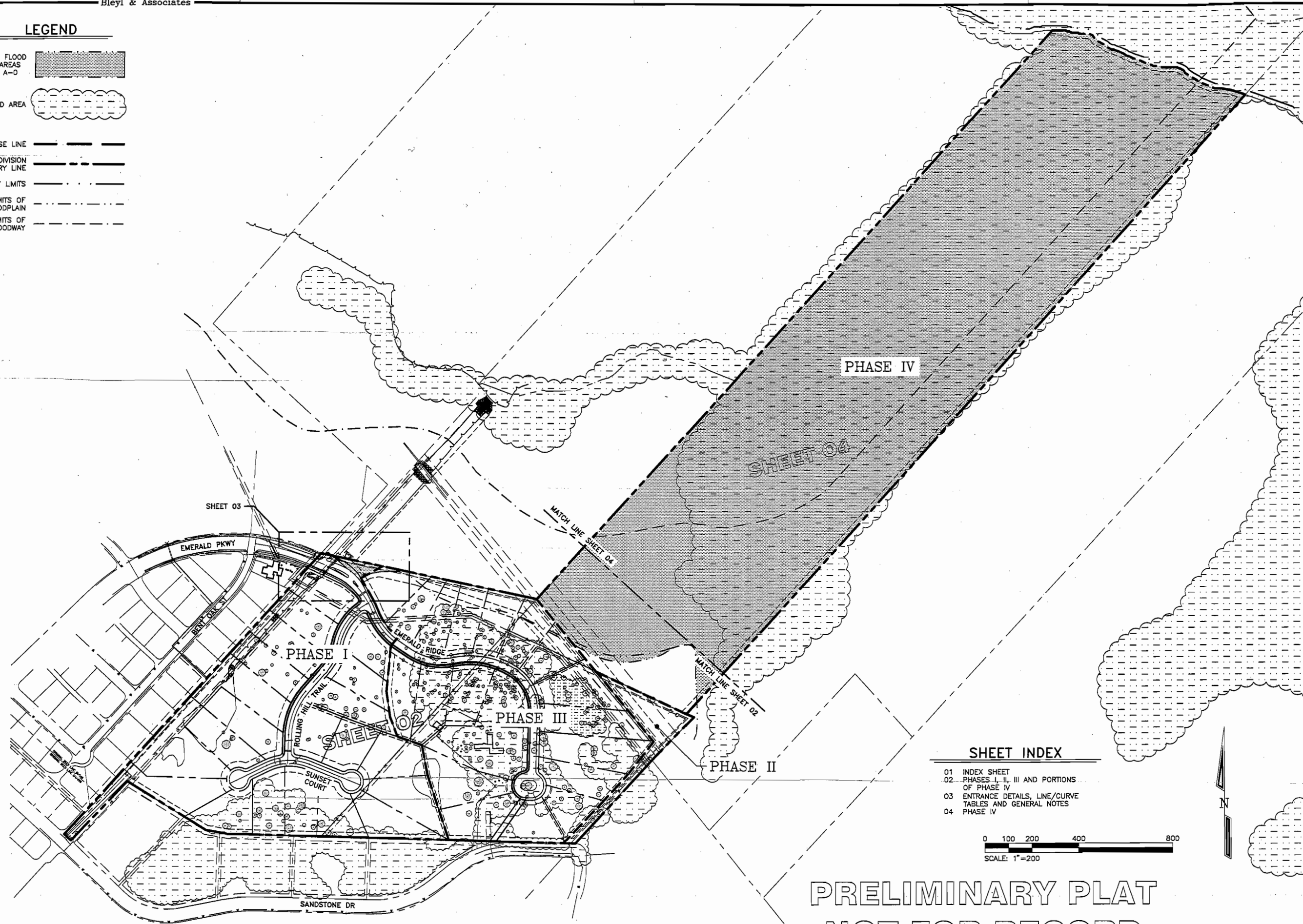


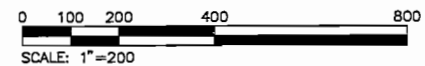
LEGEND

- ONSITE FLOOD PLAIN AREAS ZONED A-0
- WOODED AREA
- PHASE LINE
- SUBDIVISION BOUNDARY LINE
- CITY LIMITS
- LIMITS OF FLOODPLAIN
- LIMITS OF FLOODWAY



SHEET INDEX

- 01 INDEX SHEET
- 02 PHASES I, II, III AND PORTIONS OF PHASE IV
- 03 ENTRANCE DETAILS, LINE/CURVE TABLES AND GENERAL NOTES
- 04 PHASE IV



PRELIMINARY PLAT
NOT FOR RECORD

Z:\7000\7052 - EMERALD RIDGE\PRELIMINARY\PRELIMINARY-PLAT-Y 1 OF 4\PRELIMINARY PLAT COVER 10/27/2010 9:59 AM KYLE NEWCOMER

REV	DATE	BY	APP	COMMENT					
PREPARED FOR: EMERALD RIDGE ESTATES, LTD 1722 BROADMOOR DR, SUITE 212 BRYAN, TX 77802					SCALE: AS SHOWN DATE: October 27, 2010 DRAWN BY: KGN PROJECT MANAGER: SAM J. VERNON, P.E.				

