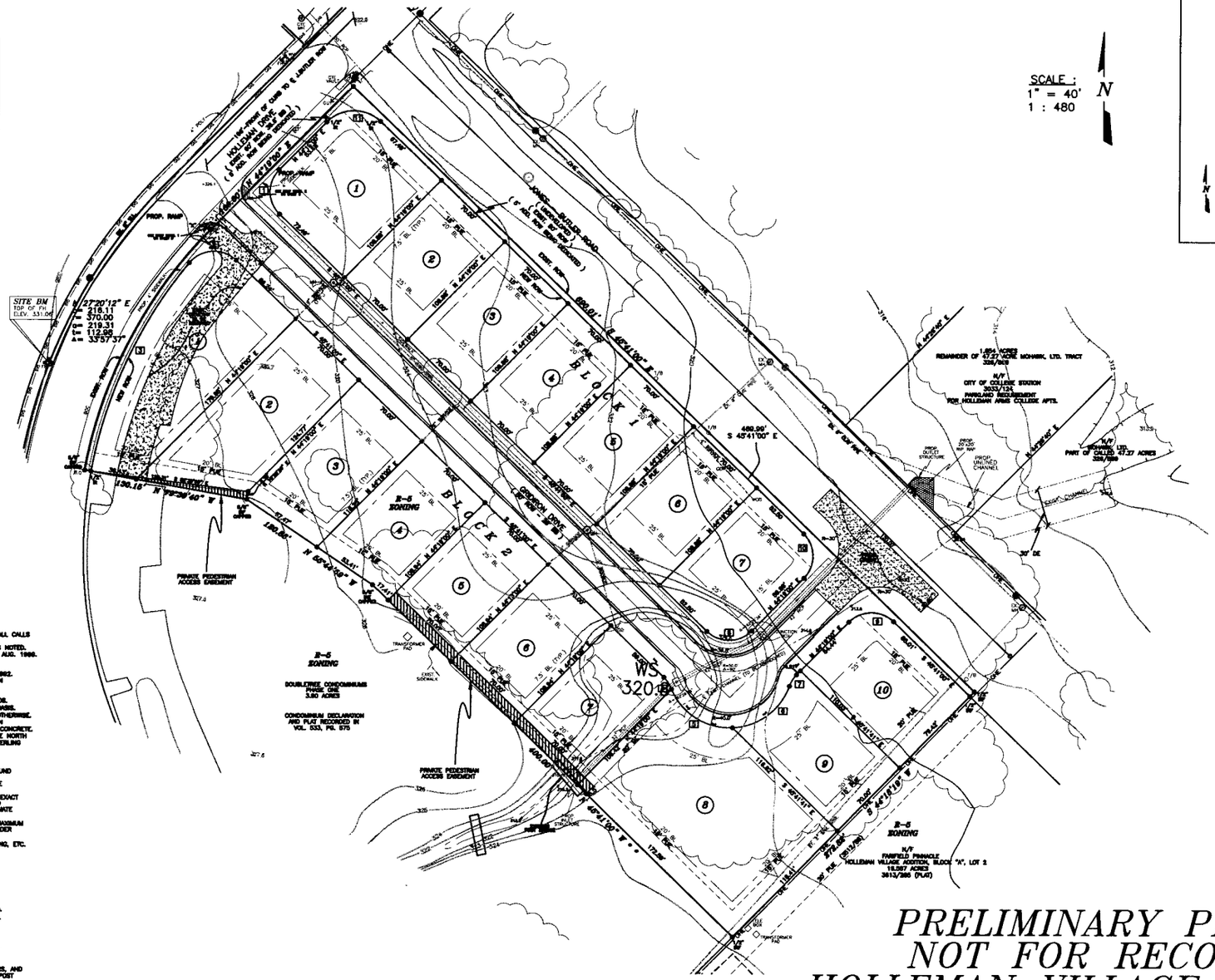
ARC	CHORD BEARING	CHORD LENGTH	RADIUS	DELTA	ARC LENGTH	TANGENT
1	S 60°41'00" E	38.36'	25.00'	90°00'01"	39.27'	25.00'
2	N 69°52'46" E	36.83'	25.00'	94°52'55"	41.40'	27.33'
3	N 34°54'00" E	163.31'	388.00'	29°05'11"	165.29'	84.86'
4	S 32°46'37" E	11.29'	25.00'	26°05'26"	11.36'	5.80'
5	S 57°46'10" E	57.31'	50.00'	66°47'57"	60.91'	34.86'
6	N 53°38'11" E	85.74'	50.00'	97°45'22"	98.13'	63.57'
7	N 31°57'15" E	10.70'	25.00'	24°43'44"	10.78'	5.48'
8	S 69°19'00" W	36.36'	25.00'	90°00'00"	39.27'	25.00'
9	N 69°19'00" E	36.36'	25.00'	90°00'00"	39.27'	25.00'
10	S 20°41'00" E	36.36'	25.00'	90°00'00"	39.27'	25.00'
11	S 69°19'12" W	42.43'	30.00'	90°00'00"	47.12'	30.00'



