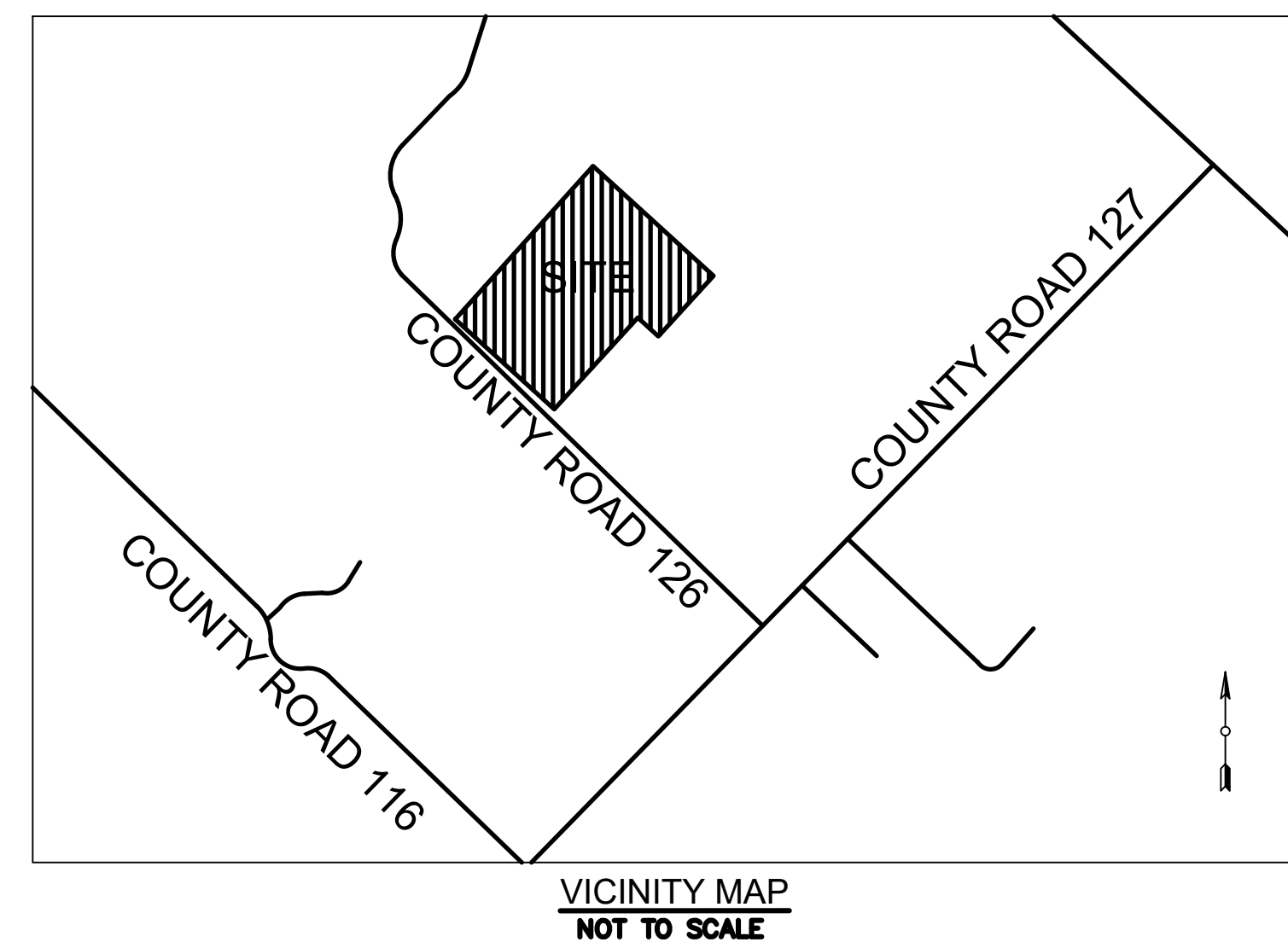


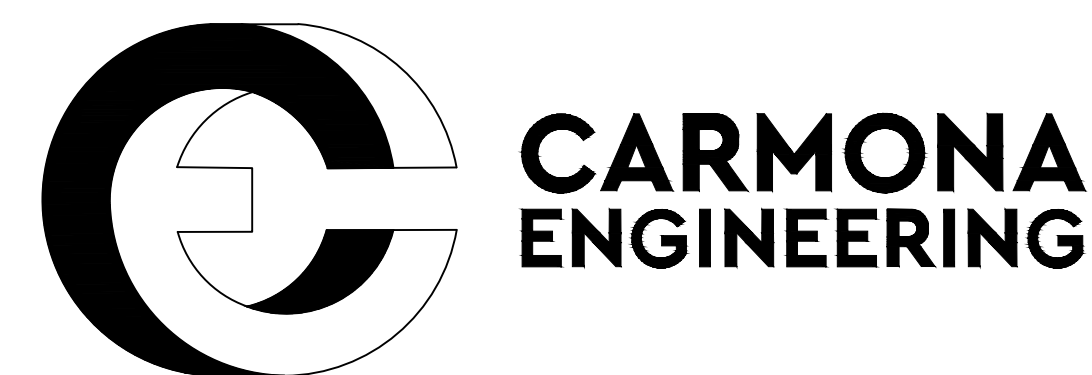
CONSTRUCTION
OF
LAND DEVELOPMENT
FOR
CR 126 — GUARDIAN REAL ESTATE HOLDINGS, LLC.
APRIL 2022



PROJECT INFORMATION
43.65 ACRE "TRACT 1"
BEING A PARTITION OF
A CALLED 130.65 ACRE TRACT
DOCUMENT 2021-3304 OPRBCT
STEPHEN F. AUSTIN LEAGUE NO. 10, ABSTRACT 64
BURLESON COUNTY, TEXAS

TYPE OF CONSTRUCTION
APPROXIMATELY 1,300 LINEAR FEET OF PRIVATE
ROAD

OWNER INFORMATION
GUARDIAN REALESTATE HOLDINGS, LLC
34 COMPTON MANOR
SPRING, TX. 77379



4040 HWY 6 STE 200
COLLEGE STATION, TX 77845
979-314-9021
TBPE FIRM NUMBER F-21905

THIS DOCUMENT IS RELEASED FOR
THE PURPOSE OF:

REVIEW

UNDER THE AUTHORITY OF JOSE H.
CARMONA, JR., P.E. 126686

IT IS NOT TO BE USED FOR
CONSTRUCTION, BIDDING OR
PERMITTING PURPOSES

GENERAL NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY DURING CONSTRUCTION AND SHALL PROTECT EQUIPMENT AND PERSONNEL AS REQUIRED. THE CONTRACTOR TO STORE MATERIALS IN A SAFE MANNER TO PREVENT INJURIES.
- CONTRACTOR TO CONTACT ENGINEER 48 HRS PRIOR TO COMMENCEMENT OF WORK AND PROVIDE A CONSTRUCTION SCHEDULE FOR APPROVAL.
- CONTRACTOR TO NOTIFY UTILITY COMPANIES 48 HRS PRIOR TO COMMENCEMENT OF WORK. UTILITIES SHOWN HERE ARE APPROXIMATE AND CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION COMMENCEMENT. CONTRACTOR TO CALL 811 DIGTESS PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR TO PREVENT DAMAGE TO EXISTING PUBLIC AND PRIVATE INFRASTRUCTURE. THIS SHALL INCLUDE, BUT NOT LIMITED TO, FENCES, SIDEWALKS, LIGHT POLES, WATER, SANITARY, STORM, CURBS, MAIL BOXES, SIGNS, ETC. ANY DAMAGED INFRASTRUCTURE SHALL BE REPLACED TO EQUAL OR BETTER AT NO EXTRA COST.
- WORK CONDUCTED SHALL BE CONSTRAINED TO THE PROPERTY. SHOULD ANY WORK REQUIRE CONSTRUCTION OUTSIDE OF THESE LIMITS, CONTRACTOR TO SUBMIT A TRAFFIC CONTROL PLAN IN ACCORDANCE WITH THE LATEST EDITION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND OTHER LOCAL STANDARDS. TRAFFIC CONTROL PLAN SHALL BE SIGNED AND SEAL BY A PROFESSIONAL ENGINEER IN THE STATE OF TEXAS.
- ALL MATERIALS SHALL BE FURNISH AND INSTALL AS NOTED ON THE PLANS.
- CONTRACTOR TO FOLLOW SAFETY GUIDELINE PROVIDED BY O.S.H.A. FOR TRENCH SAFETY, SHEETING, SHORING, AND BRACING AT NO EXTRA COST.
- ALL WORK SHALL BE APPROVED AND INSPECTED BY BURLESON COUNTY INSPECTOR PRIOR TO BACKFILL BEING PLACED.
- THE OWNER SHALL PAY FOR ALL REQUIRED INITIAL TESTING. THE CONTRACTOR SHALL PAY FOR A RETEST DUE TO A FAILED FIRST TEST.
- CONTRACTOR TO ENSURE TESTING SERVICES ARE SCHEDULED WITH ENGINEER PRIOR TO COMPLETION OF WORK.
- ALL CONSTRUCTION SHALL BE IN CONFORMANCE OF THE LATEST EDITION OF BURLESON COUNTY UNIFIED STANDARD SPECIFICATIONS AND DESIGN GUIDELINES.
- LOT ARE ZONED AS GC (GENERAL COMMERCIAL). ADJOINER LOTS ARE ZONED D (DUPLEX).
- THERE IS ONE RETAIL UNIT TO BE CONSTRUCTED ONSITE WITH 3,243 SF OF SPACE.
- DENSITY OF RETAIL UNIT IS EQUIVALENT TO 1.89 UNITS PER ACRES.
- TREE BARRICADE FOR INDICATED TREES TO BE CONSTRUCTED WITH 48" HIGH ORANGE PLASTIC CONSTRUCTION NETTING AND SECURED TO STEEL T-POSTS. BARRICADE TO BE PLACED IN CIRCLE AROUND INDICATED TREES AND RADIAL DISTANCE OF 1' FOR EVERY 1" CALIPER OF TREE. BARRICADE MUST BE PLACED PRIOR TO ANY DEVELOPMENT ACTIVITY AS WELL AS THROUGHOUT THE CONSTRUCTION PROCESS. IF IN ANY EVENT THE REQUIRED BARRICADES ARE NOT IN PLACE PRIOR TO ANY ACTIVITY AND MAINTAINED DURING CONSTRUCTION, BARRICADED POINTS WILL BE FORFEITED.