Bleyl & Associates

Project Engineering & Management

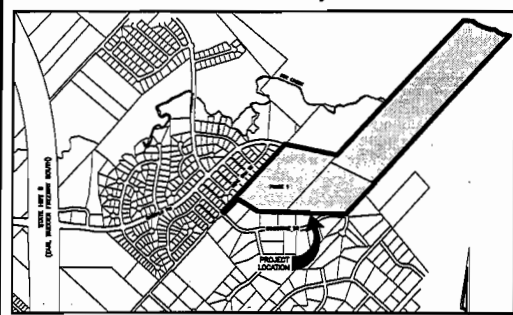
1722 BROADMOOR, STE. 210 2251 N. LOOP 336 W
 BRYAN, TEXAS 77802 CONROE, TEXAS 77304
 (979) 268-1125 PHONE (936) 441-7833 PHONE
 (979) 260-3649 FAX (936) 760-3633 FAX

TEXAS BOARD OF PROFESSIONAL ENGINEERS: F-678

PRELIMINARY PLAT
A FOUR-PHASE DEVELOPMENT
OF 43 RESIDENTIAL LOTS
EMERALD RIDGE ESTATES

110.002 ACRE SUBDIVISION
 28.656 ACRE TRACT MORGAN RECTER LEAGUE, A-46
 16.417 ACRE TRACT SANDY RIDGE SANDSTONE ADDITION
 (VOL. 501, P.C. 473) LEAGUE, TRACT 25
 64.10 ACRE TRACT MORGAN RECTER LEAGUE, TRACT 25
 COLLIER STATION, BRAGGS COUNTY, TEXAS

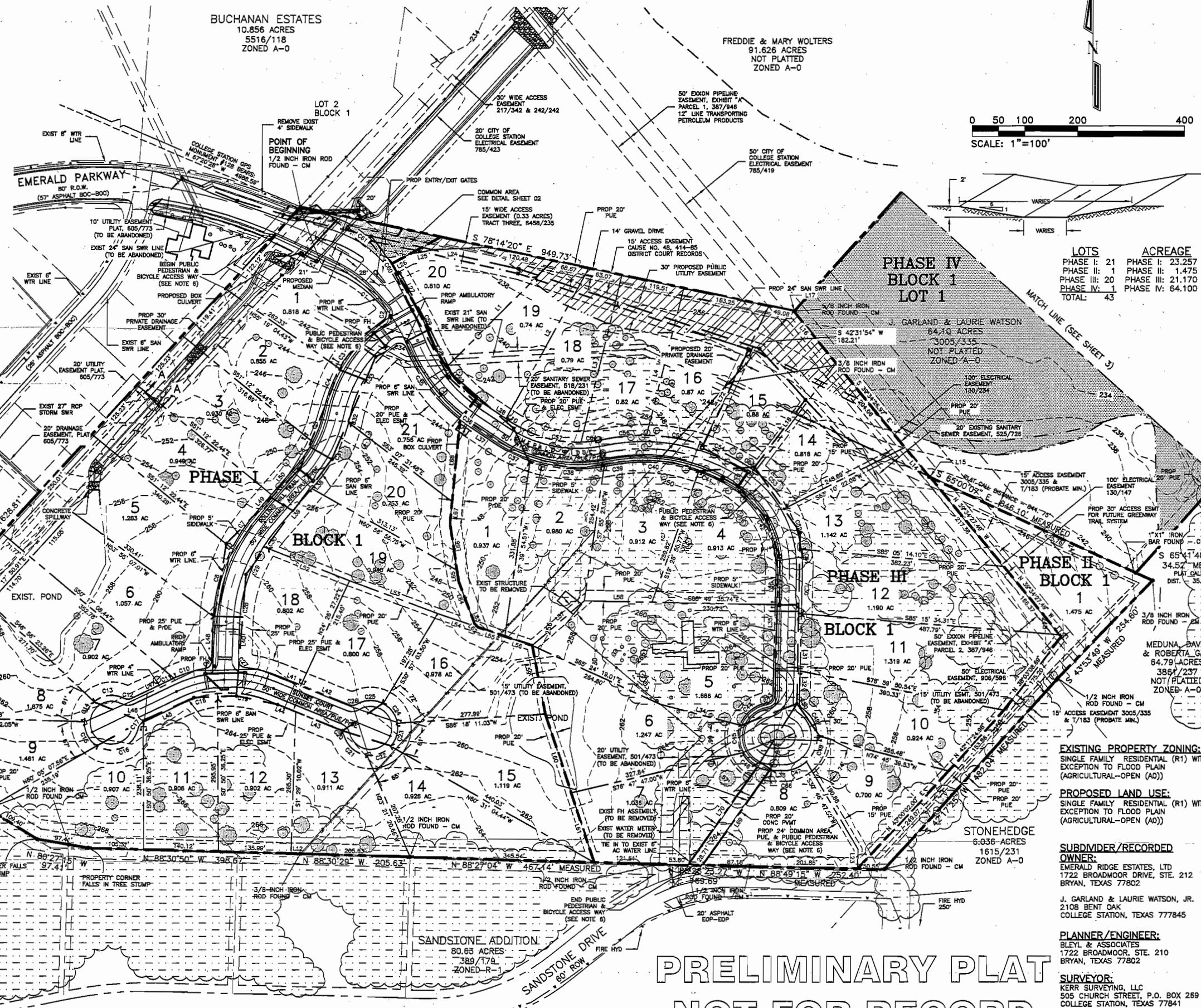
PROJECT NUMBER	7052
FILE NAME:	7052-PRELIMINARY-PLAT-Y 1 OF 4.DWG
SHEET:	01 OF 04



