



LOT 8
1.93 ACRES
PHASE FIVE
UNPLATTED

LOT 9R
2.00 ACRES
PLATTED

**REPLAT OF
CRESCENT POINTTE
PHASE TWO
VOL. 7604, PG. 278**

1.3687 Ac - NET

PROPOSED SANITARY
SEWER MANHOLE
TOP: 284.0'
FL: 277.75'

10' WIDE PUBLIC UTILITY
EASEMENT - 0.06 ACRE
CITY OF COLLEGE STATION
VOL. 8591, PG. 285

10' PUBLIC UTILITY EASEMENT
VOL. 7604, PG. 278

30' PRIVATE ACCESS
EASEMENT
VOL. 7604, PG. 278

10' PUBLIC UTILITY EASEMENT
VOL. 7604, PG. 278

LANDSCAPE, DRAINAGE, UTILITY,
AND ACCESS EASEMENT
PARCEL A-5 (1.983 ACRES)
CITY OF COLLEGE STATION
VOL. 5165, PG. 58

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CITY OF COLLEGE STATION
20' WIDE UTILITY EASEMENT
VOL. 419, PG. 493

S 44°21'44"W~915.07'
ELECTRIC FENCE (5 STRAND - SMOOTH
WIRE WITH 1" FIBERGLASS POSTS)

36" R.C.P.

STATE HIGHWAY NO. 30~120' R.O.W.
(42' WIDE ASPHALT PAVEMENT)

COPPERFIELD PARKWAY~110' R.O.W.
VOL. 4879, PG. 53