GRADING NOTES:

- CONTRACTOR TO GRADE AS INDICATED. CONTRACTOR TO MAINTAIN POSITIVE DRAINAGE WHEN GRADING. CONTRACTOR TO FIELD ADJUST ELEVATION, AS REQUIRED, WITH ENGINEERS APPROVAL.
- CONTRACTOR SHOULD PREVENT DRAINAGE RUNOFF INTO ADJACENT PROPERTIES.
- COMPACTED OR BORROW FILL MATERIALS SHALL BE FREE OF DELETERIOUS, ORGANIC, OR FROZEN MATTER, SHALL CONTAIN NO CHEMICALS THAT MAY RESULT IN THE MATERIAL BEING CLASSIFIED AS "CONTAMINATED", AND SHALL BE LOW-EXPANSIVE WITH A MAXIMUM LIQUID LIMIT OF 30 (ASTM D-4318) AND PLASTICITY INDEX (ASTM D-4318) OF LESS THAN 15.
- IF CONTRACTOR IS SEEKING USE OF ONSITE MATERIAL, TESTING AND APPROVAL FROM A CERTINED GEOTECHNICAL ENGINEER SHALL BE REQUIRE MEETING THE ABOVE MENTIONED REQUIREMENT.
- ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION OF A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT
- FILL MUST BE CLASSIFIED AS GW, GP, SW, OR SP PER UNIFIED SOIL CLASSIFICATION SYSTEM (ASTM D-2487).
- CONTRACTOR TO PROTECT ALL EXISTING FENCES, STRUCTURES, AND UTILITIES.
- CONTRACTOR TO OBTAIN NECESSARY PERMITS FROM CITY OF COLLEGE STATION AND OTHER JURISDICTIONS AS NECESSARY AT NO EXTRA COST.
- ALL WORK TO COMPLY WITH BCS UNIFIED STANDARD SPECIFICATIONS AND DETAILS.
- CONTRACTOR TO CALL 811 PRIOR TO COMMENCEMENT OF WORK. UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE IN LOCATION AND DEPTH. CONTRACTOR TO VERIFY LOCATION AND ELEVATION AS NECESSARY.
- ALL ROCK TO BE REMOVED TO FROST LINE DEPTH OR 4", WHICHEVER IS GREATER, AT NO EXTRA COST.
- ALL ROCK TO BE REMOVED TO A DEPTH OF ONE (1') FOOT IN ALL OTHER AREAS.
- STRUCTURAL FILL BUILDING PAD SHALL BE PLACED IN HORIZONTAL LIFTS NOT IN EXCESS OF 8" THICK AND HAVE A BEARING CAPACITY OF 2,500 PSF.
- BUILDING PAD SHALL MEET THE MINIMUM REQUIREMENTS OF 95% STANDARD PROCTOR DENSITY OR 90% MODIFIED PROCTOR COMPACTION WITH AN OPTIMUM MOISTURE CONTENT OF 0% TO 3% TO A DEPTH OF 12" AND BEARING CAPACITY OF 2,500 PSF.
- CONTRACTOR TO CALL 811 PRIOR TO COMMENCEMENT OF WORK. UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE IN LOCATION AND DEPTH. CONTRACTOR TO VERIFY LOCATION AND ELEVATION AS NECESSARY.

EROSION CONTROL NOTES:

- PRIOR TO COMMENCEMENT OF WORK, CONTRACTOR TO INSTALL EROSION AND SEDIMENTATION CONTROL AS SHOWN ON THE PLANS.
- CONTRACTOR TO INSPECT EROSION AND SEDIMENTATION CONTROL MEASURES ONCE PER DAY.
- ANY DAMAGED EROSION AND SEDIMENTATION CONTROL DEVICES NEED TO BE REPAIRED OR REPLACED AT NO EXTRA COST.
- CONTRACTOR TO COMPLY WITH ALL APPLICABLE ENVIRONMENTAL LAWS.
- CONTRACTOR IS RESPONSIBLE FOR STREET CLEANING DURING THE DURATION OF CONSTRUCTION. CLEANING SHOULD BE CONDUCTED DAILY AS NECESSARY.
- TREE BARRICADE FOR INDICATED TREES TO BE CONSTRUCTED WITH 48" HIGH ORANGE PLASTIC CONSTRUCTION NETTING AND SECURED TO STEEL T-POSTS. BARRICADE TO BE PLACED IN CIRCLE AROUND INDICATED TREES AND RADIAL DISTANCE OF 1' FOR EVERY 1" CALIPER OF TREE. BARRICADE MUST BE PLACED PRIOR TO ANY DEVELOPMENT ACTIVITY AS WELL AS THROUGHOUT THE CONSTRUCTION PROCESS. IF IN ANY EVENT THE REQUIRED BARRICADES ARE NOT IN PLACE PRIOR TO ANY ACTIVITY AND MAINTAINED DURING CONSTRUCTION, BARRICADED POINTS WILL BE FORFEITED.

SURVEY NOTES:

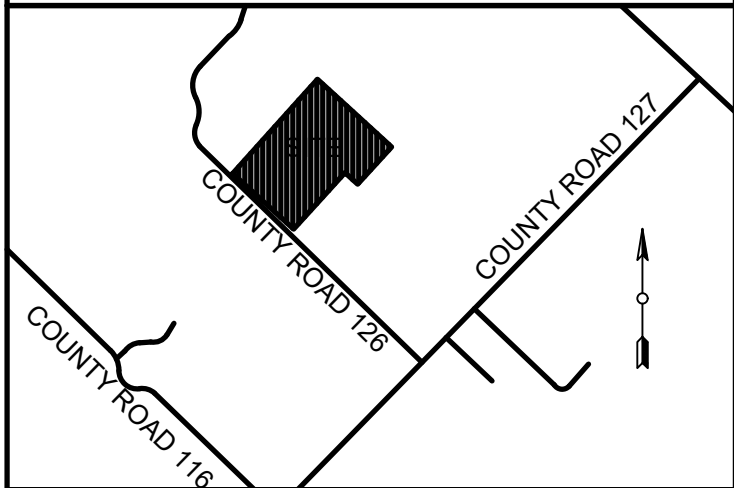
- COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-122 (Y:10216575.31; X:3555622.66) AND AS ESTABLISHED BY GRS OBSERVATION.
- DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. AREAS SHOWN AS "MEASURED" HEREON ARE CALCULATED FROM GRID DISTANCES. TO OBTAIN SURFACE DISTANCES (NOT SURFACE AREAS) MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010948297328 (CALCULATED USING GEOID12B).
- ELEVATION DATUM: NAVD 1988 (PROJECT BENCHMARK: CITY OF COLLEGE STATION CONTROL MONUMENT CS94-122, ELEVATION: 329.62').
- BUILDING SETBACK LINES PER CITY OF COLLEGE STATION UNIFIED DEVELOPMENT ORDINANCE. SEE ZONING NOTE FOR MORE INFORMATION.
- THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, PANEL NO. 48041C0215F, REVISED DATE: 04-02-2014.
- UNDERGROUND UTILITIES ARE APPROXIMATED BASED ON ABOVE GROUND FEATURES, AVAILABLE MAPS AND MARKINGS BY UTILITY PROVIDERS. ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN.

SANITARY SEWER NOTES:

- ALL CONSTRUCTION SHALL BE IN CONEFORMANCE OF THE LATEST EDITION OF BRYAN/COLLEGE STATION UNIFIED STANDARD SPECIFICATIONS AND DESIGN GUIDELINES.
- MINIMUM COVER FOR ALL SANITARY SHALL BE 3.5' OVER THE TOP OF PIPE.
- SANITARY SEWER SHALL BE 4" PVC SCHEDULE 40 IN CONFORMANCE WITH ASTM D-3034 SDR26 W/GASKETS.

DRAINAGE NOTES:

- CALL TEXAS 811 DIG-TEST PRIOR TO COMMENCEMENT OF WORK.
- ALL LOCATIONS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR.
- CONTRACTOR TO ENSURE POSITIVE DRAINAGE IS MAINTAIN THROUGHOUT THE SITE.
- ALL SIDEWALKS SHALL MAINTAIN 2% MAXIMUM CROSS SLOPE. ALL ADA SIDEWALKS SHOULD INCLUDE ALL LANDINGS, MARKINGS, ETC AS REQUIRED BY CODE.
- REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
- ALL DIMENSION ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST TXDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES. GLASS BEADS MAY BE OMITTED, BUT MARKING MATERIAL SHALL BE TYPE II PAINT-TYPE MATERIAL.
- FIRE LANE SHALL BE PAINTED RED WITH 4" WHITE LETTERING STATING "FIRE LANE - NO PARKING".
- ALL FILL SUBGRADE AND BASE MATERIAL SHALL BE COMPACTED TO 98% STANDARD PROCTOR UNDER PAVED AREAS AND 95% STANDARD IN ALL OTHER AREAS.
- TREE BARRICADE FOR INDICATED TREES TO BE CONSTRUCTED WITH 48" HIGH ORANGE PLASTIC CONSTRUCTION NETTING AND SECURED TO STEEL T-POSTS. BARRICADE TO BE PLACED IN CIRCLE AROUND INDICATED TREES AND RADIAL DISTANCE OF 1' FOR EVERY 1" CALIPER OF TREE. BARRICADE MUST BE PLACED PRIOR TO ANY DEVELOPMENT ACTIVITY AS WELL AS THROUGHOUT THE CONSTRUCTION PROCESS. IF IN ANY EVENT THE REQUIRED BARRICADES ARE NOT IN PLACE PRIOR TO ANY ACTIVITY AND MAINTAINED DURING CONSTRUCTION, BARRICADED POINTS WILL BE FORFEITED.