VICINITY MAP
NOT TO SCALE

LEGEND

- ONSITE FLOOD PLAIN AREAS ZONED A-0
- PROP P&DE ONSITE FLOOD PLAIN AREAS REZONED R-1
- WOODED AREA
- PHASE LINE
- SUBDIVISION BOUNDARY LINE
- CITY LIMITS
- LIMITS OF FLOODPLAIN
- LIMITS OF FLOODWAY



0 50 100 200 400
SCALE: 1"=100'

LOTS	ACREAGE
PHASE I: 21	PHASE I: 23.257 AC
PHASE II: 1	PHASE II: 1.475 AC
PHASE III: 20	PHASE III: 21.170 AC
PHASE IV: 1	PHASE IV: 64.100 AC
TOTAL: 43	

Bleyl & Associates
Project Engineering & Management

2251 N. LOOP 336 W
CONROE, TEXAS 77304
(936) 441-7833 PHONE
(936) 260-3849 FAX
TEXAS BOARD OF PROFESSIONAL ENGINEERS: F-678

1722 BROADMOOR, STE. 210
BRYAN, TEXAS 77802
(979) 268-1125 PHONE
(979) 260-3849 FAX

PRELIMINARY PLAT
A FOUR-PHASE DEVELOPMENT
OF 43 RESIDENTIAL LOTS
EMERALD RIDGE ESTATES

10.00 ACRES SUBDIVISION
MORGAN RECTOR LEAGUE A-48
28.858 ACRES TRACT SANDY RIDGE SANDSTONE ADDITION
18.417 ACRES TRACT SANDY RIDGE SANDSTONE ADDITION
(TOTAL 56.291 AC. PG. F-23)
64.10 ACRES TRACT MORGAN RECTOR LEAGUE, TRACT 25
COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNER:	EMERALD RIDGE ESTATES, LTD 1722 BROADMOOR DRIVE, STE. 212 BRYAN, TEXAS 77802
PLANNER/ENGINEER:	BLEYL & ASSOCIATES 1722 BROADMOOR, STE. 210 BRYAN, TEXAS 77802
SURVEYOR:	KERR SURVEYING, LLC 505 CHURCH STREET, P.O. BOX 259 COLLEGE STATION, TEXAS 77841
PROJECT NUMBER	7052
FILE NAME:	7052-PRELIMINARY-PLAT-Y 2 0.dwg
SHEET:	02 OF 04

