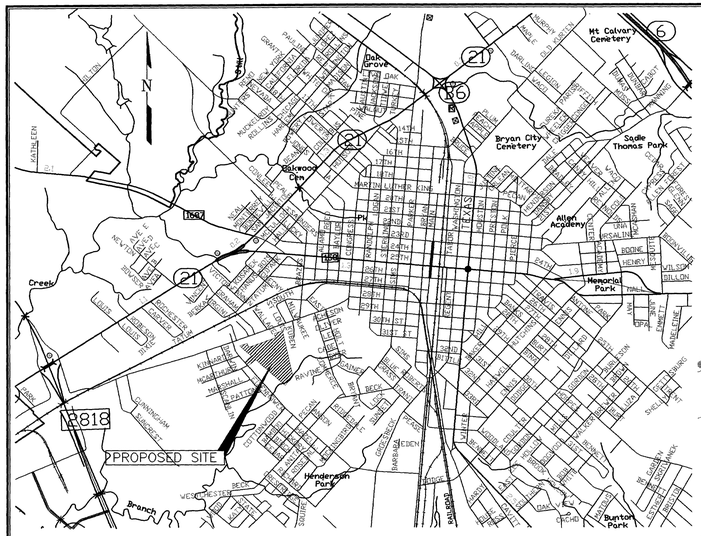


VICINITY MAP

- PROPERTY BOUNDARY
- SET BACKS
- EASEMENT LINES
- CONSTRUCTION PHASE LINE
- SS — PROP. SAN. SEW. LINE
- ESS — EXIST. SAN. SEW. LINE
- W — PROP. WATER LINE (W.L.)
- EW — EXIST. WATER LINE (W.L.)
- SW — PROP. STM. SEW. LINE
- 315 — EXIST. CONT.
- FIRE HYDRANT (FH)
- SAN. SEW. MANHOLE (MH)
- STM. SEW. MANHOLE OR CURB INLET OR JUNCTION BOX
- SIDEWALK

GENREAL NOTES:
1. PAVED BUS LOADING/UNLOADING AREA (WIDENED RIGHT OF WAY).
2. EASEMENTS FRONT – 20' P.U.E.
   SIDE – 10' P.U.E. (5' ON EACH SIDE LOT)
   REAR – 15' P.U.E. (7.5' ON EACH SIDE LOT)
3. LOCATE ALL PUBLIC UTILITIES WITH STREET ROWs, WHENEVER POSSIBLE.

