FINAL PLAT NOTES:

GENERAL:

1. (O/D/R.B.C.T.) DENOTES OFFICIAL/DEED RECORDS OF BRAZOS COUNTY, TEXAS.

2. THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A.– FIRM COMMUNITY PANEL NO. 4804100155 C, JULY 2, 1992.

3. BASIS OF BEARING: BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION PERFORMED BY KERR SURVEYING, LLC., UNDER THE DIRECTION OF BRAD KERR, RPLS 4502.

4. ALL PROPERTY CORNERS ARE MONUMENTED BY ½" IRON RODS UNLESS OTHERWISE NOTED.

5. UNLESS OTHERWISE NOTED PUBLIC UTILITY EASEMENTS LOCATED ADJACENT TO THE STREET RIGHT-OF-WAY ARE 16' WIDE AND REAR PUBLIC UTILITY EASEMENTS ARE 20' WIDE CENTERED ON THE COMMON REAR PROPERTY LINE OR WHOLLY CONTAINED IN SINGLE ROW PROPERTIES.

6. ON AUGUST 3, 2006, CASE NUMBER PV 06-03 WAS APPROVED BY THE CITY OF BRYAN PLANNING AND ZONING COMMISSION APPROVING THE REQUEST FOR A VARIANCE TO ALLOW THE LENGTH OF A CUL DE SAC STREET UP TO 3346.75 FEET FOR HIDDEN OAKS ESTATES (FORMERLY OAKHILL ESTATES).

HOMEOWNER'S ASSOCIATION (HOA):

1. BUILDING SETBACKS ARE ESTABLISHED IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE SUBDIVISION. THEY ARE GENERALLY AS FOLLOWS:

	SINGLE-FAMILY
FRONT	50'
STREET SIDE	20'
SIDE	20'
REAR	50'

2. ALL COMMON AREAS ARE OWNED AND MAINTAINED BY THE H.O.A.

3. IT IS PERMISSIBLE FOR ROOF EAVES TO OVERHANG INTO THE SIDE SETBACK UP TO EIGHTEEN (18) INCHES.

4. H.O.A. EASEMENT ACTIVITIES AND/OR INFRASTRUCTURE WILL BE REFERENCED IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE SUBDIVISION.