**PRELIMINARY PLAT
NOT FOR RECORD**

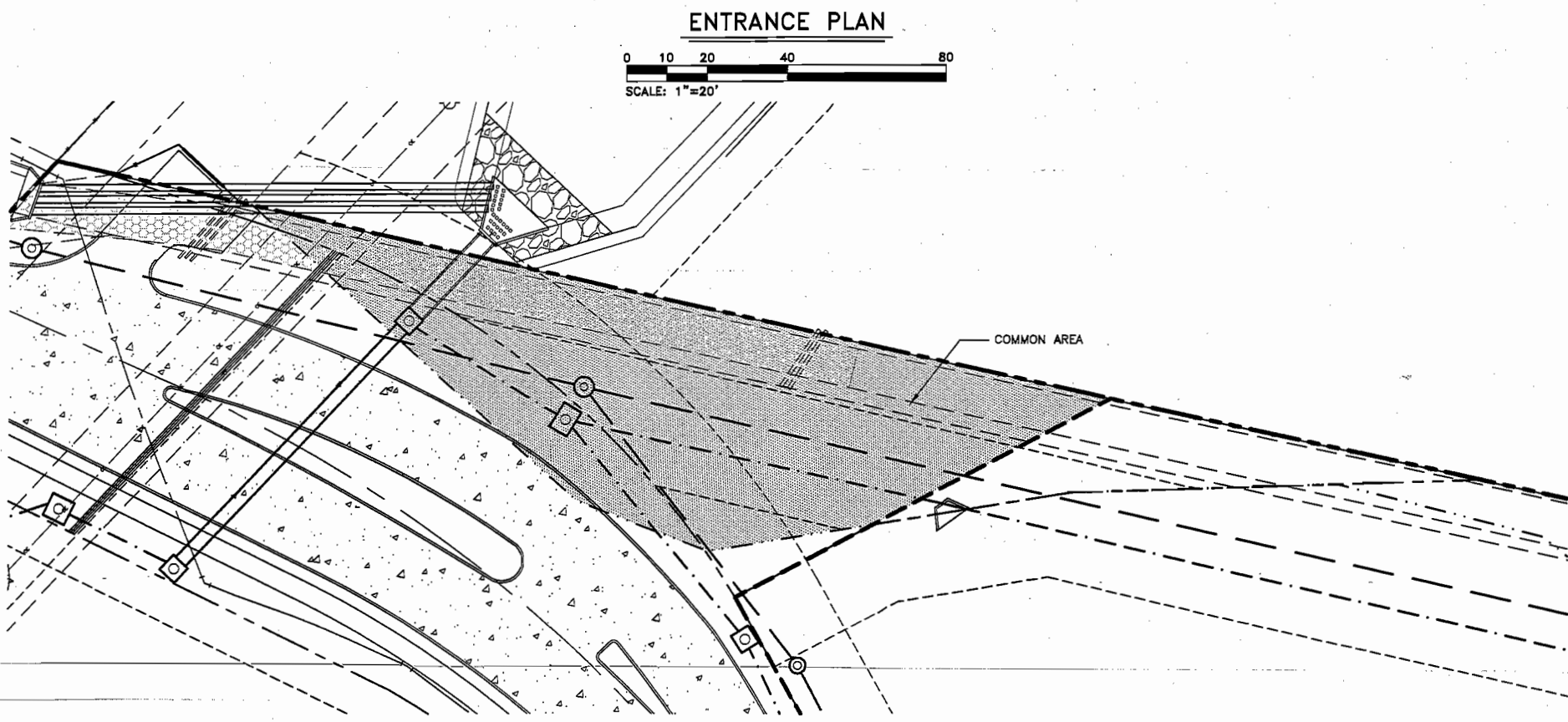
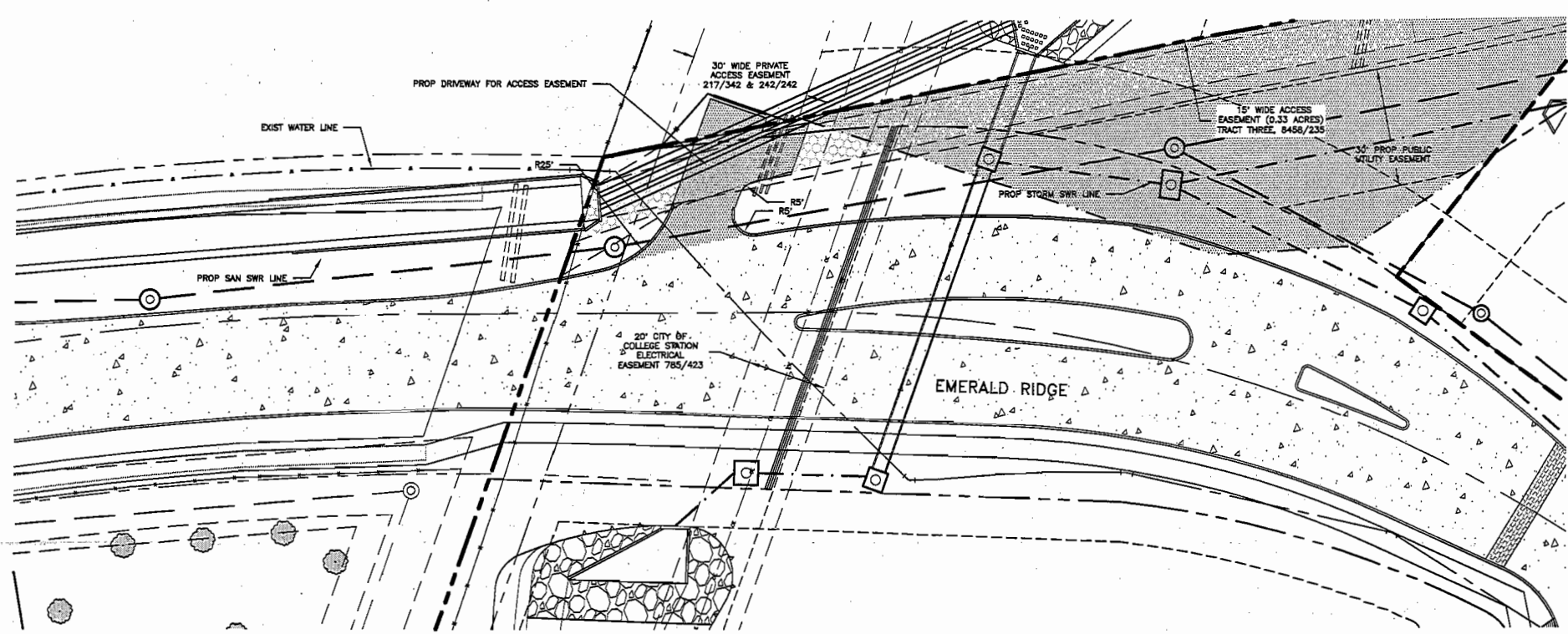
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Line #	Length	Direction
L1	281.95	N44° 47' 00.64"E
L2	321.14	N28° 25' 39.99"E
L3	321.86	N13° 17' 51.74"E
L4	284.37	N13° 53' 30.68"E
L5	---	NOT USED
L6	---	NOT USED
L7	---	NOT USED
L8	---	NOT USED
L9	---	NOT USED
L10	11.67	S58° 31' 11.89"E
L11	93.60	N47° 52' 56.00"W
L12	17.25	S88° 30' 49.98"E
L13	4.42	N39° 35' 23.27"W
L14	71.88	S39° 34' 26.97"E
L15	2.27	S88° 00' 07.00"E
L16	126.52	S39° 34' 26.97"E
L17	0.98	N42° 31' 54.18"E
L18	252.48	N36° 56' 33.83"E
L19	---	NOT USED
L20	---	NOT USED
L21	---	NOT USED
L22	---	NOT USED
L23	36.50	S01° 10' 45.20"W
L24	102.50	N87° 40' 39.00"E
L25	50.53	N80° 02' 44.00"E
L26	38.84	N61° 18' 34.20"E
L27	91.00	N30° 10' 42.20"W
L28	49.49	S58° 31' 11.89"E
L29	---	NOT USED
L30	82.96	N1° 10' 45.20"E
L31	107.21	N1° 10' 45.20"E
L32	59.04	N1° 10' 45.20"E
L33	21.85	S88° 49' 14.80"E
L34	154.48	S75° 16' 37.53"E
L35	171.43	N1° 10' 45.20"E
