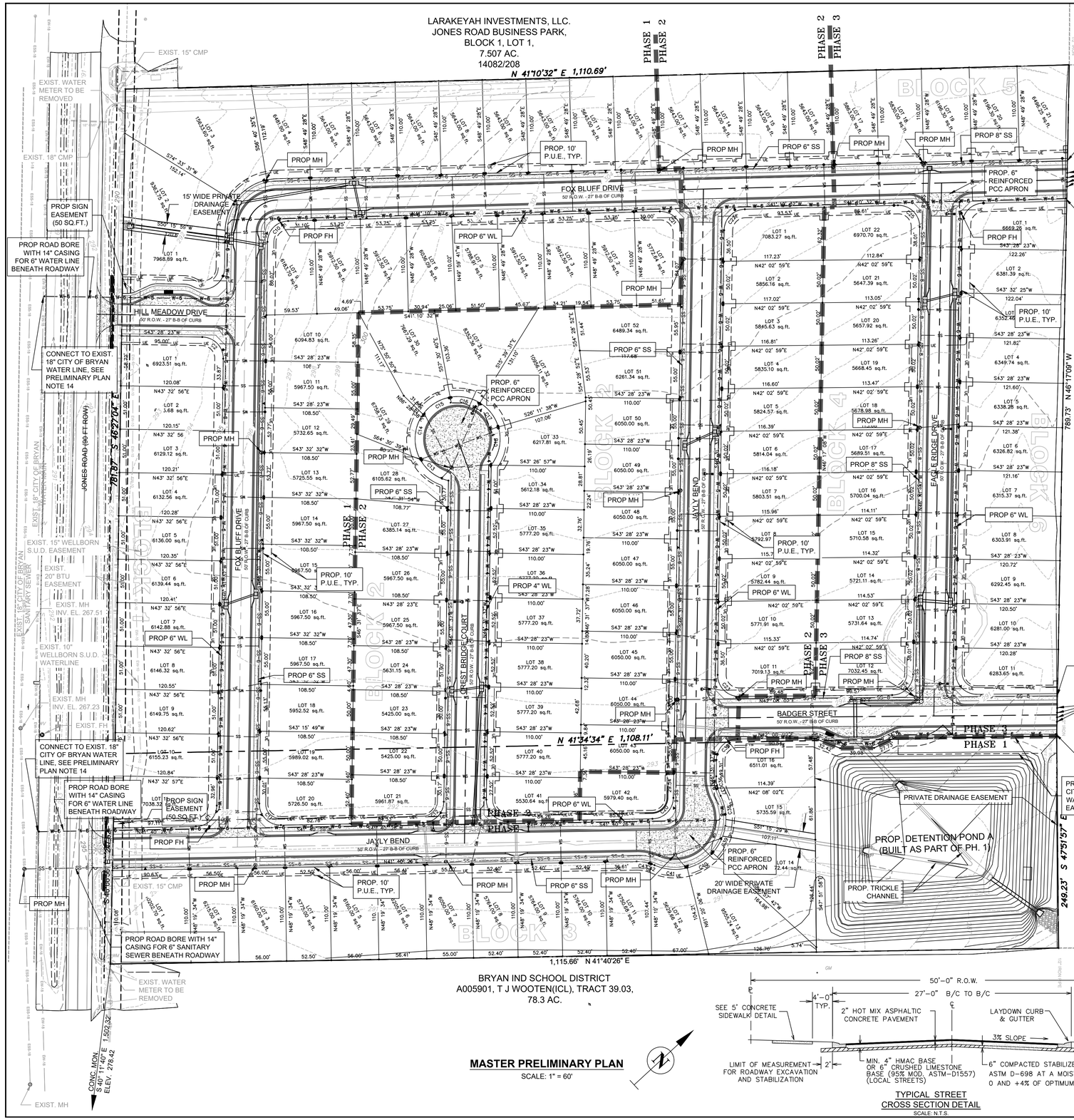
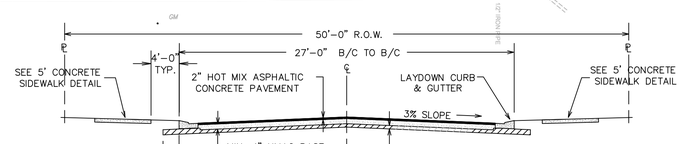


MASTER PRELIMINARY PLAN

SCALE: 1" = 60'

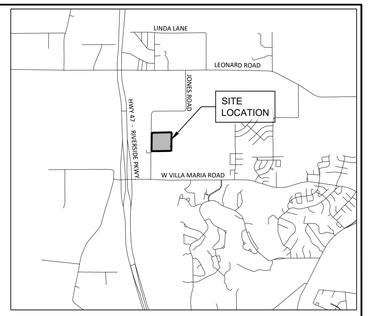


TYPICAL STREET CROSS SECTION DETAIL

SCALE: N.T.S.