ABBREVIATIONS:
R.O.W. – RIGHT OF WAY
P.U.E. – PUBLIC UTLITY EASEMENTS
PROP. – PROPOSED
EXIST. – EXISTING

N/F
B/CS HABITAT FOR HUMANITY INC.
CALLED 20.278 ACRES
5715/180
ZONED SF-5

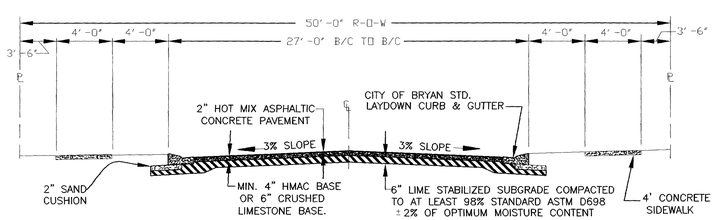
ZONING:
EXISTING: SF-5
PROPOSED: SF-5

LAND USAGE:
EXISTING: UNDVELOPED WOODLAND
PROPOSED: SINGLE FAMILY RESIDENCE

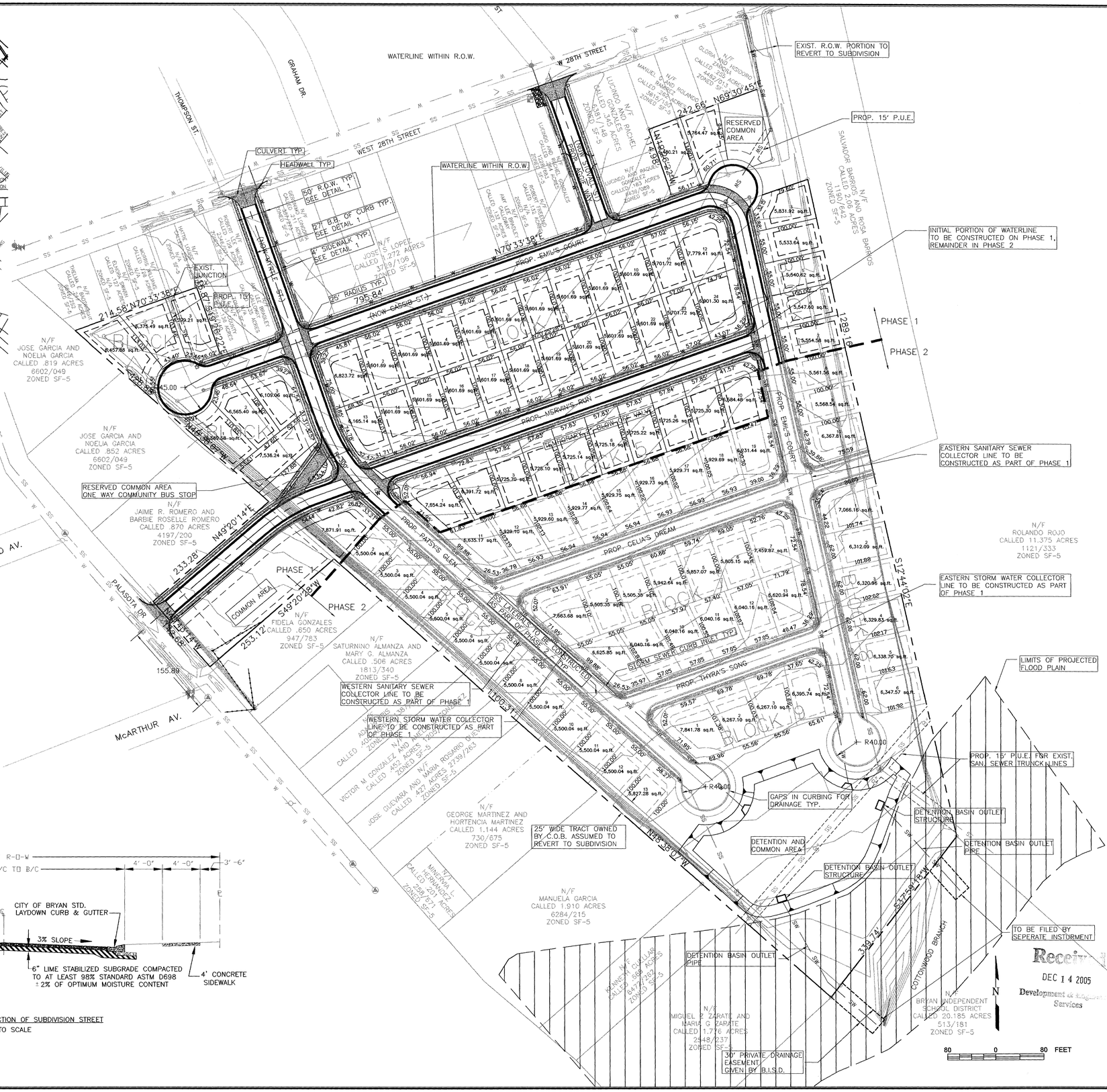
OWNER/DEVELOPER:
Bryan/College Station
Habitat for Humanity, Inc.
119 Lake Street
Bryan, Texas 77801
Mrs. Patricia G. Burk
Telephone (979) 823-7200
Fax (979) 775-7412

CIVIL/SITE ENGINEER:
CSC Engineering & Environmental Consultants, Inc.
3407 Tabor Road
Bryan, TX 77808
Telephone (979) 778-2810
Fax (979) 778-0820

SURVEYOR:
Kerr Surveying CO.
505 Church Street
College Station, Texas 77841
Telephone (979) 268-3195