L36	67.02	N1° 10' 45.20"E
L37	61.16	N56° 31' 11.89"W
L38	15.07	N40° 27' 39.31"E
L39	104.68	N40° 27' 39.31"E
L40	70.96	S1° 34' 50.87"W
L41	45.12	S67° 58' 50.51"E
L42	98.51	S67° 58' 50.51"E
L43	88.31	N67° 58' 50.51"W
L44	55.32	N67° 58' 50.51"W
L45	81.13	S64° 11' 05.56"W
L46	1.70	S64° 11' 05.56"W
L47	82.83	S64° 11' 05.56"W
L48	84.65	N1° 40' 19.69"E
L49	46.76	N40° 27' 39.31"E
L50	72.98	N40° 27' 39.31"E
L51	158.69	S64° 47' 58.87"E
L52	173.35	N68° 31' 20.14"W
L53	177.22	S69° 54' 24.02"E
L54	80.04	N71° 29' 27.33"W
L55	53.81	N71° 29' 27.33"W
L56	53.39	N71° 29' 27.33"W
L57	128.47	N49° 21' 43.19"E
L58	126.56	S88° 49' 35.74"E
L59	131.23	N11° 12' 58.15"W
L60	155.64	S18° 35' 54.95"E
L61	137.23	S18° 35' 54.95"E
L62	9.23	N43° 37' 15.73"W
L63	18.50	S22° 07' 50.90"E
L64	66.31	N20° 47' 18.07"W
L65	21.21	N8° 47' 44.28"W
L66	89.22	S8° 47' 44.28"E
L67	40.79	S5° 09' 31.57"W
L68	154.10	N5° 09' 31.57"E
L69	216.35	S34° 49' 26.11"W
L70	223.34	S34° 49' 26.11"W
L71	---	NOT USED
L72	287.64	N29° 04' 07.80"E
L73	---	NOT USED