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	1949.55'	05°23'27"	183.43'	N 39°47'19" E	183.36'
C2	25.00'	90°00'00"	39.27'	S 03°59'55" E	35.36'
C3	25.00'	90°00'00"	39.27'	N 86°00'05" E	35.36'
C4	165.00'	22°16'24"	64.14'	S 37°51'43" E	63.74'
C5	235.00'	13°12'29"	54.17'	S 33°19'46" E	54.05'
C6	235.00'	31°20'19"	128.54'	S 55°36'10" E	126.94'
C7	165.00'	22°16'24"	64.14'	S 60°08'07" E	63.74'
C8	1610.00'	04°41'01"	131.61'	S 53°30'00" E	131.57'
C9	1610.00'	05°26'35"	152.95'	S 58°33'48" E	152.89'
C10	530.00'	00°22'28"	3.46'	S 59°19'57" E	3.46'
C11	530.00'	13°17'22"	122.93'	S 52°30'02" E	122.66'
C12	25.00'	90°00'00"	39.27'	S 02°59'01" E	35.36'
C13	25.00'	90°00'00"	39.27'	N 87°00'59" E	35.36'
C14	50.00'	116°21'32"	101.54'	S 60°35'25" E	84.97'
C15	50.00'	154°47'13"	135.08'	N 16°09'47" W	97.59'
C16	25.00'	90°00'00"	39.27'	N 02°59'01" W	35.36'
C17	25.00'	90°00'00"	39.27'	S 87°00'59" W	35.36'
C18	577.00'	13°39'10"	137.49'	N 52°44'57" W	137.17'
C19	1540.00'	07°15'56"	195.28'	N 57°41'26" W	195.15'
C20	1540.00'	02°51'04"	76.63'	N 52°37'56" W	76.62'
C21	25.00'	90°00'00"	39.27'	N 03°59'55" W	35.36'
C22	50.00'	137°55'09"	120.36'	N 17°36'53" E	93.33'
C23	50.00'	133°13'37"	116.26'	S 62°02'31" W	91.78'
C24	25.00'	90°00'00"	39.27'	S 86°00'05" W	35.36'
C25	235.00'	22°16'24"	91.35'	N 60°08'07" W	90.78'
C26	165.00'	44°32'48"	128.29'	N 48°59'55" W	125.08'
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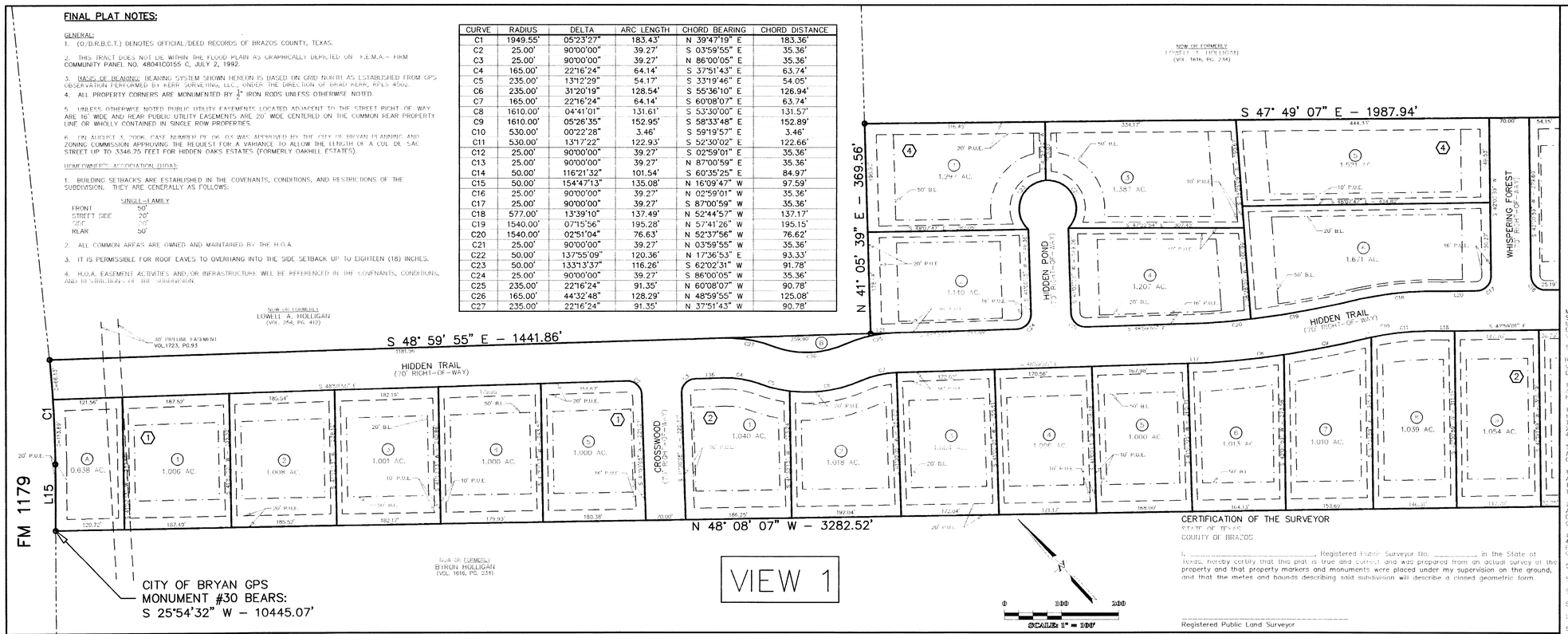
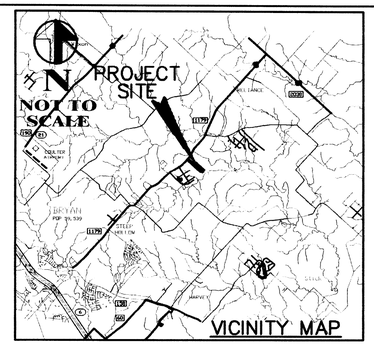




METES AND BOUNDS DESCRIPTION
41.765 ACRE TRACT
RICHARDSON PERRY LEAGUE, A-44
BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE RICHARDSON PERRY LEAGUE, ABSTRACT NO. 44, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF A CALLED 41.75 ACRE TRACT DESCRIBED AS SHARE NO. 4 BY A PARTITION DEED TO JERRY E. HOLLIGAN RECORDED IN VOLUME 1616, PAGE 234 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½ INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF FM 1179 MARKING THE WEST CORNER OF SAID 41.75 ACRE SHARE NO. 4 AND THE NORTH CORNER OF A CALLED 41.75 ACRE TRACT DESCRIBED AS SHARE NO. 3 BY SAID PARTITION DEED TO BYRON HOLLIGAN (1616/234);

