. GAS
EX. OH
EX. SIDEWALK
EX. BOLLARD
PROP. CONCRETE DRIVEWAY
PROP. CONCRETE DRIVEWAY
PROP. CONCRETE DRIVEWAY
EX. 12" SSWR (NFV)(SEE NOTE 6)
EX. 12" SSWR
EX. 12" SSWR
EX. 36" STM
EX. STM MH EX. RIM ±314.27
EX. 24" STM
EX. TELE STRUCTURE
EX. 12" SSWR
EX. 8" SSWR
EX. 5' CONCRETE SIDEWALK
EX. 5' CONCRETE SIDEWALK
EX. 5' CONCRETE SIDEWALK

CALL BEFORE YOU DIG
TEXAS ONE CALL PARTICIPANTS REQUEST 72 HOURS NOTICE BEFORE YOU DIG, DRILL OR BLAST – STOP CALL
TEXAS ONE CALL SYSTEM
1-800-344-8377
OR DIAL
811

MULTIPLE EXISTING PUBLIC AND PRIVATE UTILITY LINES EXIST ON THIS SITE. THE UTILITY LINES SHOWN ON THESE DRAWINGS REFLECT INFORMATION OBTAINED FROM RECORD DRAWINGS AND MAY NOT INCLUDE ALL EXISTING UTILITIES. CONTRACTOR IS TO USE EXTREME CAUTION DURING ALL CONSTRUCTION ACTIVITIES AND IS SOLELY RESPONSIBLE FOR DAMAGE TO EXISTING FACILITIES.

LEGEND

- PROPOSED FIRE LANE (RED STRIPING)
- PROPOSED BUILDING PERIMETER SIDEWALK
- PROPOSED CURB RAMP
- EX. MANHOLE
- EX. STORM SEWER
- EX. WATER LINE
- EX. SANITARY SEWER LINE
- EX. OVERHEAD POWER LINE
- EX. UNDERGROUND GAS LINE
- EX. MAJOR CONTOUR
- EX MINOR. CONTOUR

GENERAL NOTES

1. PAVEMENT DIMENSIONS AND RADII ARE FACE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
2. RADII ARE 3' UNLESS OTHERWISE NOTED.
3. REFER TO SITE ELECTRICAL PLAN FOR PROPOSED SITE LIGHTING LAYOUT.
4. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING/FOUNDATION DIMENSIONS.
5. FOR EXISTING UTILITY, PAVING, AND OTHER IMPROVEMENTS REFERENCE APPROVED CITY OF BRYAN PLANS TITLED "COLONY LANDING APARTMENTS" PREPARED BY KIMLEY-HORN ASSOCIATES, INC., DATED MARCH 2026. KHA JOB NUMBER 069294104.
6. FOR EXISTING UTILITY, PAVING, AND OTHER IMPROVEMENTS REFERENCE APPROVED CITY OF BRYAN PLANS TITLED "CREI COLONY LANDING" PREPARED BY J4 ENGINEERING, DATED APRIL 2026. J4 ENGINEERING PROJECT NUMBER 25-029

FIRE LANE MARKING NOTES

CURBS LOCATED ON EITHER SIDE OF A FIRE LANE SHALL BE PAINTED **RED** OR A **RED** STRIPE SHALL BE PLACED ALONG THE PAVEMENT WHERE THERE IS NO CURB. WHERE A FIRE LANE PASSES BETWEEN HEAD-IN PARKING SPACES, THE RED STRIPE SHOULD BE PLACED ALONG THE REAR OF THESE SPACES CLEARLY DEFINING THE FIRE LANE. PAINTED CURBS AND FIRE LANE STRIPES SHALL ALSO BE CONSPICUOUSLY AND LEGIBLY MARKED WITH THE WARNING "**FIRE LANE-TOW AWAY ZONE**" IN WHITE LETTERS AT LEAST THREE (3) INCHES IN HEIGHT, AT INTERVALS NOT EXCEEDING (50) FEET

BUILDING POINT TABLE

POINT #	NORTHING	EASTING
1	10,234,056.24	3,552,064.85
2	10,233,951.49	3,552,202.06
3	10,233,917.70	3,552,176.27
4	10,233,863.72	3,552,246.98
5	10,233,695.07	3,552,118.23
6	10,233,853.81	3,551,910.31