VICINITY MAP

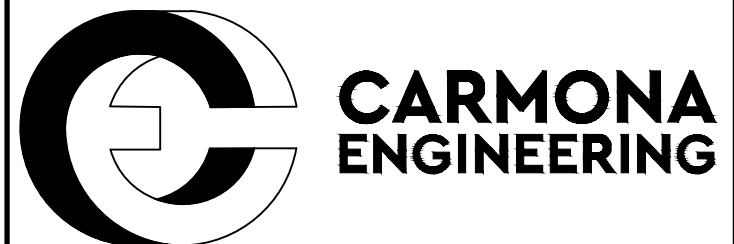
NOT TO SCALE

No.	Revision/Issue	Date

PROJECT INFORMATION
43.65 ACRE "TRACT 1"
COUNTY ROAD 126 IN
BURLESON COUNTY, TX

NOTES

OWNER INFORMATION
GUARDIAN REALESTATE
HOLDINGS, LLC
34 COMPTON MANOR
SPRING, TX. 77379



4040 HWY 6 STE 200
COLLEGE STATION, TX 77845
979-314-9021
TBPE FIRM NUMBER F-21905

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UNDER THE AUTHORITY OF JOSE H.
CARMONA, JR., P.E. 126686

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Scale	Date	Sheet
NONE	4-14-22	C2

LEGEND:

(D.R.B.C.T.) = DEED RECORDS
OF BRAZOS COUNTY, TEXAS

(O.R.B.C.T.) = OFFICIAL RECORDS
OF BRAZOS COUNTY, TEXAS

(O.P.R.B.C.T.) = OFFICIAL PUBLIC
RECORDS OF BRAZOS COUNTY,
TEXAS

123/456 = VOLUME AND PAGE
FROM PUBLIC COUNTY RECORDS

N/F = NOW OR FORMERLY

WATER VALVE
WATER METER
SANITARY SEWER MANHOLE
CLEAN OUT
UTILITY POLE
LIGHT POLE/STANDARD
GUY WIRE
A/C UNIT
GAS METER
ELECTRIC SERVICE
TRANSFORMER

AERIAL TELEPHONE LINES

WOOD FENCE

CHAIN LINK FENCE

DECK

CONCRETE

BRICK

APPROXIMATE LOCATION OF
BURIED 6 INCH SEWER LINE

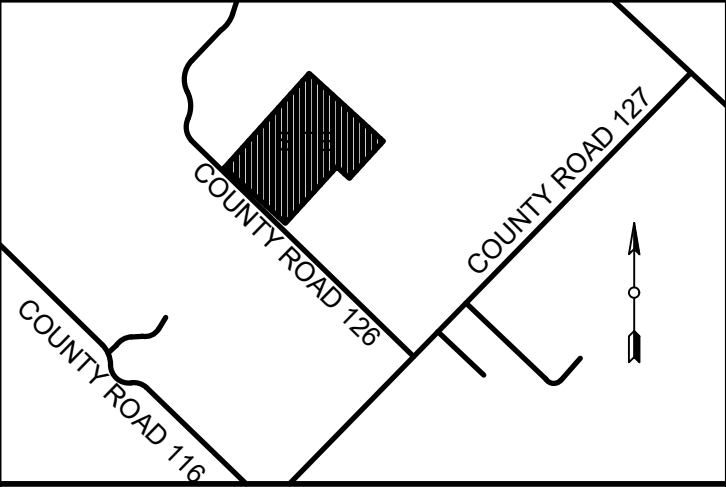
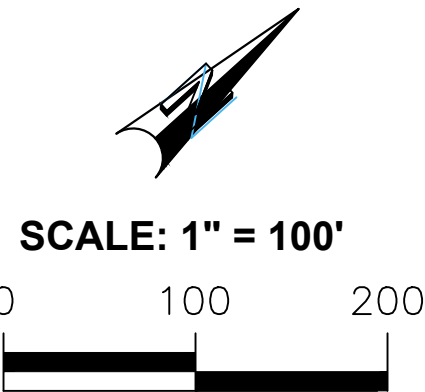
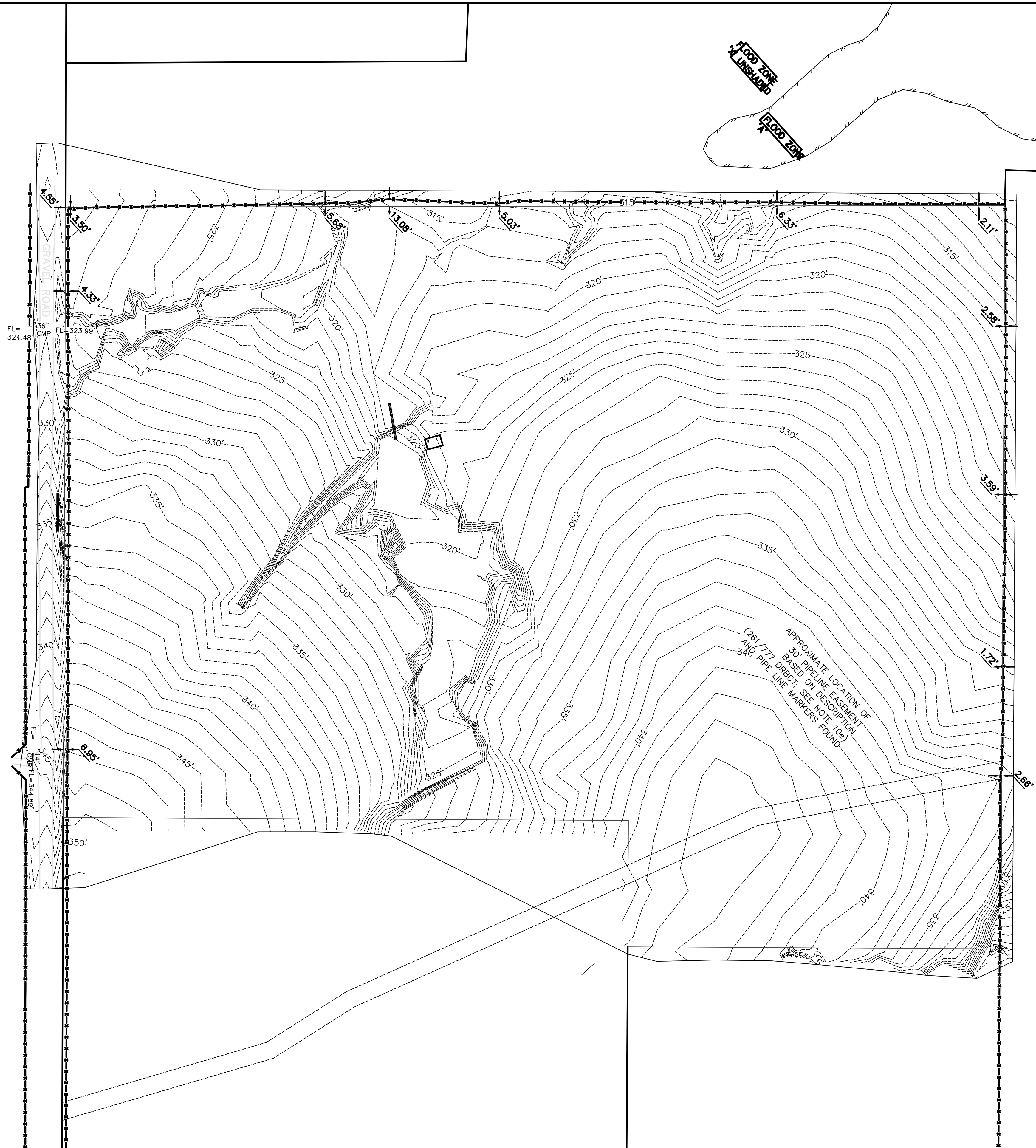
APPROXIMATE LOCATION OF
BURIED 4 INCH SEWER LINE

APPROXIMATE LOCATION OF
BURIED 6 INCH WATER LINE

APPROXIMATE LOCATION OF
BURIED ELECTRIC CABLE

APPROXIMATE LOCATION OF
BURIED GAS LINE

GAS



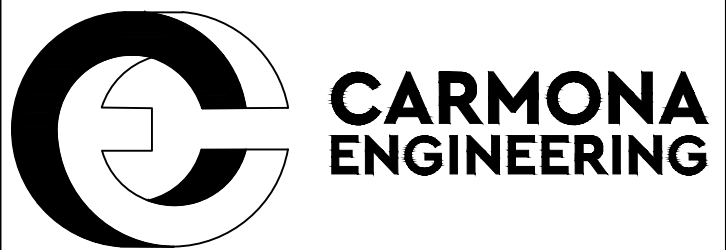
VICINITY MAP
NOT TO SCALE

No.	Revision/Issue	Date

PROJECT INFORMATION
43.65 ACRE "TRACT 1"
COUNTY ROAD 126 IN
BURLESON COUNTY, TX

EXISTING CONDITIONS

OWNER INFORMATION
GUARDIAN REALESTATE
HOLDINGS, LLC
34 COMPTON MANOR
SPRING, TX. 77379



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COLLEGE STATION, TX 77845
979-314-9021
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1"=100'	4-14-22	C3

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GAS METER
ELECTRIC SERVICE
TRANSFORMER

