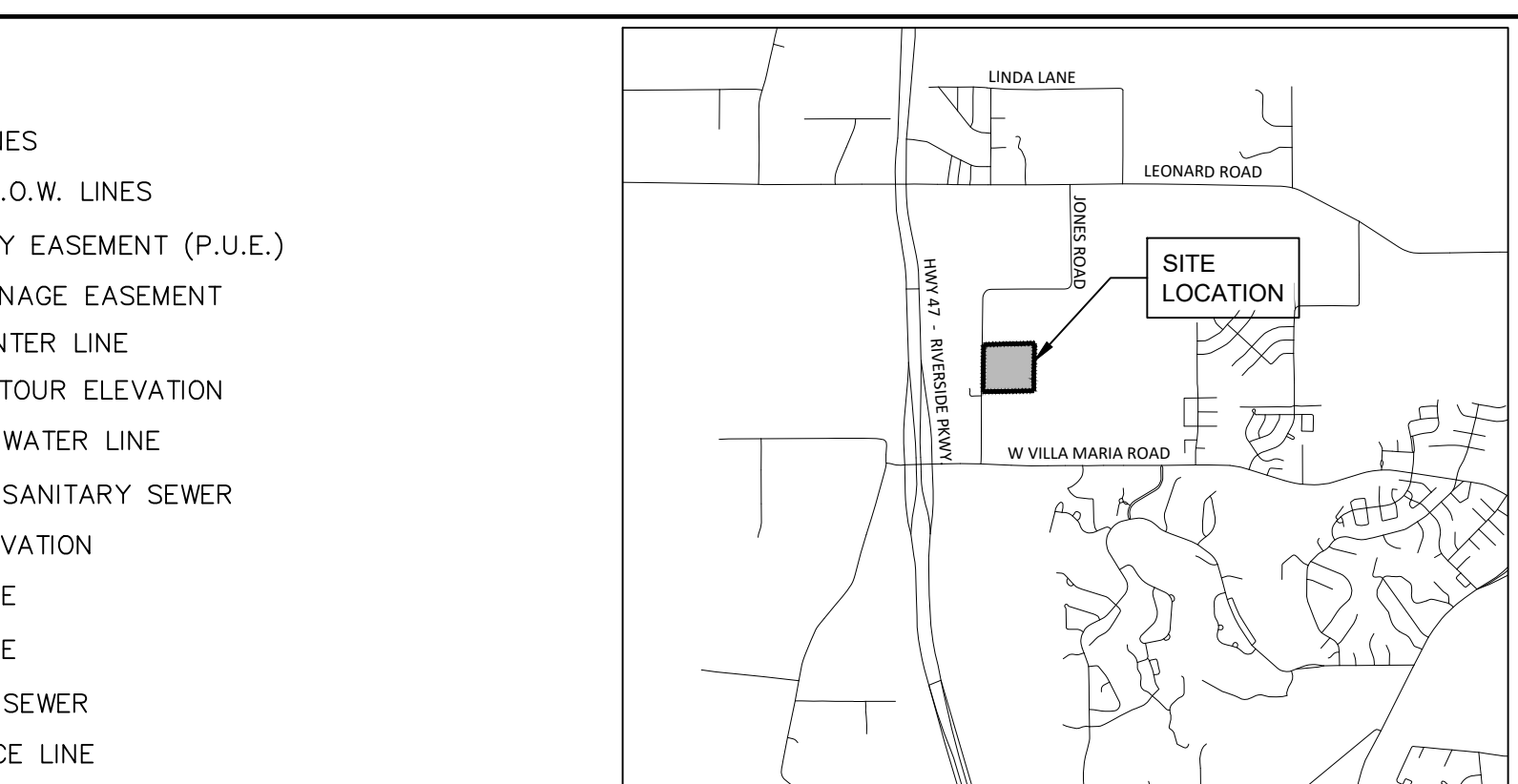


- PRELIMINARY PLAN NOTES:**
- CURRENT ZONING OF SUBJECT SITE : RD-5
 - CURRENT SITE USE : VACANT
 - PROPOSED SITE USE : RESIDENTIAL
 - THE PROJECT PROPERTIES DOES NOT LIE WITHIN THE LIMITS OF THE 100-YEAR FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY: MAP NUMBER 4804100285E (DATED MAY 16, 2012).
 - THE BUILDING SETBACK REQUIREMENTS FOR THIS TRACT ARE ESTABLISHED BY THE CITY OF BRYAN ORDINANCES SEC. 62-161.
 - THE METES AND BOUNDS DESCRIPTION SHOWN HEREIN WERE PROVIDED BY MASER CONSULTING,P.A., DATED JANUARY 19, 2018.
 - 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
 - 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
 - ELECTRICAL SERVICE: BRYAN TEXAS UTILITIES (BTU) SHALL BE PROVIDING ELECTRICAL SERVICE TO THIS SUBDIVISION. 979-821-5784
 - ALL PUBLIC UTILITY EASEMENTS (PUE) SHOWN HEREON SHALL BE DEDICATED WITH THE PLATTING OF THIS SUBDIVISION.
 - DRIVEWAYS WILL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH BCS GUIDELINES.
 - THE PROJECT PROPERTIES ARE LOCATED IN THE CITY OF BRYAN.
 - ALL DEVELOPMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN STANDARDS, ORDINANCES AND REGULATIONS.
 - THE CITY OF BRYAN IS RESPONSIBLE FOR THE MAINTENANCE OF PUBLIC INFRASTRUCTURE WITHIN THE RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS.
 - 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.
 - 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.
 - 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 14, 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, L.L.C.
2129 E. WILLIAM J. BRYAN PKWY.
BRYAN, TX 77802
979-485-2879

MASTER PRELIMINARY PLAN
SCALE: 1" = 60'