VICINITY MAP – NOT TO SCALE

LAND UTILIZATION

BLOCK	LOTS	
BLOCK 1	7	DUPLEX RESIDENTIAL
BLOCK 2	10	DUPLEX RESIDENTIAL
TOTAL LOTS: 17		

NOTES:

1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED AND ALL CALLS ARE MEASURED CALLS.
2. ALL INFRASTRUCTURE WITHIN THE SUBDIVISION IS PROPOSED EXCEPT AS NOTED.
3. GROUND SURVEYS WERE PERFORMED BY S.M. RUNG, RPLS # 2003, IN AUG. 1999.
4. TOTAL AREA = 4.5330 ACRES
5. THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED 100-YR FLOOD PLAIN ACCORDING TO FEMA MAP No. 48041C 0185D, DATED JULY 2, 1992.
6. BEARING SOURCE IS PLAT OF DOUBLETREE CONDOMINIUMS RECORDED IN VOL. 533, PG. 575, DEED RECORDS, BRAZOS COUNTY, TEXAS.
7. BASE LINE IS NOTED WITH " ".
8. ALL LOTS MEET CITY OF COLLEGE STATION MINIMUM LOT SIZE STANDARDS.
9. DUPLEX PARKING SHALL BE PROVIDED ON A ONE CAR PER BEDROOM BASIS.
10. ALL LOTS SHALL HAVE 7.5' INTERIOR BUILDING LINES UNLESS SHOWN OTHERWISE.
11. SITE BENCHMARK IS TOP OF FIRE HYDRANT, ELEV. 331.06', LOCATED ON HOLLEMAN DR., APPROX. 167.00' S 89°18'45" W OF AN "X" MARK ON CONCRETE.
12. PRIMARY BENCHMARK IS A CHISELED SQUARE ON TOP OF CURB ON THE NORTH SIDE OF HOLLEMAN DR., LOCATED 339' EAST OF THE DRIVEWAY FOR STERLING UNIVERSITY APTS., ELEV. 318.84'.
13. CONTOURS OBTAINED FROM CITY OF COLLEGE STATION DATA.
14. ALL LOT CORNERS MARKED WITH 1/2" IRON RODS.
15. UNDERGROUND ELECTRIC, CABLE AND TELEPHONE TO BE SERVICED AROUND PERIMETER OF TRACT WITHIN 10' PUE AS SHOWN.
16. ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLLEGE STATION.
17. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXACT DEPTH & LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING ANY WORK. ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE LOCATIONS ONLY.
18. BACKFILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D 698 IN OPEN AREAS AND 95% UNDER PAVEMENT AND STRUCTURES.
19. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHEETING, SHORING, BRACING, ETC. WHERE TRENCH DEPTH EXCEEDS 5 FEET. (SEE SHEET 13)
20. THE CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST 2 DAYS PRIOR TO START OF CONSTRUCTION:
    COLLEGE STATION WATER AND SEWER – 764-3638
    COLLEGE STATION ELECTRICAL – 764-3638
    TXU GAS – 775-1824
    VERIZON SOUTHWEST – 321-4303
    COX COMMUNICATIONS – 778-7766
21. PROPOSED WATER LINES SHALL BE BURIED 4' BELOW NATURAL GROUND.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEDIMENTATION CONTROL DURING CONSTRUCTION AND SHALL TAKE THE NECESSARY STEPS TO MITIGATE THE AMOUNT OF SOIL AND DEBRIS ORIGINATED AT THE SITE AND CARRIED ONTO PUBLIC RIGHTS OF WAY, WATER COURSES AND ADJACENT PROPERTY. TO THIS EFFECT THE CONTRACTOR SHALL INSTALL A SILTING BARRIER ALONG THE LOWER EDGE OF THE LAND BEING DISTURBED ACCORDING TO THE DETAIL SHOWN ON SHEET 13.
23. WATER SERVICES SHALL BE IDENTIFIED BY BLUE METAL T-POST MARKERS, AND SANITARY SEWER SERVICE SHALL BE IDENTIFIED BY A GREEN METAL T-POST MARKER. ALL PVC PIPE SHALL BE TOPPED BY METAL DETECTOR TAPE.
24. THE CONTRACTOR SHALL MAINTAIN ACCURATE RECORDS OF ANY CONSTRUCTION CHANGES IN ORDER TO FACILITATE THE PREPARATION OF "AS-BUILT DRAWINGS" WHICH SHALL BE SUBMITTED TO THE CITY WITHIN 30 DAYS OF COMPLETION OF CONSTRUCTION.
25. CURB AND GUTTER ALONG GRIDIRON DRIVE SHALL BE LAY DOWN CURB.
26. ALL DISTURBED GROUND IN THE POND LOCATED SOUTHEAST OF THIS TRACT SHALL BE HYDROMULCHED UPON COMPLETION.
27. ALL DIP, JOINTS & PIPE, SHALL BE 8 MIL. POLY WRAPPED.
28. ALL WATER LINES SHALL BE 8" PVC AWWA C-900 DR14 CLASS 200, EXCEPT AS SHOWN OTHERWISE.
29. MAXIMUM DEFLECTION ANGLE FOR 8" WATER SHALL BE 2°30' PER 20' SEGMENT.
30. ALL SANITARY SEWER SERVICE LINES UNDER PAVEMENT SHALL BE INSTALLED AT A 1.00% GRADE.
31. RUBBLE RIP-RAP PIECES SHALL BE A MINIMUM OF 50LBS.
32. ALL INFRASTRUCTURE WITHIN PLATTED TRACT IS PROPOSED UNLESS OTHERWISE NOTED.