AERIAL TELEPHONE LINES

WOOD FENCE

CHAIN LINK FENCE

DECK

CONCRETE

BRICK

APPROXIMATE LOCATION OF
BURIED 6 INCH SEWER LINE

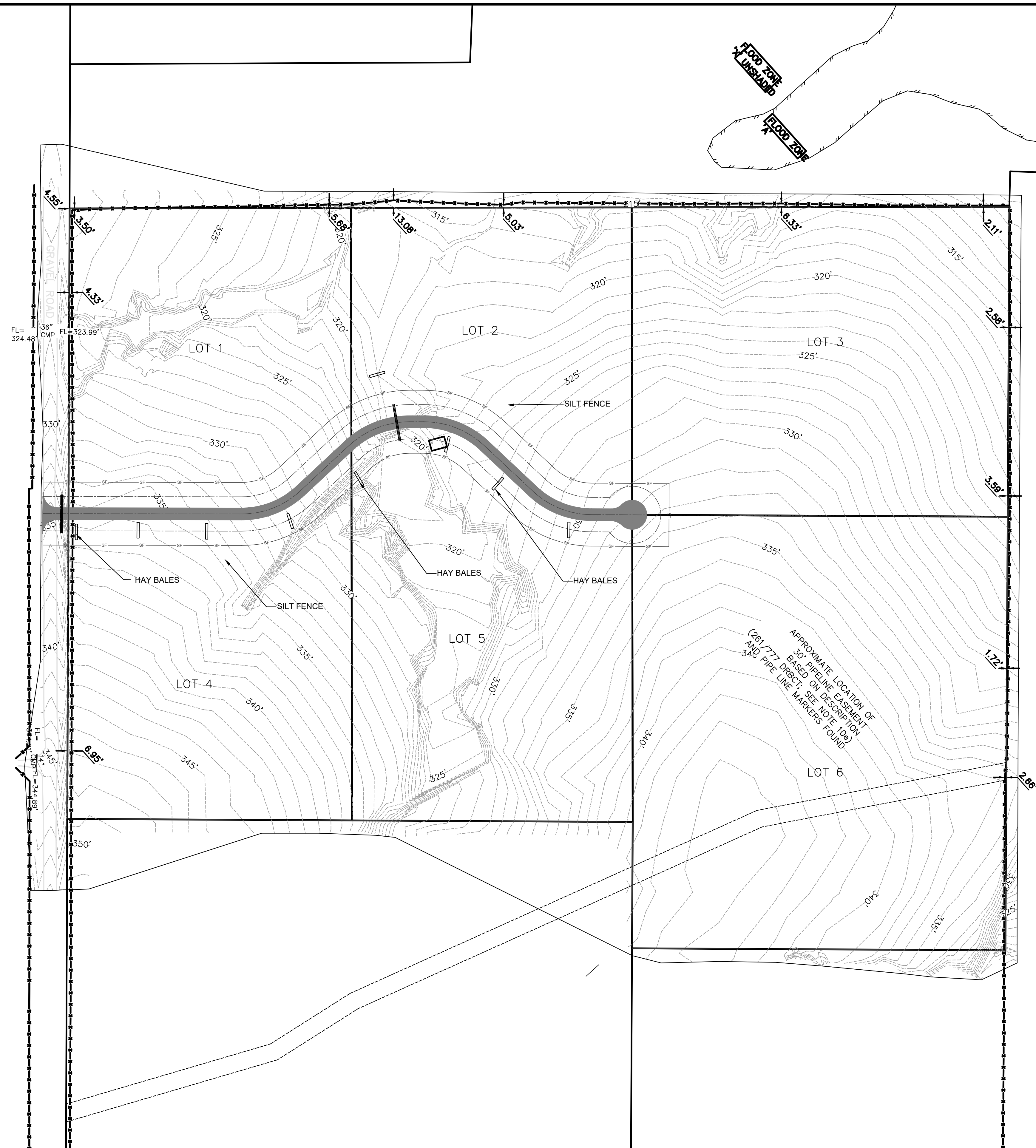
APPROXIMATE LOCATION OF
BURIED 4 INCH SEWER LINE

APPROXIMATE LOCATION OF
BURIED 6 INCH WATER LINE

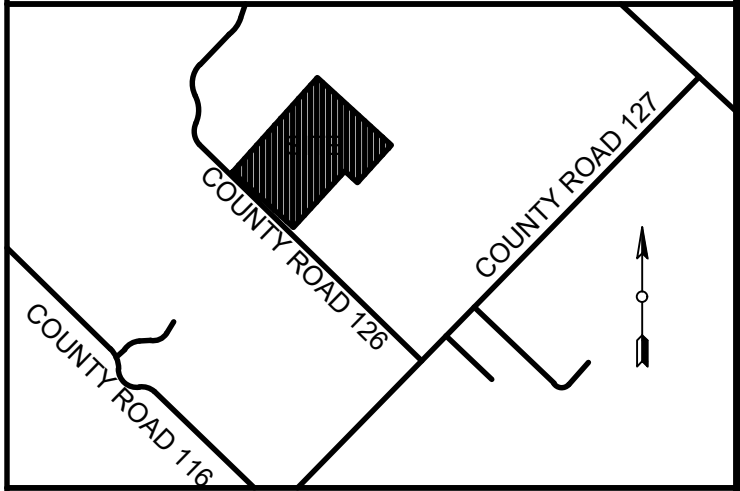
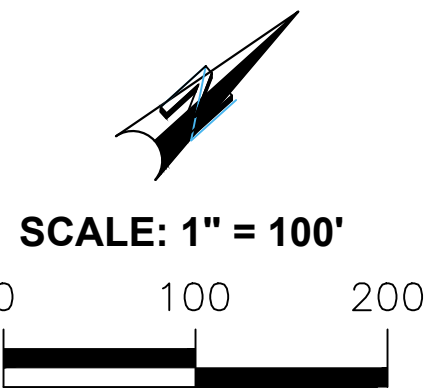
APPROXIMATE LOCATION OF
BURIED ELECTRIC CABLE

APPROXIMATE LOCATION OF
BURIED GAS LINE

— GAS — GAS —



- NOTES:
1. PRIOR TO COMMENCEMENT OF WORK, CONTRACTOR TO INSTALL EROSION AND SEDIMENTATION CONTROL AS SHOWN ON THE PLANS.
 2. CONTRACTOR TO INSPECT EROSION AND SEDIMENTATION CONTROL MEASURES ONCE PER DAY.
 3. ANY DAMAGED EROSION AND SEDIMENTATION CONTROL DEVICES NEED TO BE REPAIRED OR REPLACED AT NO EXTRA COST.
 4. CONTRACTOR TO COMPLY WITH ALL APPLICABLE ENVIRONMENTAL LAWS.
 5. CONTRACTOR IS RESPONSIBLE FOR STREET CLEANING DURING THE DURATION OF CONSTRUCTION. CLEANING SHOULD BE CONDUCTED DAILY AS NECESSARY.



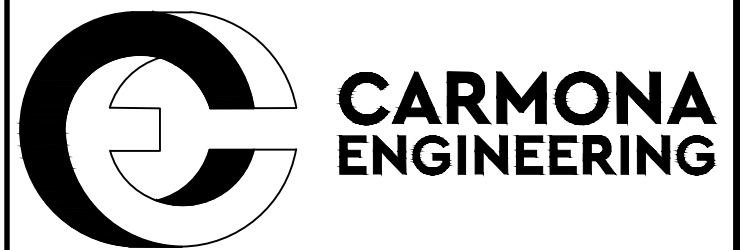
VICINITY MAP
NOT TO SCALE

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PROJECT INFORMATION
43.65 ACRE "TRACT 1"
COUNTY ROAD 126 IN
BURLESON COUNTY, TX

EROSION CONTROL

OWNER INFORMATION
GUARDIAN REALESTATE
HOLDINGS, LLC
34 COMPTON MANOR
SPRING, TX. 77379



4040 HWY 6 STE 200
COLLEGE STATION, TX 77845
979-314-9021
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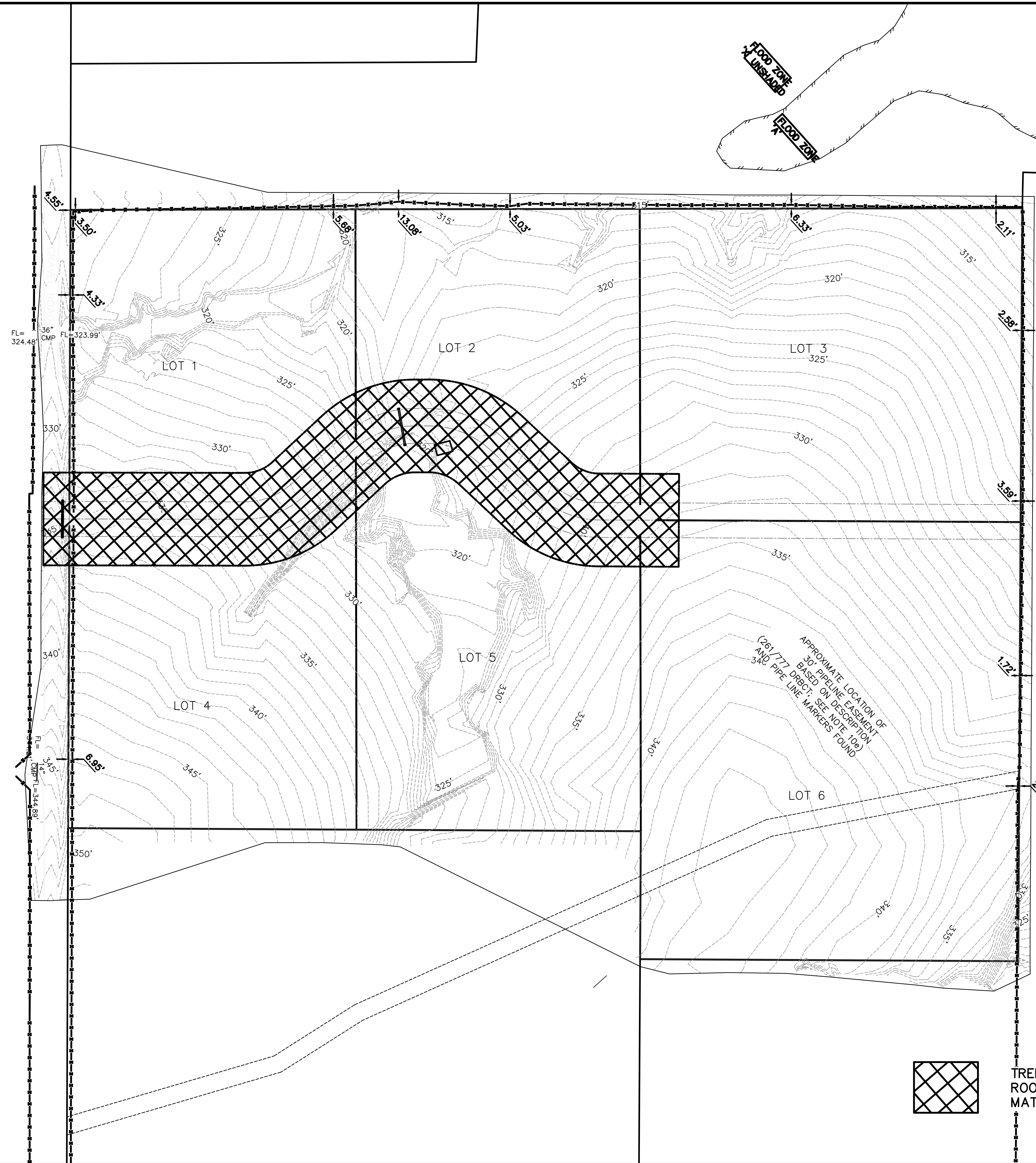
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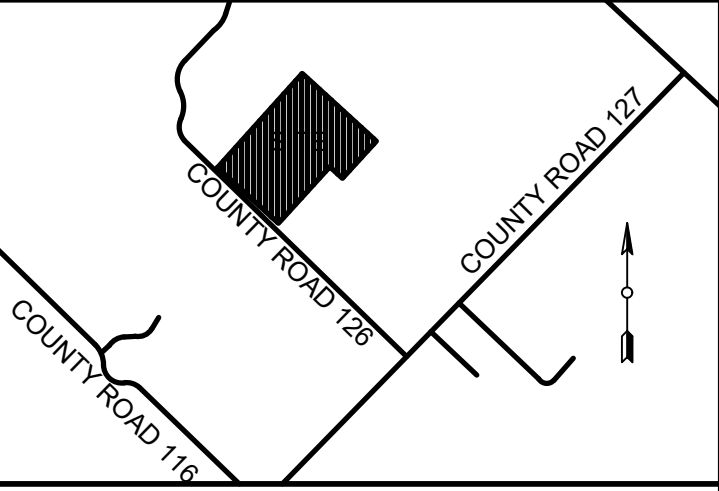
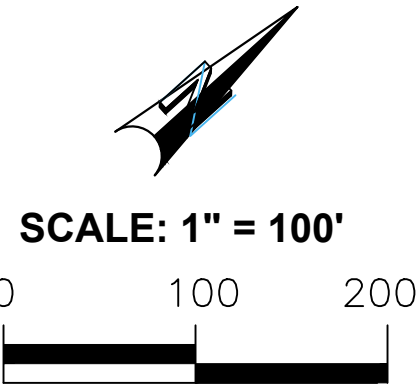
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Scale	Date	Sheet
1"=100'	4-14-22	C4