1 TYPICAL CROSS SECTION OF SUBDIVISION STREET
NOT TO SCALE


WATERLINE WITHIN R.O.W.
W 28TH STREET
WEST 28TH STREET
GRAHAM DR.
THOMPSON ST.
EXIST. R.O.W. PORTION TO REVERT TO SUBDIVISION
PROP. 15' P.U.E.
RESERVED COMMON AREA
CULVERT TYP.
HEADWALL TYP.
WATERLINE WITHIN R.O.W.
50' R.O.W. TYP. SEE DETAIL 1
27' B.B. OF CURB TYP. SEE DETAIL 1
4' SIDEWALK TYP. SEE DETAIL 1
25' RADIUS TYP.
EXIST. JUNCTION BOX
PROP. TSJ
PROP. EMILS COURT
(NOW CASSIE ST.)
PROP. MERVINS RUN
PROP. PATSY'S GLEN
PROP. CELIA'S DREAM
PROP. THYRA'S SONG
INITIAL PORTION OF WATERLINE TO BE CONSTRUCTED ON PHASE 1, REMAINDER IN PHASE 2
PHASE 1
PHASE 2
EASTERN SANITARY SEWER COLLECTOR LINE TO BE CONSTRUCTED AS PART OF PHASE 1
EASTERN STORM WATER COLLECTOR LINE TO BE CONSTRUCTED AS PART OF PHASE 1
LIMITS OF PROJECTED FLOOD PLAIN
PROP. 15' P.U.E. FOR EXIST. SAN. SEWER TRUNCK LINES
GAPS IN CURBING FOR DRAINAGE TYP.
DETENTION BASIN OUTLET STRUCTURE
DETENTION BASIN OUTLET PIPE
DETENTION AND COMMON AREA
TO BE FILED BY SEPERATE INSTORMENT
RESERVED COMMON AREA ONE WAY COMMUNITY BUS STOP
KINNARD AV.
PALASOTA DR
McARTHUR AV.
COMMON AREA
WESTERN SANITARY SEWER COLLECTOR LINE TO BE CONSTRUCTED AS PART OF PHASE 1
WESTERN STORM WATER COLLECTOR LINE TO BE CONSTRUCTED AS PART OF PHASE 1
25' WIDE TRACT OWNED BY C.O.B. ASSUMED TO REVERT TO SUBDIVISION
30' PRIVATE DRAINAGE EASEMENT GIVEN BY B.I.S.D.
COTTONWOOD BRANCH
N/F JOSE GARCIA AND NOELIA GARCIA CALLED .819 ACRES 6602/049 ZONED SF-5
N/F JOSE GARCIA AND NOELIA GARCIA CALLED .852 ACRES 6602/049 ZONED SF-5
N/F JAIME R. ROMERO AND BARBIE ROSELLE ROMERO CALLED .870 ACRES 4197/200 ZONED SF-5
N/F FIDELA GONZALES CALLED .650 ACRES 947/783 ZONED SF-5
N/F SATURNINO ALMANZA AND MARY G. ALMANZA CALLED .506 ACRES 1813/340 ZONED SF-5
N/F GEORGE MARTINEZ AND HORTENCIA MARTINEZ CALLED 1.144 ACRES 730/675 ZONED SF-5
N/F MANUELA GARCIA CALLED 1.910 ACRES 6284/215 ZONED SF-5
N/F MIGUEL Z ZARATE AND MARIA G ZARATE CALLED 1.776 ACRES 2548/237 ZONED SF-5
N/F BRYAN INDEPENDENT SCHOOL DISTRICT CALLED 20.185 ACRES 513/181 ZONED SF-5
N/F ROLANDO ROJO CALLED 11.375 ACRES 1121/333 ZONED SF-5
N/F SALVADOR BARRIOS AND ROSA BARRIOS CALLED 2.26 ACRES 2190/642 ZONED SF-5
N/F LUCINDO AND RACHEL GONZALES CALLED .345 ACRES 2538/148 ZONED SF-5
N/F LUCINDO AND RACHEL GONZALES CALLED .184 ACRES 2538/089 ZONED SF-5
N/F MAKUEL AND ROLANDO RAMIREZ CALLED .382 ACRES 2538/148 ZONED SF-5
N/F GLORIA AND NEREIDA HERRERA CALLED .701 ACRES 2487/201 ZONED SF-5
N/F JOSE A. LOPEZ CALLED .272 ACRES 3739/106 ZONED SF-5
N/F ADRIAN AND MARIA ALVAREZ CALLED .459 ACRES 2037/ ZONED SF-5
N/F VICTOR M GONZALEZ AND MARIA ALVAREZ CALLED .452 ACRES 2037/ ZONED SF-5
N/F JOSE GUEVARA AND MARIA ROSARIO DUEÑAS CALLED .427 ACRES 2739/263 ZONED SF-5
N/F MINERVA L. HERNANDEZ CALLED .201 ACRES 2589/ ZONED SF-5
N/F KENNETH GUILLAME CALLED .568 ACRES 2477/292 ZONED SF-5
N/F ROSA A. CHAVEZ CALLED .344 ACRES 2477/292 ZONED SF-5
N/F ROSA A. CHAVEZ CALLED .344 ACRES 2477/292 ZONED SF-5
N/F ROSA A. CHAVEZ CALLED .344 ACRES 2477/292 ZONED SF-5
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5
BLOCK 6
BLOCK 7
BLOCK 8
BLOCK 9
BLOCK 10
BLOCK 11
BLOCK 12
BLOCK 13
BLOCK 14
BLOCK 15
BLOCK 16
BLOCK 17
BLOCK 18
BLOCK 19
BLOCK 20
BLOCK