LEGEND

IR	=	IRON ROD
IP	=	IRON PIPE
CM	=	CONCRETE MARKER
MOC	=	MARK ON CONCRETE
S/F	=	SET ON POUND
FP	=	FENCE POST
FC	=	FENCE CORNER
ROW	=	RIGHT OF WAY
BB	=	BACK TO BACK OF CURB
BL	=	BUILDING LINE
PUE	=	PUBLIC UTILITY EASMT.
EE	=	ELECTRICAL EASEMENT
DE	=	DRAINAGE EASEMENT
AE	=	ACCESS EASEMENT
PAE	=	PARKING/ACCESS EASMT.
EM	=	ELECTRIC METER
ET	=	ELECTRIC TRANSFORMER
E/P/L	=	ELECTRICAL/POLE/LIGHT
MH	=	MANHOLE
CO	=	CLEAN OUT
WM	=	WATER METER
W/V	=	WATER/VALVE
SS	=	SANITARY SEWER
FH	=	FIRE HYDRANT
GM	=	GAS METER
T/P	=	TELEPHONE PEDESTAL
C/TV	=	CABLE TV
AC	=	AIR CONDITIONER
OH	=	OVERHANG
(M)	=	MEASURED
(R)	=	RECORDED

PRELIMINARY PLAT– NOT FOR RECORD HOLLEMAN VILLAGE ADDITION SECTION TWO

4.5330–ACRES

ALINDO ENGINEERS AND PLANNERS, INC.
3833 SOUTH TEXAS AVE., SUITE 213 BRYAN, TEXAS 77802 979-846-8868

OWNER/DEVELOPER:			
ANDY RESTIVO 3001 DEERWOOD DR. WACO, TX 76710 (254)-753-0337 FAX: (254)-752-0300	BEING A REPLAT OF A PORTION OF THE 17.42 ACRE TRACT OF WOODWAY VILLAGE, PHASE ONE, A SUBDIVISION OF RECORD IN VOL. 422, PG. 867, DEED RECORDS, BRAZOS COUNTY, TEXAS	DATE: NOVEMBER 15, 2001 DESIGNED BY: CEH APPROVED BY: CAG REVISIONS: DECEMBER 6, 2001	PROJECT 18-01 SHEET 1 of 1