- NOTES:
1. CONTRACTOR TO CLEAR AND GRUB AREAS AS SPECIFIED. CLEARING AND GRUBBING TO DEPTHS NECESSARY TO REMOVE TREE ROOT BALL. REMOVE STUMPS, ROOTS, RUBBISH OR OTHER OBJECTIONABLE MATTER FOUR (4') FEET BELOW FINISH GRADE.
 2. ALL CLEARED AND GRUBBED MATERIAL BECOMES PROPERTY OF THE CONTRACTOR TO BE LEGALLY DISPOSED OF OFFSITE. ONSITE BURNING IS PROHIBITED UNLESS APPROVAL IS GRANTED BY CITY OF COLLEGE STATION.
 3. CONTRACTOR TO PROTECT ALL EXISTING FENCES, STRUCTURES, AND UTILITIES.
 4. CONTRACTOR TO OBTAIN NECESSARY PERMITS FROM CITY OF COLLEGE STATION AND OTHER JURISDICTIONS AS NECESSARY AT NO EXTRA COST.
 5. ALL WORK TO COMPLY WITH BCS UNIFIED STANDARD SPECIFICATIONS AND DETAILS.
 6. CONTRACTOR TO CALL 811 PRIOR TO COMMENCEMENT OF WORK. UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE IN LOCATION AND DEPTH. CONTRACTOR TO VERIFY LOCATION AND ELEVATION AS NECESSARY.

TREE REMOVAL TO INCLUDE REMOVING STUMPS, ROOTS, RUBBISH, OR OTHER OBJECTIONABLE MATTER FROM THE DESIGNATED AREAS.



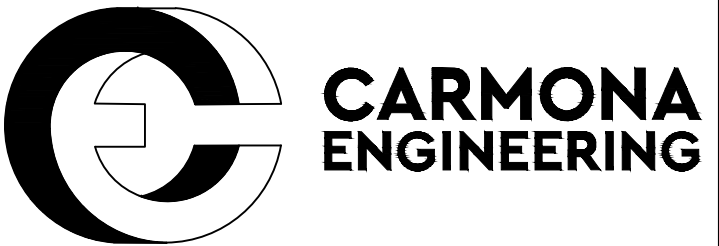
VICINITY MAP
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No.	Revision/Issue	Date

PROJECT INFORMATION
43.65 ACRE "TRACT 1"
COUNTY ROAD 126 IN
BURLESON COUNTY, TX

CLEARING AND GRUBBING

OWNER INFORMATION
GUARDIAN REALESTATE
HOLDINGS, LLC
34 COMPTON MANOR
SPRING, TX. 77379



4040 HWY 6 STE 200
COLLEGE STATION, TX 77845
979-314-9021
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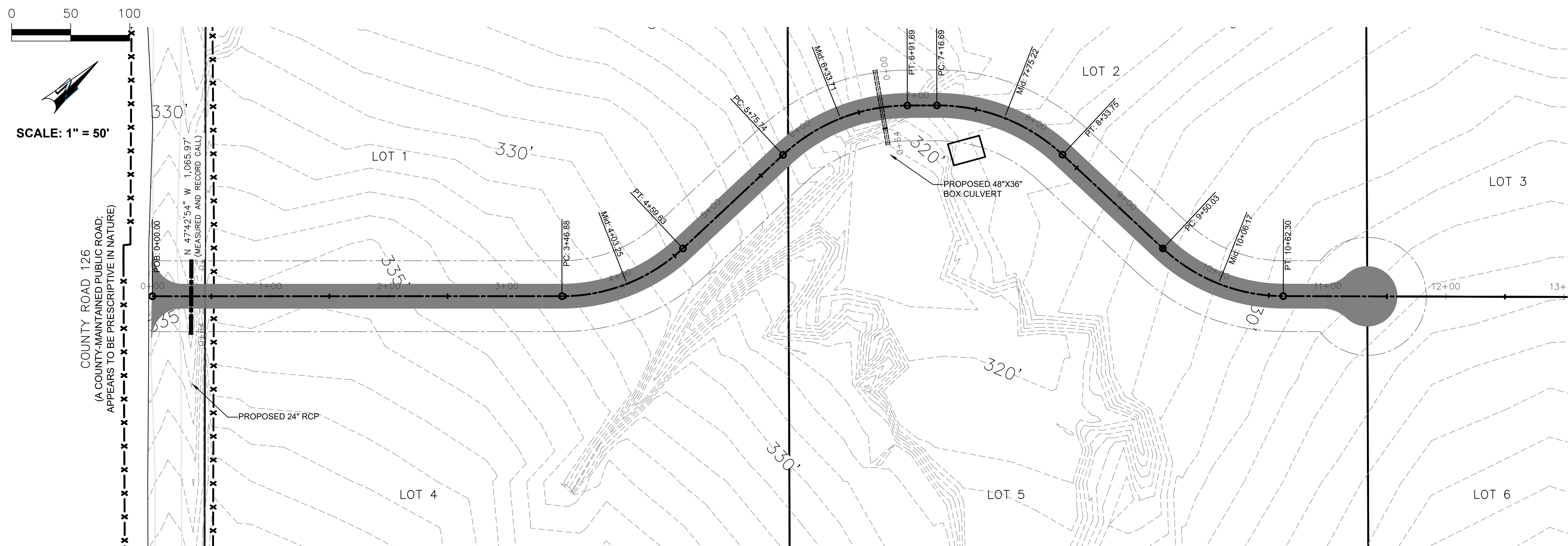
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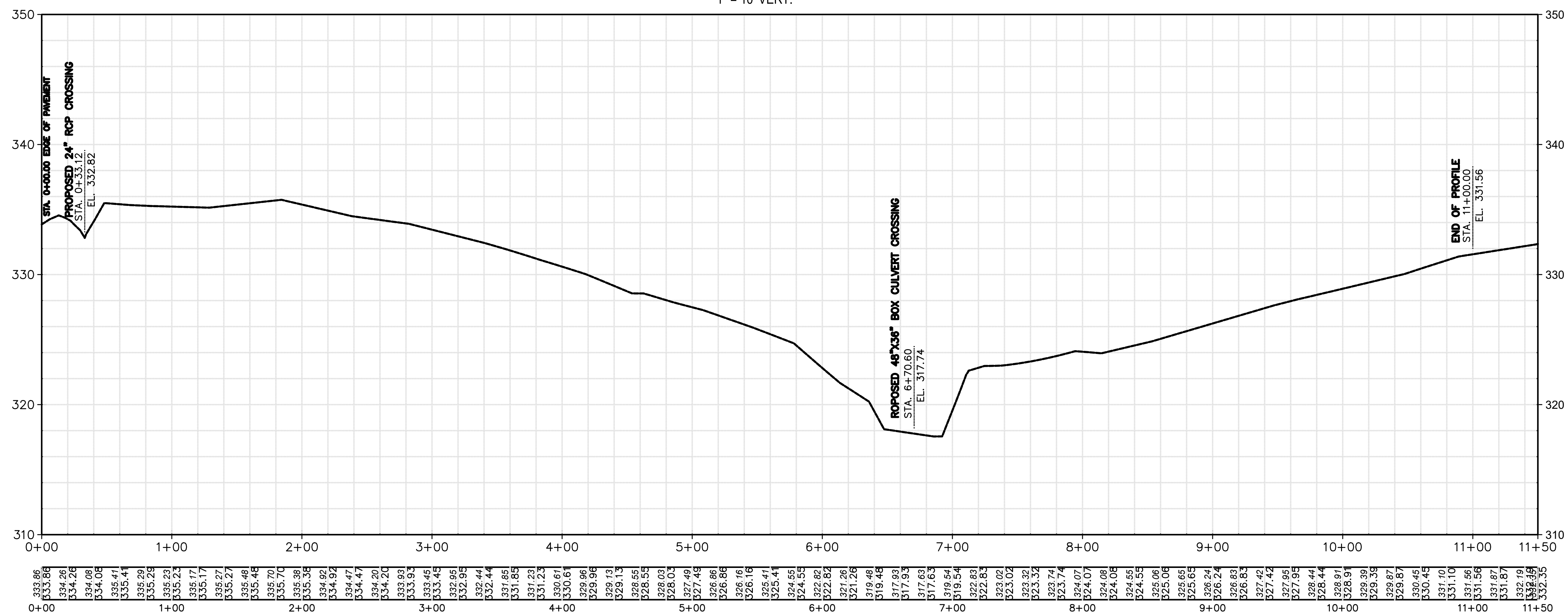
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Scale	Date	Sheet
1"=100'	4-14-22	C5

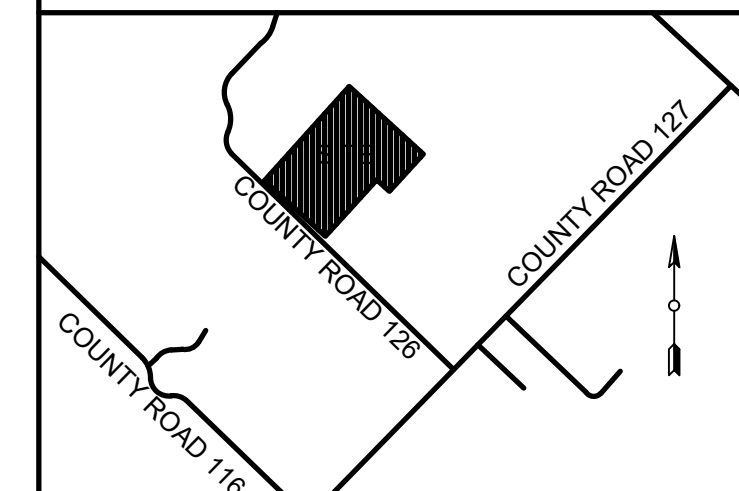


SCALE:
PLAN: 1" = 50'
PROFILE: 1" = 50' HOR.
1" = 10' VERT.