LEGEND

- PROPERTY LINES
- LOT LINE / R.O.W. LINES
- PUBLIC UTILITY EASEMENT (P.U.E.)
- PRIVATE DRAINAGE EASEMENT
- ROADWAY CENTER LINE
- 352' — EXISTING CONTOUR ELEVATION
- EW-18 — EXISTING 18" WATER LINE
- ESS-18 — EXISTING 18" SANITARY SEWER
- 352' — CONTOUR ELEVATION
- W-6 — 6" WATER LINE
- W-4 — 4" WATER LINE
- SS-6 — 6" SANITARY SEWER
- WS — WATER SERVICE LINE
- SS — SANITARY SEWER SERVICE LINE
- PROPERTY CORNER
- SANITARY SEWER MANHOLE
- T F — TRANSFORMER & SINGLE PHASE FEED THRU CABINET
- SECONDARY PEDESTAL
- STREET LIGHTS
- ELECTRICAL CONDUIT



LOCATION MAP

SCALE: 1" = 4000'

PRELIMINARY PLAN NOTES:

1. CURRENT ZONING OF SUBJECT SITE : RD-5
2. CURRENT SITE USE : VACANT
3. PROPOSED SITE USE : RESIDENTIAL
4. THE PROJECT PROPERTIES DOES NOT LIE WITHIN THE LIMITS OF THE 100-YEAR FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY: MAP NUMBER 48041C0285E (DATED MAY 16, 2012).
5. THE BUILDING SETBACK REQUIREMENTS FOR THIS TRACT ARE ESTABLISHED BY THE CITY OF BRYAN ORDINANCES SEC. 62-161.
6. THE METES AND BOUNDS DESCRIPTION SHOWN HEREIN WERE PROVIDED BY MASER CONSULTING,P.A., DATED JANUARY 19, 2018.
7. SANITARY SEWER: SANITARY SEWER SERVICE FOR THIS SUBDIVISION SHALL BE PROVIDED BY THE EXISTING CITY OF BRYAN SANITARY SEWER INFRASTRUCTURE ALONG JONES ROAD. 979-209-5030
8. DOMESTIC WATER SERVICE: THE DOMESTIC WATER SERVICE FOR THIS SUBDIVISION SHALL BE PROVIDED BY THE EXISTING CITY OF BRYAN WATER MAIN INFRASTRUCTURE ALONG JONES ROAD. 979-209-5030
9. ELECTRICAL SERVICE: BRYAN TEXAS UTILITIES (BTU) SHALL BE PROVIDING ELECTRICAL SERVICE TO THIS SUBDIVISION. WHERE ELECTRICAL FACILITIES ARE INSTALLED, BTU HAD THE RIGHT TO INSTALL, OPERATE, RELOCATED, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, ENLARGED, 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. 979-821-5784
10. ALL PUBLIC UTILITY EASEMENTS (PUE) SHOWN HEREON SHALL BE DEDICATED WITH THE PLATTING OF THIS SUBDIVISION.
11. DRIVEWAYS WILL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH BCS GUIDELINES.
12. THE PROJECT PROPERTIES ARE LOCATED IN THE CITY OF BRYAN.
13. ALL DEVELOPMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN STANDARDS, ORDINANCES AND REGULATIONS.
14. THE CITY OF BRYAN IS RESPONSIBLE FOR THE MAINTENANCE OF PUBLIC INFRASTRUCTURE WITHIN THE RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS.
15. SUBDIVISION'S HOMEOWNER'S ASSOCIATION (HOA) IS RESPONSIBLE FOR MAINTENANCE OF SIDEWALKS, AND PRIVATE DRAINAGE EASEMENTS, INCLUDING STORM SEWER, DRAINAGE WAYS, DETENTION AREAS AND LANDSCAPE AREAS.
16. ALL LOTS WITH FRONTAGE ON JONES ROAD WILL NOT BE ALLOWED TO ACCESS PROPERTY FROM JONES ROAD AND **MUST USE** FOX BLUFF DRIVE FOR ACCESS.
17. CONNECT TO EXISTING 18" CITY OF BRYAN WATER LINE W/ SMITH BLAIR STAINLESS 665 TAPPING SLEEVE AND M.J. GATE VALVE

MASTER PRELIMINARY PLAN

Revision to MP20-01

NOT FOR RECORD

FOXWOOD CROSSING SUBDIVISION

133 TOTAL LOTS

PHASE 1 (60 LOTS)

BLOCK 1, LOTS 1 - 11 BLOCK 2, LOTS 1 - 20, 42
BLOCK 3, LOTS 1 - 16 BLOCK 5, LOTS 1 - 12

PHASE 2 (46 LOTS)

BLOCK 2, LOTS 21 - 41, 43 - 52
BLOCK 4, LOTS 1 - 11 BLOCK 5, LOTS 13 - 16

PHASE 3 (27 LOTS)

BLOCK 4, LOTS 12 - 22 BLOCK 5, LOTS 17 - 21
BLOCK 6, LOTS 1 - 11

19.979 ACRES UNPLATTED TRACT 43,
6.336 ACRES UNPLATTED TRACT 42,
T. J. WOOTEN (OCL) SURVEY, A-59
BRAZOS COUNTY, TEXAS
FEBRUARY 23, 2020

OWNER/DEVELOPER
BK HOME DEVELOPMENT, INC.
515 COTTINGHAM DRIVE
TEMPLE, TEXAS 76504
254-721-6179

SURVEYOR
COLLIERS ENGINEERING & DESIGN
T.B.P.L.S. FIRM NO. 10194557
3091 UNIVERSITY DR. E.
BRYAN, TEXAS 77802
979-431-5245

ENGINEER
JBS ENGINEERING & ENVIRONMENTAL, LLC.
2129 E. WILLIAM J. BRYAN PKWY.
BRYAN, TX 77802
979-485-2879

JBS Engineering & Environmental, LLC
Registration Number F-15869