CURVE & LINE TABLE

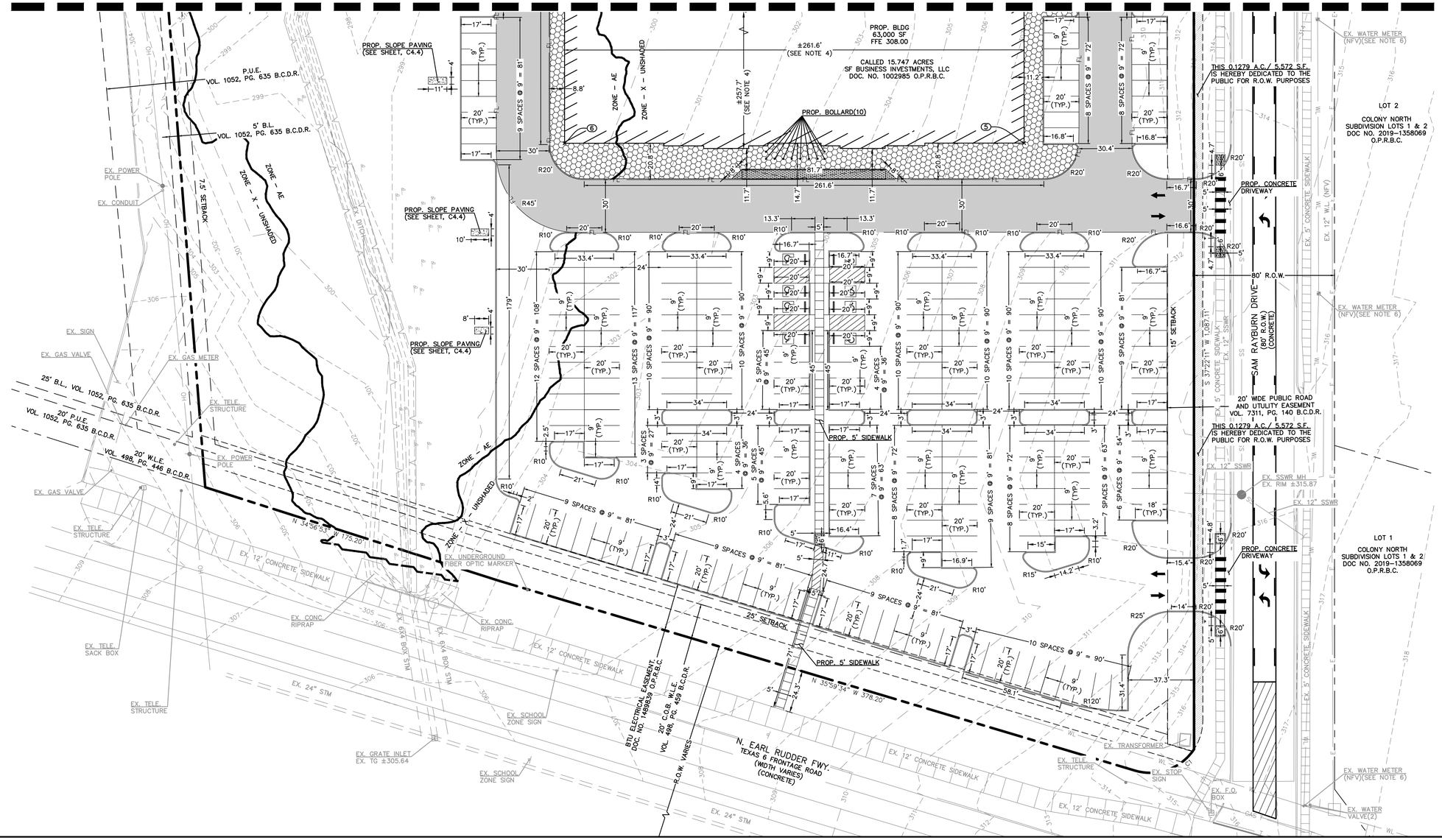
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	30.00'	106°34'42"	55.80'	N 89°18'41" W	48.10'

0 15 30 60
1 inch = 30 ft.
GRAPHIC SCALE

BENCHMARK:
GPS 121
ALUMINUM CAP IN CONCRETE LOCATED EAST FROM THE INTERSECTION OF BOONVILLE ROAD AND F.M. 1179, EAST ON BOONVILLE ROAD. MONUMENT IS 28.3' NORTH OF ROAD AND 51' FROM POWER POLE.
ELEV. 283.35 NAVD88

TEMPORARY BENCHMARK "A":
TBM 26.0171-5
SCRIBED "X" IN BOX AT THE FRONT AND CENTER OF INLET ON THE NORTHWEST SIDE OF SAM RAYBURN DRIVE. BEING THE FIRST CURB INLET FROM THE FRONTAGE ROAD OF EARL RUDDER FWY.
ELEV. 313.08 NAVD88

TEMPORARY BENCHMARK "B":
TBM 026.0171-6
SCRIBED "X" IN BOX ON NORTHEAST EDGE OF SIDEWALK ALONG NORTHEAST SIDE OF FRONTAGE ROAD OF N. EARL RUDDER FWY. AT THE CENTERLINE OF 6X4 BOX CULVERT CROSSING.
ELEV. 304.03 NAVD88



No.	REVISIONS	DATE

ALJ Lindsey
Civil Engineers
18635 N. Eldridge Pkwy, Suite 200
Tomball, Texas 77377
281.320.9955
FRN F-11526

ROGER A. BLAIR
STATE OF TEXAS
54758
REGISTERED PROFESSIONAL ENGINEER
23 OCTOBER 2026

ALJ PROJECT NO. 082.26.CV.055
DATE: OCT. 2026
SCALE: 1:30
DRAWN BY: SK
CHECKED BY: DM

DIMENSION CONTROL PLAN (1 OF 2)