**CAUTION: UNDERGROUND
UTILITIES IN THE AREA.
CONTRACTOR TO CALL 811
DIGTESS PRIOR TO
COMMENCEMENT OF WORK.**

**CAUTION: OVERHEAD
ELECTRICAL IN THE AREA.**



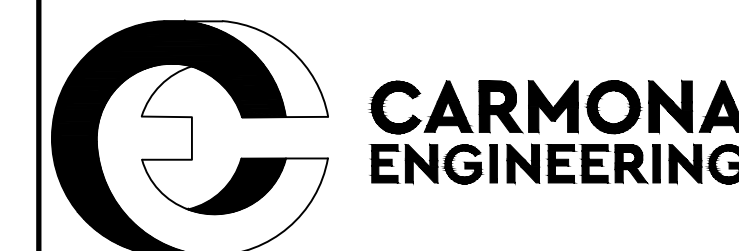
VICINITY MAP
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No.	Revision/Issue	Date

PROJECT INFORMATION
43.65 ACRE "TRACT 1"
COUNTY ROAD 126 IN
BURLESON COUNTY, TX

ROADWAY PLAN & PROFILE

OWNER INFORMATION
GUARDIAN REALESTATE
HOLDINGS, LLC
34 COMPTON MANOR
SPRING, TX. 77379



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COLLEGE STATION, TX 77845
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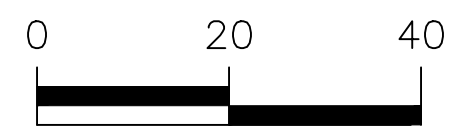
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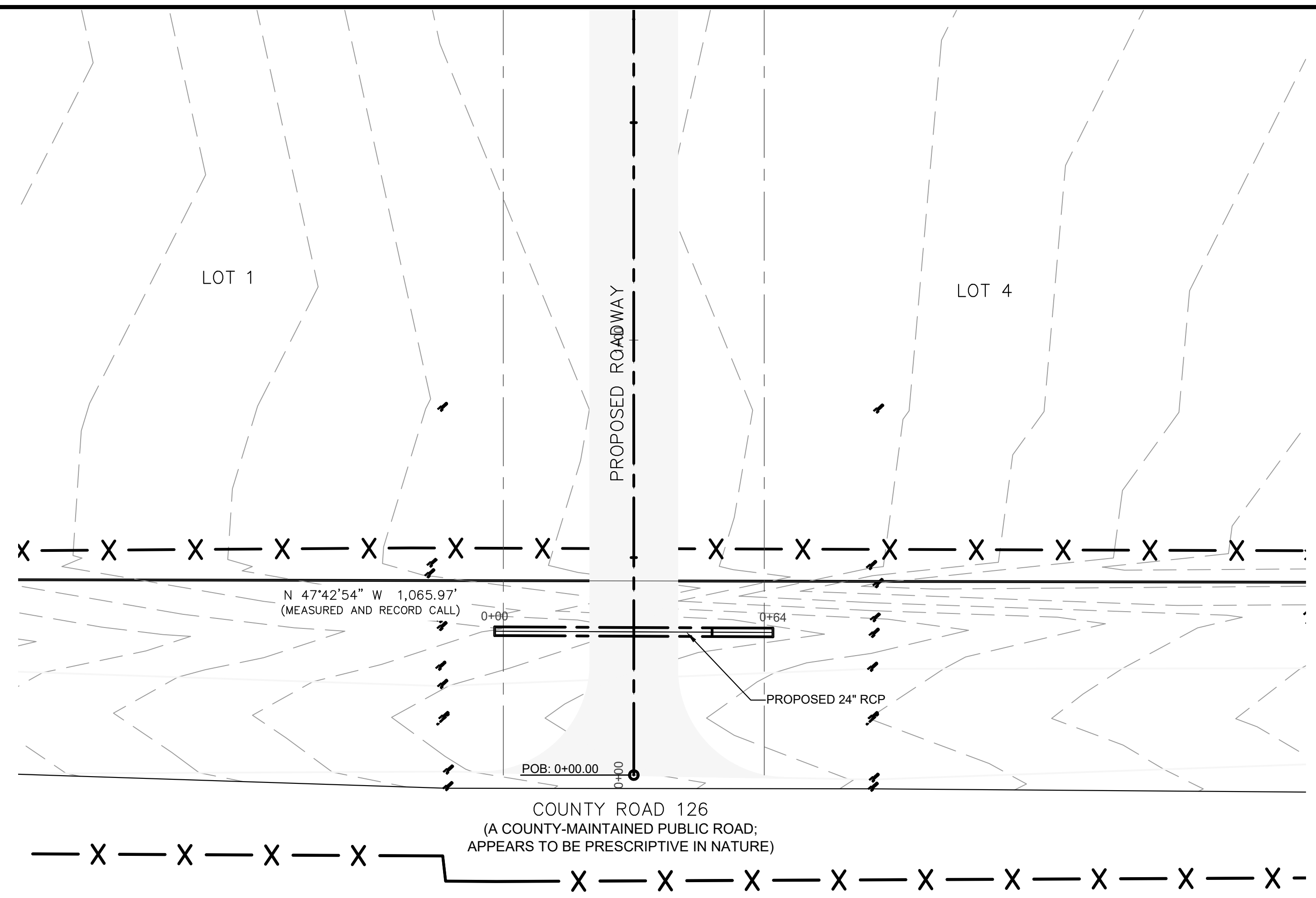
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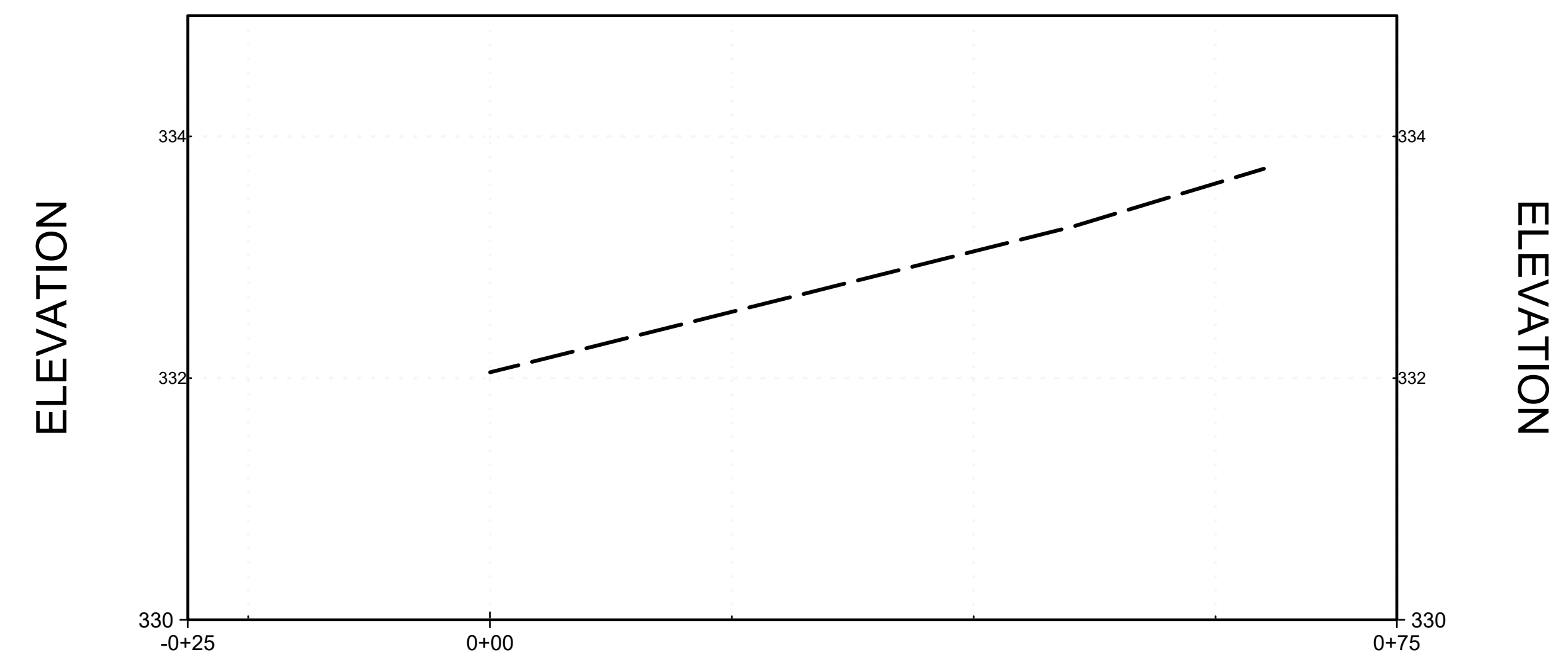
Scale	Date	Sheet C6
AS NOTED	4-14-22	



SCALE: 1" = 20'



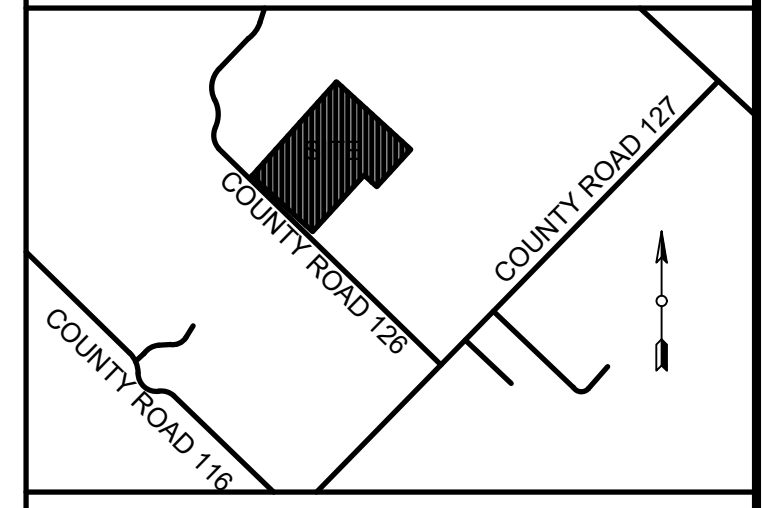
SCALE:
PLAN: 1" = 20'
PROFILE: 1" = 10' HOR.
1" = 1' VERT.