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	96.29	264.35	20° 52' 13"	N50° 01' 37"W	95.76
C2	22.16	13.50	94° 01' 56"	N7° 25' 28"E	19.75
C3	122.71	275.00	25° 34' 01"	S41° 39' 25"W	121.70
C4	84.38	275.00	17° 34' 48"	S20° 05' 00"W	84.05
C5	62.18	225.00	15° 49' 59"	N19° 12' 38"E	61.98
C6	52.36	225.00	13° 20' 04"	N33° 47' 37"E	52.25
C7	78.78	325.00	13° 53' 20"	S33° 30' 59"W	78.59
C8	132.42	325.00	23° 20' 40"	S14° 53' 59"W	131.50
C9	18.44	13.50	78° 18' 51"	N40° 48' 45"E	17.04
C10	82.42	250.00	14° 18' 18"	S72° 48' 02"W	82.28
C11	6.38	250.00	1° 27' 47"	S64° 54' 59"W	6.38
C12	12.65	13.50	53° 40' 45"	S88° 58' 32"E	12.19
C13	61.45	51.50	68° 22' 01"	S83° 40' 50"W	57.87
C14	42.92	51.50	47° 45' 11"	S25° 37' 14"W	41.69
C15	53.37	51.50	58° 22' 37"	S27° 56' 41"E	51.01
C16	100.55	51.50	111° 51' 40"	N68° 28' 11"E	85.32
C17	12.65	13.50	53° 40' 45"	S37° 20' 43"W	12.19
C18	74.18	200.00	21° 14' 59"	S74° 48' 35"W	73.75
C19	92.80	200.00	26° 35' 05"	N81° 16' 23"W	91.97
C20	12.65	13.50	53° 40' 45"	N41° 08' 28"W	12.19
C21	61.98	51.50	68° 57' 38"	S48° 48' 55"E	58.31
C22	49.53	51.50	55° 06' 05"	N68° 11' 13"E	47.64
C23	46.34	51.50	51° 33' 13"	N15° 51' 34"E	44.79
C24	47.47	51.50	52° 48' 58"	N36° 19' 31"W	45.81
C25	52.97	51.50	58° 55' 35"	S87° 48' 12"W	50.66
C26	12.65	13.50	53° 40' 45"	N88° 10' 47"E	12.19
C27	19.98	13.50	84° 47' 53"	S40° 48' 05"E	18.21
C28	55.76	275.00	11° 37' 05"	S7° 23' 23"W	55.67
C29	94.16	274.99	19° 37' 10"	S23° 00' 29"W	93.70
C30	34.98	255.75	7° 50' 15"	S38° 37' 28"W	34.98
C31	127.57	275.00	28° 34' 48"	N27° 10' 15"E	126.43
C32	12.42	275.00	2° 35' 15"	N12° 35' 14"E	12.42
C33	181.34	225.00	41° 05' 07"	S31° 50' 08"W	157.91
C34	24.79	13.50	105° 11' 37"	N75° 01' 28"W	21.45
C35	171.80	325.00	30° 15' 08"	S37° 33' 13"E	169.81
C36	21.79	325.00	3° 50' 26"	S54° 35' 59"E	21.78
C37	70.12	275.00	14° 36' 34"	S63° 49' 29"E	69.93
C38	140.83	275.00	29° 20' 30"	S85° 48' 01"E	139.30
C39	7.52	275.00	1° 34' 04"	N78° 44' 42"E	7.52
C40	173.30	315.00	31° 31' 15"	N86° 16' 42"W	171.12
C41	72.30	315.00	13° 09' 04"	N63° 56' 32"W	72.14
C42	178.82	175.00	58° 32' 46"	N28° 05' 38"W	171.14
C43	18.76	13.50	79° 37' 49"	N40° 59' 40"E	17.29
C44	67.83	63.50	61° 12' 00"	S50° 12' 34"W	64.65
C45	53.64	63.50	48° 23' 52"	S4° 35' 22"E	52.06
C46	38.64	63.50	34° 51' 47"	S48° 13' 11"E	38.04
C47	48.78	63.50	44° 01' 01"	N69° 10' 15"E	47.59
C48	54.54	63.50	49° 12' 36"	N22° 33' 27"E	52.88
C49	60.23	63.50	54° 20' 51"	N29° 13' 18"W	58.00
C50	13.57	13.50	57° 34' 27"	S27° 36' 28"E	13.00
C51	37.84	225.00	9° 38' 09"	N3° 38' 19"W	37.80
C52	84.08	225.00	21° 24' 34"	N19° 09' 41"W	83.59
C53	17.00	225.00	14° 19' 46"	S55° 12' 07"E	17.00
C54	93.35	365.00	14° 39' 15"	S64° 41' 38"E	93.10
C55	108.09	365.00	16° 58' 05"	S80° 30' 17"E	107.70
C56	83.13	365.00	13° 02' 59"	N84° 29' 10"E	82.95
C57	138.22	225.00	35° 11' 47"	S74° 07' 05"E	136.05
C58	67.28	275.00	14° 01' 06"	S28° 40' 01"E	67.11
C59	55.77	375.00	8° 31' 14"	S29° 55' 05"E	55.72
C60	6.39	211.00	1° 44' 06"	N31° 02' 45"W	6.39
C61	151.07	211.00	41° 01' 22"	N52° 25' 29"W	147.87
C62	100.04	275.00	20° 05' 39"	N46° 05' 53"W	99.49
C63	17.00	225.00	4° 19' 46"	S55° 12' 07"E	17.00
C64	40.54	225.00	10° 19' 21"	N83° 07' 21"E	40.48
C65	---	---	---	---	NOT USED
C66	2.17	63.50	1° 57' 14"	S87° 50' 38"E	2.17