OUTDOOR SPORTING GOODS STORE

SAM RAYBURN DRIVE,
BRYAN, TX 77803

SHEET
C1.2

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TEXAS ONE CALL PARTICIPANTS REQUEST
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- PROPOSED CURB RAMP
- EX. MANHOLE
- EX. STORM SEWER
- WL — EX. WATER LINE
- SS — EX. SANITARY SEWER LINE
- OH — EX. OVERHEAD POWER LINE
- GAS — EX. UNDERGROUND GAS LINE
- 100 — EX. MAJOR CONTOUR
- 99 — EX MINOR. CONTOUR

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CURVE & LINE TABLE

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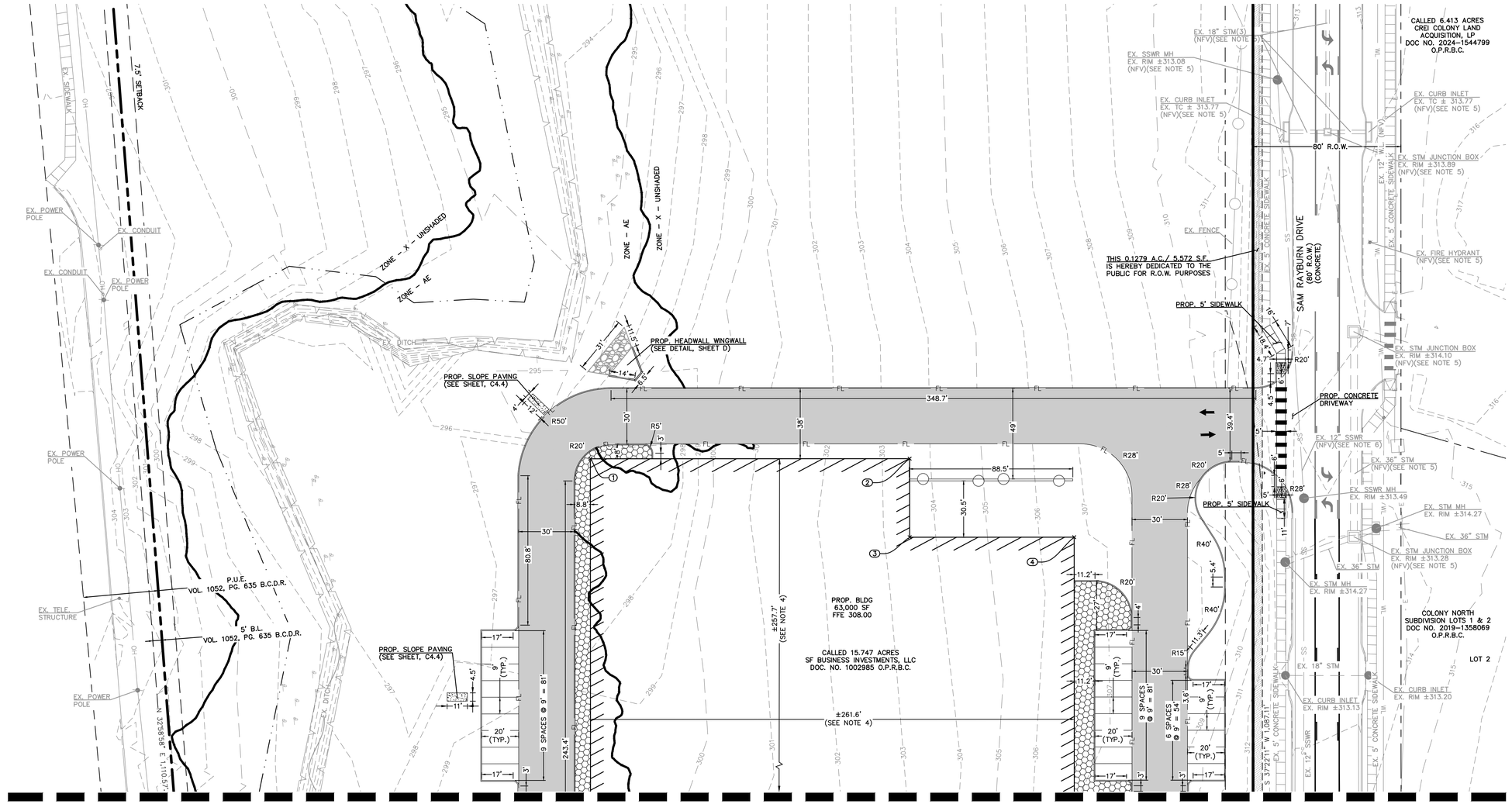
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ELEV. 304.03 NAVD88



MATCHLINE A-A (SEE SHEET C1.2)

ALJLindsey
Civil Engineers
18635 N. Eldridge Pkwy, Suite 200
Tomball, Texas 77377
281.907.4909
FRN F-11526

ROGER A. BLAIR
STATE OF TEXAS
154758
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AU PROJECT NO. 082.26.CV.055
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DIMENSION CONTROL PLAN (2 OF 2)

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SHEET
C1.3

No.	REVISIONS	DATE