LEGEND:	
(D.R.B.C.T.) = DEED RECORDS OF BRAZOS COUNTY, TEXAS	WOOD FENCE
(O.R.B.C.T.) = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS	CHAIN LINK FENCE
(O.P.R.B.C.T.) = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS	DECK
123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS	CONCRETE
N/F = NOW OR FORMERLY	BRICK
WATER VALVE	APPROXIMATE LOCATION OF BURIED 6 INCH SEWER LINE
WATER METER	APPROXIMATE LOCATION OF BURIED 4 INCH SEWER LINE
SANITARY SEWER MANHOLE	APPROXIMATE LOCATION OF BURIED 6 INCH WATER LINE
CLEAN OUT	APPROXIMATE LOCATION OF BURIED ELECTRIC CABLE
UTILITY POLE	APPROXIMATE LOCATION OF BURIED GAS LINE
LIGHT POLE/STANDARD	
GUY WIRE	
A/C UNIT	
GAS METER	
ELECTRIC SERVICE	
TRANSFORMER	
AERIAL TELEPHONE LINES	

CAUTION: UNDERGROUND UTILITIES IN THE AREA.
CONTRACTOR TO CALL 811 DIGTESS PRIOR TO COMMENCEMENT OF WORK.

CAUTION: OVERHEAD ELECTRICAL IN THE AREA.

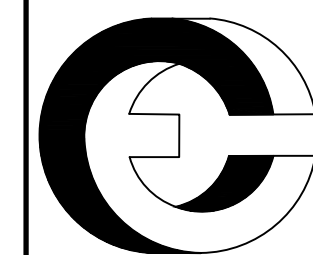


VICINITY MAP NOT TO SCALE		
No.	Revision/Issue	Date

PROJECT INFORMATION
43.65 ACRE "TRACT 1"
COUNTY ROAD 126 IN
BURLESON COUNTY, TX

ROADWAY CULVERT
PLAN & PROFILE

OWNER INFORMATION
GUARDIAN REALESTATE
HOLDINGS, LLC
34 COMPTON MANOR
SPRING, TX. 77379

 **CARMONA
ENGINEERING**

4040 HWY 6 STE 200
COLLEGE STATION, TX 77845
979-314-9021
TBPE FIRM NUMBER F-21905

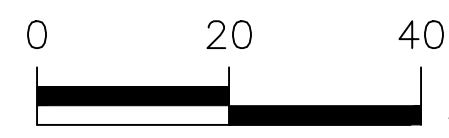
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF:

REVIEW

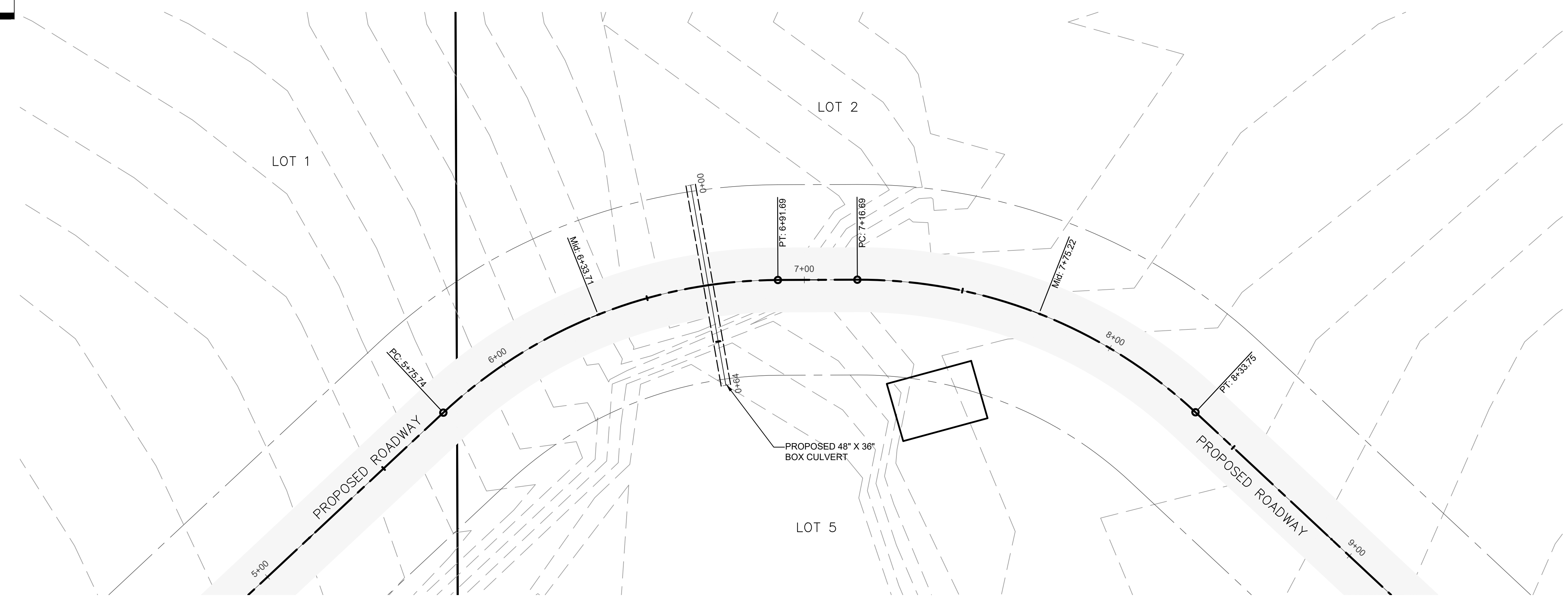
UNDER THE AUTHORITY OF JOSE H. CARMONA, JR., P.E. 126666

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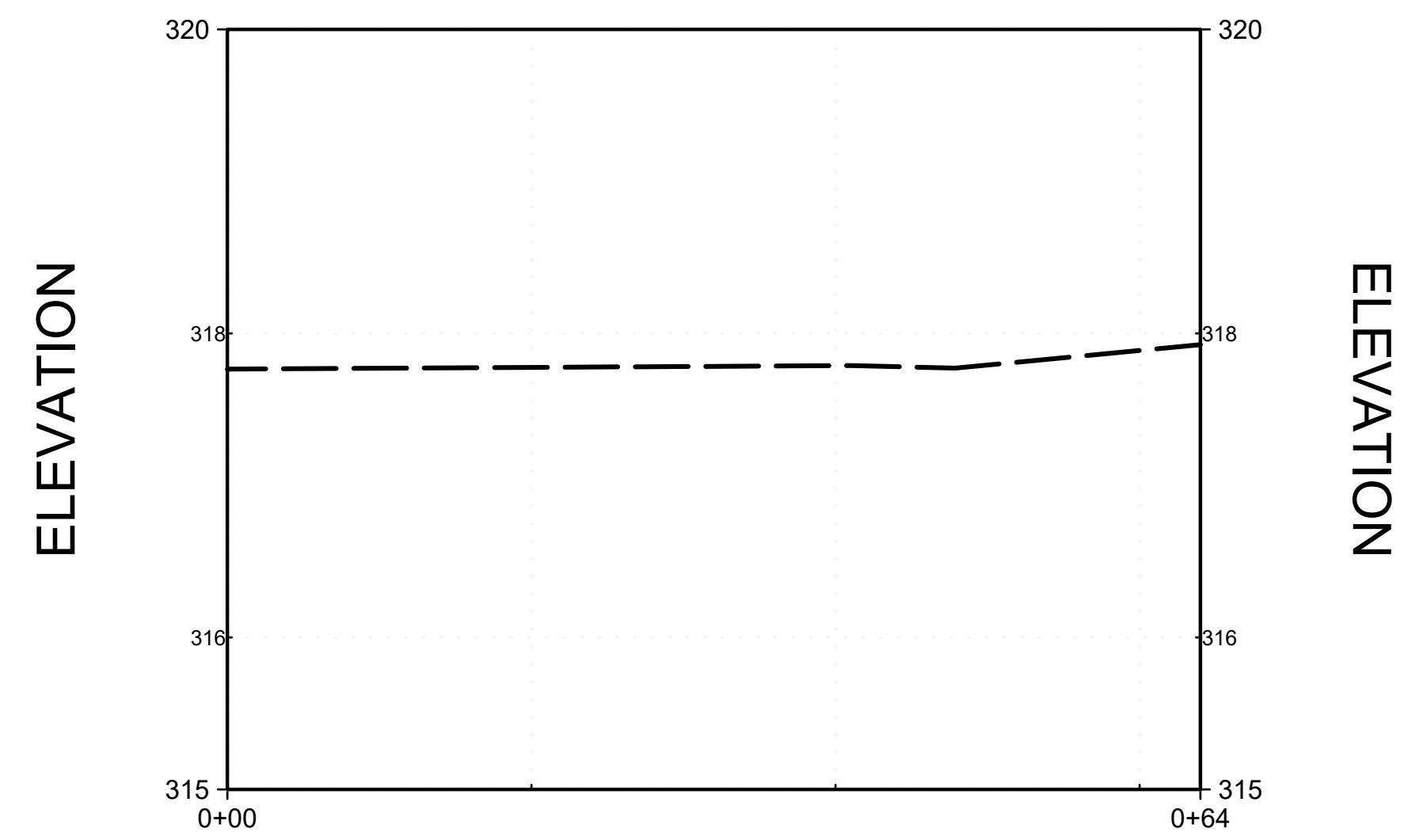
Scale	Date	Sheet
AS NOTED	4-14-22	C7



SCALE: 1" = 20'

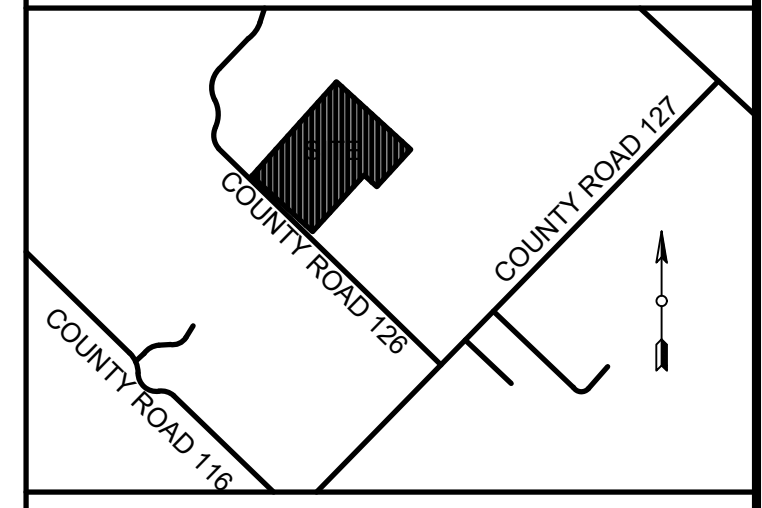


SCALE:
PLAN: 1" = 20'
PROFILE: 1" = 10' HOR.
1" = 1' VER.