GENERAL NOTES:

- BOUNDARY INFORMATION BASED ON A TOPOGRAPHICAL SURVEY PLAT PREPARED BY KERR SURVEYING, P.O. BOX 269, COLLEGE STATION, TEXAS 77841.
- CM - CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES.
- 45.68 ACRES OF THE SUBJECT TRACT LIE OUTSIDE OF ZONE X (AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 48041C0163 D, PANEL NO. 163. EFFECTIVE DATE: JULY 2, 1992. APPROXIMATELY 84.23 ACRES OF THE SUBJECT TRACT LIE WITHIN THE FLOOD PLAIN.
- BUILDING SETBACK LINES PER CITY OF COLLEGE STATION, U.D.O.
- ALL COMMON AREAS, PRIVATE STREETS AND ALLEYS, DRAINAGE INFRASTRUCTURE AND ALL NEIGHBORHOOD AMENITIES SHALL BE OWNED & MAINTAINED BY THE ESTABLISHED HOMEOWNERS ASSOCIATION.
- A DESIGNATED PUBLIC PEDESTRIAN AND BICYCLE ACCESS WAY COMMENCES AT THE END OF EMERALD PARKWAY COMMON AREA AND TERMINATES AT THE SANDSTONE DRIVE RIGHT OF WAY. THIS ACCESS WAY EXTENDS FROM THE BACK OF CURB TO THE PROPERTY LINE ALONG THE SOUTH SIDE OF EMERALD RIDGE AND INSIDE OF THE 24' WIDE COMMON AREA BETWEEN LOTS 7 & 8 OF PHASE III, BLOCK 1. THE FACILITIES WITHIN THIS ACCESS WAY ARE PRIVATELY OWNED AND MAINTAINED BY THE ESTABLISHED HOMEOWNERS ASSOCIATION.
- THE AREA RE-ZONED AS PER CITY ORDINANCE 3327 SHALL BE WHOLLY CONTAINED IN A DRAINAGE EASEMENT WHICH PRECLUDES FILL EXCEPT THAT WHICH IS NEEDED FOR PUBLIC UTILITIES IN P.U.E.s, AND STRUCTURES AND FENCES WHICH WOULD IMPEDE THE FLOW OF WATER.