**CAUTION: UNDERGROUND
UTILITIES IN THE AREA.
CONTRACTOR TO CALL 811
DIGTESS PRIOR TO
COMMENCEMENT OF WORK.**

**CAUTION: OVERHEAD
ELECTRICAL IN THE AREA.**



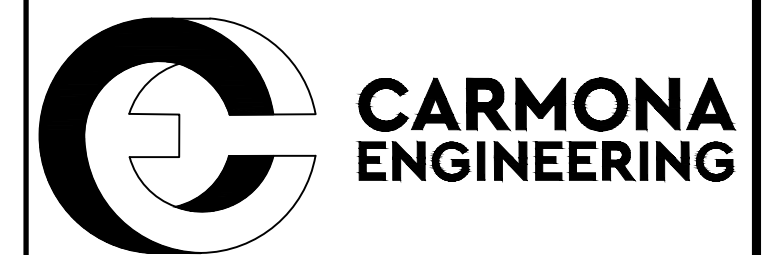
**VICINITY MAP
NOT TO SCALE**

No.	Revision/Issue	Date

PROJECT INFORMATION
43.65 ACRE "TRACT 1"
COUNTY ROAD 126 IN
BURLESON COUNTY, TX

**ROADWAY CULVERT
PLAN & PROFILE**

OWNER INFORMATION
GUARDIAN REALESTATE
HOLDINGS, LLC
34 COMPTON MANOR
SPRING, TX. 77379



4040 HWY 6 STE 200
COLLEGE STATION, TX 77845
979-314-9021
TBPE FIRM NUMBER F-21905

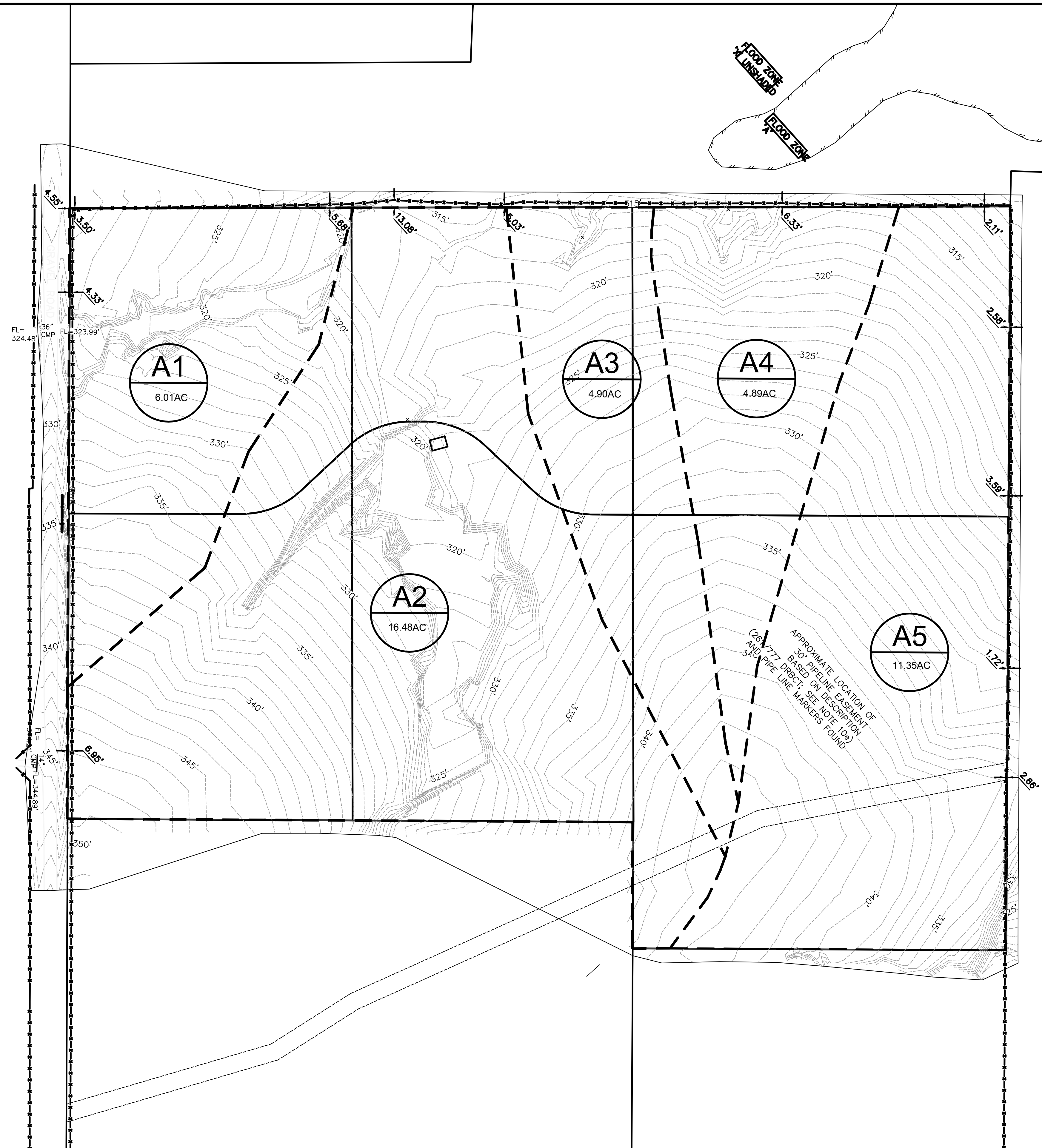
THIS DOCUMENT IS RELEASED FOR
THE PURPOSE OF:

REVIEW

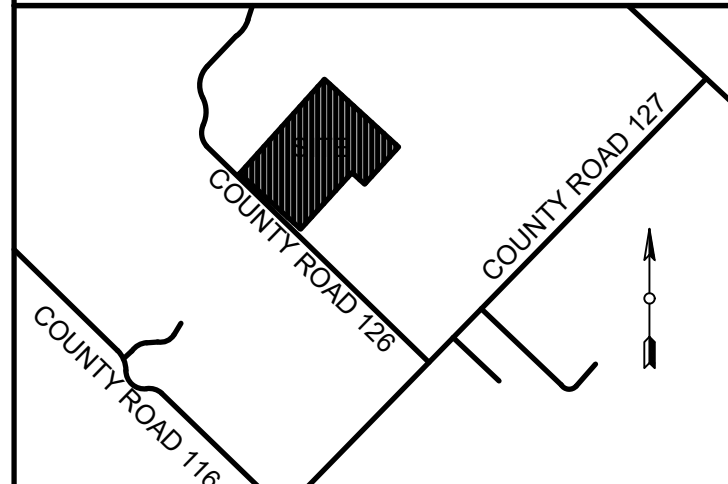
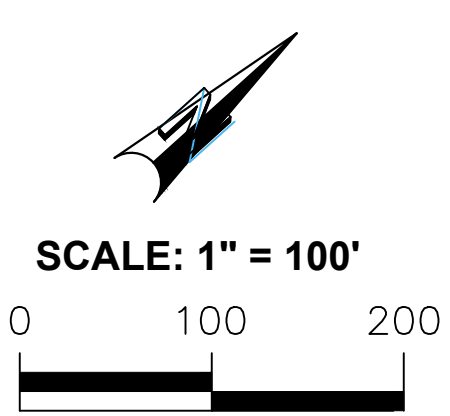
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Scale	Date	Sheet
AS NOTED	4-14-22	C8



123/456
123/456



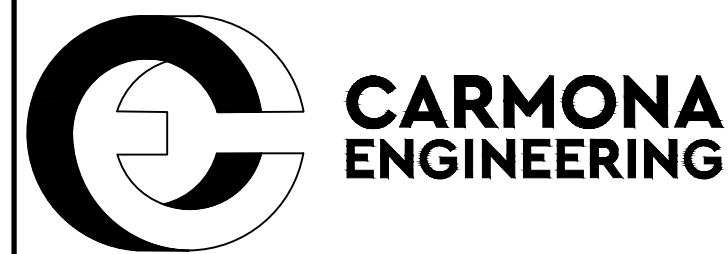
VICINITY MAP
NOT TO SCALE

No.	Revision/Issue	Date

PROJECT INFORMATION
43.65 ACRE "TRACT 1"
COUNTY ROAD 126 IN
BURLESON COUNTY, TX

EXISTING DRAINAGE
AREA MAP

OWNER INFORMATION
GUARDIAN REAL ESTATE
HOLDINGS, LLC
34 COMPTON MANOR
SPRING, TX. 77379



4040 HWY 6 STE 200
COLLEGE STATION, TX 77845
979-314-9021
TBPE FIRM NUMBER F-21905

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Scale	Date	Sheet
1"=100'	4-14-22	C9

LEGEND:

(D.R.B.C.T.) = DEED RECORDS
OF BRAZOS COUNTY, TEXAS

(O.R.B.C.T.) = OFFICIAL RECORDS
OF BRAZOS COUNTY, TEXAS

(O.P.R.B.C.T.) = OFFICIAL PUBLIC
RECORDS OF BRAZOS COUNTY,
TEXAS

123/456 = VOLUME AND PAGE
FROM PUBLIC COUNTY RECORDS

N/F = NOW OR FORMERLY

WATER VALVE
WATER METER
SANITARY SEWER MANHOLE
CLEAN OUT
UTILITY POLE
LIGHT POLE/STANDARD
GUY WIRE
A/C UNIT
GAS METER
ELECTRIC SERVICE
TRANSFORMER

AERIAL TELEPHONE LINES

WOOD FENCE
CHAIN LINK FENCE
DECK
CONCRETE
BRICK

APPROXIMATE LOCATION OF
BURIED 6 INCH SEWER LINE

APPROXIMATE LOCATION OF
BURIED 4 INCH SEWER LINE

APPROXIMATE LOCATION OF
BURIED 6 INCH WATER LINE

APPROXIMATE LOCATION OF
BURIED ELECTRIC CABLE

APPROXIMATE LOCATION OF
BURIED GAS LINE

— GAS — GAS —