**PRELIMINARY PLAT
NOT FOR RECORD**

REV	DATE	BY	APP	COMMENT

PREPARED FOR:
 EMERALD RIDGE ESTATES, LTD.
 1722 BROADMOOR DR. SUITE 212
 BRYAN, TX 77802

SCALE: AS SHOWN
 DATE: October 27, 2010
 DRAWN BY: KGN
 PROJECT MANAGER: SAM J. VERNON, P.E.

Bleyl & Associates
 Project Engineering & Management

2251 N. LOOP 336 W
 COLLEGE STATION, TEXAS 77704
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1722 BROADMOOR, STE. 210
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TEXAS BOARD OF PROFESSIONAL ENGINEERS: F-678

PRELIMINARY PLAT
 A FOUR-PHASE DEVELOPMENT
 OF 43 RESIDENTIAL LOTS
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 (VOL. 631, PG. 473)
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 COLLEGE STATION, BRAZOS COUNTY, TEXAS

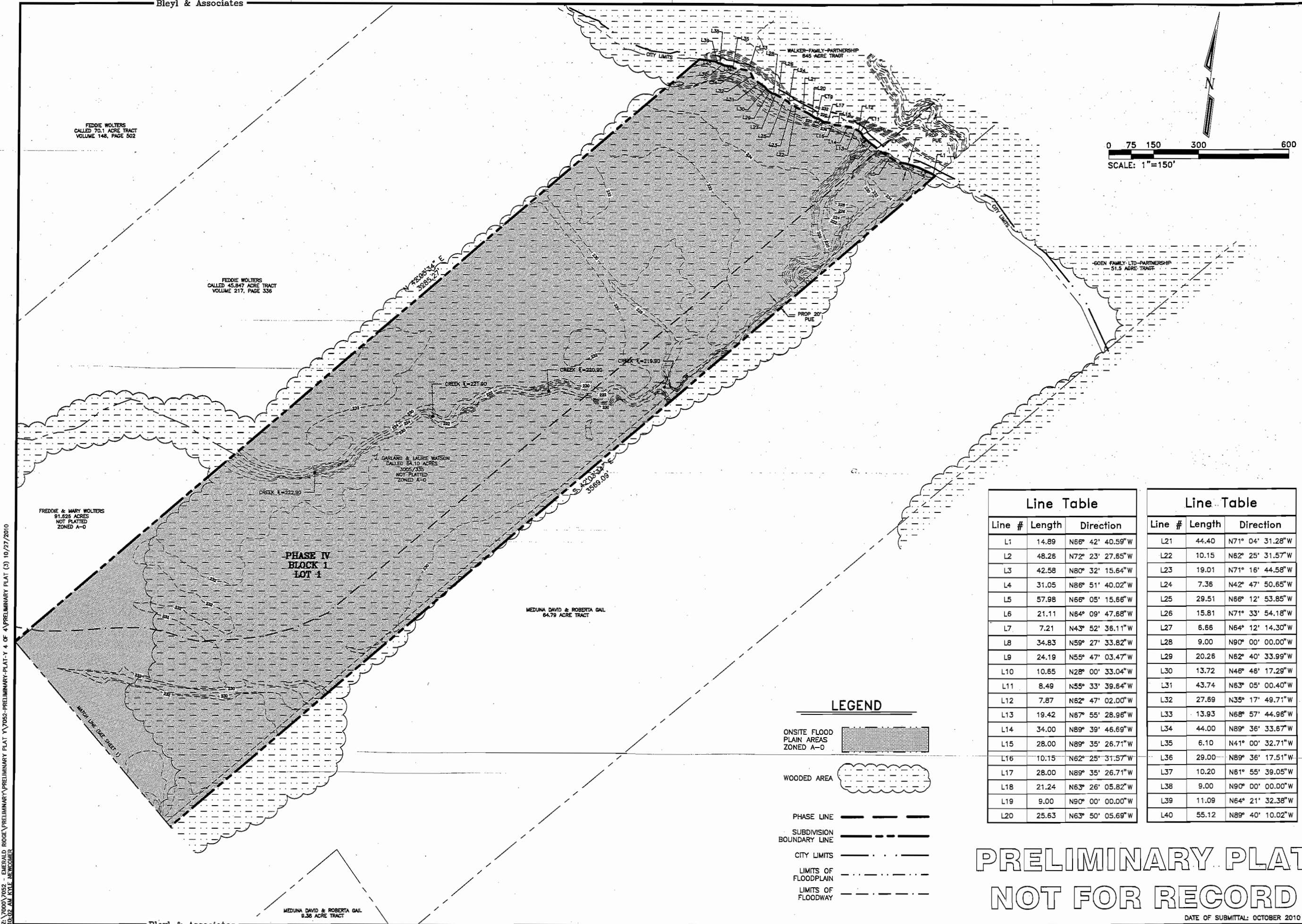
PROJECT NUMBER
7052

FILE NAME: 7052-PRELIMINARY-PLAT-Y 3 O 4.DWG

SHEET: **03** OF **04**

DATE OF SUBMITTAL: OCTOBER 2010

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FEDDIE WOLTERS
CALLED 70.1 ACRE TRACT
VOLUME 148, PAGE 502

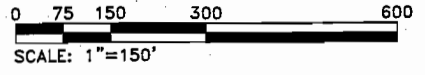
FEDDIE WOLTERS
CALLED 45.847 ACRE TRACT
VOLUME 217, PAGE 336

FREDDIE & MARY WOLTERS
91.626 ACRES
NOT PLATTED
ZONED A-0

PHASE IV
BLOCK 1
LOT 1

MEDUNA DAVID & ROBERTA GAIL
84.79 ACRE TRACT

MEDUNA DAVID & ROBERTA GAIL
9.36 ACRE TRACT



LEGEND

- ONSITE FLOOD PLAIN AREAS ZONED A-0
- WOODED AREA
- PHASE LINE
- SUBDIVISION BOUNDARY LINE
- CITY LIMITS
- LIMITS OF FLOODPLAIN
- LIMITS OF FLOODWAY

Line Table		
Line #	Length	Direction
L1	14.89	N66° 42' 40.59"W
L2	48.26	N72° 23' 27.65"W
L3	42.58	N80° 32' 15.64"W
L4	31.05	N86° 51' 40.02"W
L5	57.98	N66° 05' 15.66"W
L6	21.11	N64° 09' 47.68"W
L7	7.21	N43° 52' 36.11"W
L8	34.83	N59° 27' 33.82"W
L9	24.19	N55° 47' 03.47"W
L10	10.65	N28° 00' 33.04"W
L11	8.49	N55° 33' 39.64"W
L12	7.87	N62° 47' 02.00"W
L13	19.42	N67° 55' 28.96"W
L14	34.00	N89° 39' 46.69"W
L15	28.00	N89° 35' 26.71"W
L16	10.15	N62° 25' 31.57"W
L17	28.00	N89° 35' 26.71"W
L18	21.24	N63° 26' 05.82"W
L19	9.00	N90° 00' 00.00"W
L20	25.63	N63° 50' 05.69"W

Line Table		
Line #	Length	Direction
L21	44.40	N71° 04' 31.28"W
L22	10.15	N62° 25' 31.57"W
L23	19.01	N71° 16' 44.58"W
L24	7.36	N42° 47' 50.65"W
L25	29.51	N66° 12' 53.85"W
L26	15.81	N71° 33' 54.18"W
L27	6.66	N64° 12' 14.30"W
L28	9.00	N90° 00' 00.00"W
L29	20.26	N62° 40' 33.99"W
L30	13.72	N46° 48' 17.29"W
L31	43.74	N63° 05' 00.40"W
L32	27.69	N35° 17' 49.71"W
L33	13.93	N68° 57' 44.96"W
L34	44.00	N89° 36' 33.67"W
L35	6.10	N41° 00' 32.71"W
L36	29.00	N89° 36' 17.51"W
L37	10.20	N61° 55' 39.05"W
L38	9.00	N90° 00' 00.00"W
L39	11.09	N64° 21' 32.38"W
L40	55.12	N89° 40' 10.02"W

**PRELIMINARY PLAT
NOT FOR RECORD**

REV	DATE	BY	APP	COMMENT
1				
2				
3				
4				

PREPARED FOR:
 EMERALD RIDGE ESTATES, LTD
 1722 BROADMOOR DR., SUITE 212
 BRYAN, TX 77802
 DRAWN BY: KGN
 PROJECT MANAGER: SAM J. VERNON, P.E.
 SCALE: AS SHOWN
 DATE: October 27, 2010

Bleyl & Associates
 Project Engineering & Management
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 TEXAS BOARD OF PROFESSIONAL ENGINEERS: F-678
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**PRELIMINARY PLAT
A FOUR-PHASE DEVELOPMENT
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 COLLEGE STATION, BRAZOS COUNTY, TEXAS

PROJECT NUMBER	7052
FILE NAME:	7052-PRELIMINARY-PLAT-Y 4 G 4.DWG
SHEET:	04 OF 04

Z:\7050\7052 - EMERALD RIDGE\PRELIMINARY\PRELIMINARY-PLAT-Y 4 G\PRELIMINARY PLAT (3) 10/27/2010
 10:52 AM KGN