THENCE: N 42E 29' 01" E ALONG THE SOUTHEAST LINE OF FM 1179 FOR A DISTANCE OF 117.37 FEET TO A ½ INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 1949.55 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 23' 27" FOR AN ARC DISTANCE OF 183.43 FEET (CHORD BEARS N 39° 47' 19" E – 183.36 FEET) TO A ½ INCH IRON ROD FOUND MARKING THE MOST NORTHERLY CORNER OF SAID 41.75 ACRE SHARE NO. 4 AND THE WEST CORNER OF A CALLED 22.81 ACRE TRACT AS DESCRIBED BY A DEED TO LOWELL A. HOLLIGAN RECORDED IN VOLUME 254, PAGE 412 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 48E 59' 55" E ALONG THE COMMON LINE OF SAID 41.75 ACRE SHARE NO. 4 AND SAID 22.81 ACRE TRACT FOR A DISTANCE OF 1441.86 FEET TO A ½ INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 22.81 ACRE TRACT;

THENCE: N 41E 05' 39" E CONTINUING ALONG THE COMMON LINE OF SAID 41.75 ACRE SHARE NO. 4 AND SAID 22.81 ACRE TRACT FOR A DISTANCE OF 369.56 FEET TO A ½ INCH IRON ROD FOUND MARKING THE WEST CORNER OF A CALLED 41.75 ACRE TRACT DESCRIBED AS SHARE NO. 5 BY SAID PARTITION DEED TO LOWELL A. HOLLIGAN (1616/234);

THENCE: S 47E 49' 07" E ALONG THE COMMON LINE OF SAID 41.75 ACRE SHARE NO. 4 AND SAID 41.75 ACRE SHARE NO. 5, AT 1938.51 FEET PASS A ½ INCH IRON ROD FOUND, CONTINUE ON FOR A TOTAL DISTANCE OF 1987.94 FEET TO A POINT IN THE CENTERLINE OF A CREEK ACCORDING TO THE DEED CALLS OF SAID PARTITION DEED (1616/234);

THENCE: ALONG THE DEED CALLED CENTERLINE OF SAID CREEK, SAME BEING THE COMMON LINE OF SAID 41.75 ACRE SHARE NO. 4 AND A CALLED 211.25 ACRE TRACT AS DESCRIBED BY A DEED TO GREENBRANCH PARTNERS LTD. RECORDED IN VOLUME 2513, PAGE 30 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR THE FOLLOWING CALLS:

S 79E 59' 01" W FOR A DISTANCE OF 31.10 FEET TO A POINT;

S 30E 50' 01" W FOR A DISTANCE OF 130.61 FEET TO A POINT;

S 55E 35' 01" W FOR A DISTANCE OF 54.31 FEET TO A POINT;

S 13E 47' 01" W FOR A DISTANCE OF 84.31 FEET TO A POINT;

S 30E 20' 59" E FOR A DISTANCE OF 134.03 FEET TO A POINT;

S 35E 47' 01" W FOR A DISTANCE OF 56.32 FEET TO A POINT;

N 41E 20' 59" W FOR A DISTANCE OF 74.44 FEET TO A POINT;

S 19E 54' 01" W FOR A DISTANCE OF 110.72 FEET TO A POINT;

S 64E 21' 01" W FOR A DISTANCE OF 81.70 FEET TO A POINT;

N 46E 46' 59" W FOR A DISTANCE OF 85.40 FEET TO A POINT;

N 52E 11' 01" E FOR A DISTANCE OF 35.12 FEET TO A POINT;

N 41E 49' 59" W FOR A DISTANCE OF 85.92 FEET TO A POINT;

S 79E 28' 01" W FOR A DISTANCE OF 149.94 FEET TO A POINT;

S 04E 38' 01" W FOR A DISTANCE OF 64.60 FEET TO A POINT MARKING THE COMMON CORNER OF SAID 41.75 ACRE SHARE NO. 4 AND SAID 41.75 ACRE SHARE NO. 3;

THENCE: N 48E 08' 07" W ALONG THE COMMON LINE OF SAID 41.75 ACRE SHARE NO. 4 AND SAID 41.75 ACRE SHARE NO. 3, AT 70.00 FEET PASS A ½ INCH IRON ROD FOUND, CONTINUE ON FOR A TOTAL DISTANCE OF 3282.52 FEET TO THE POINT OF BEGINNING. CONTAINING 41.765 ACRES OF LAND AS SURVEYED ON THE GROUND SEPTEMBER, 2006. SEE PLAT PREPARED OCTOBER, 2006, FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

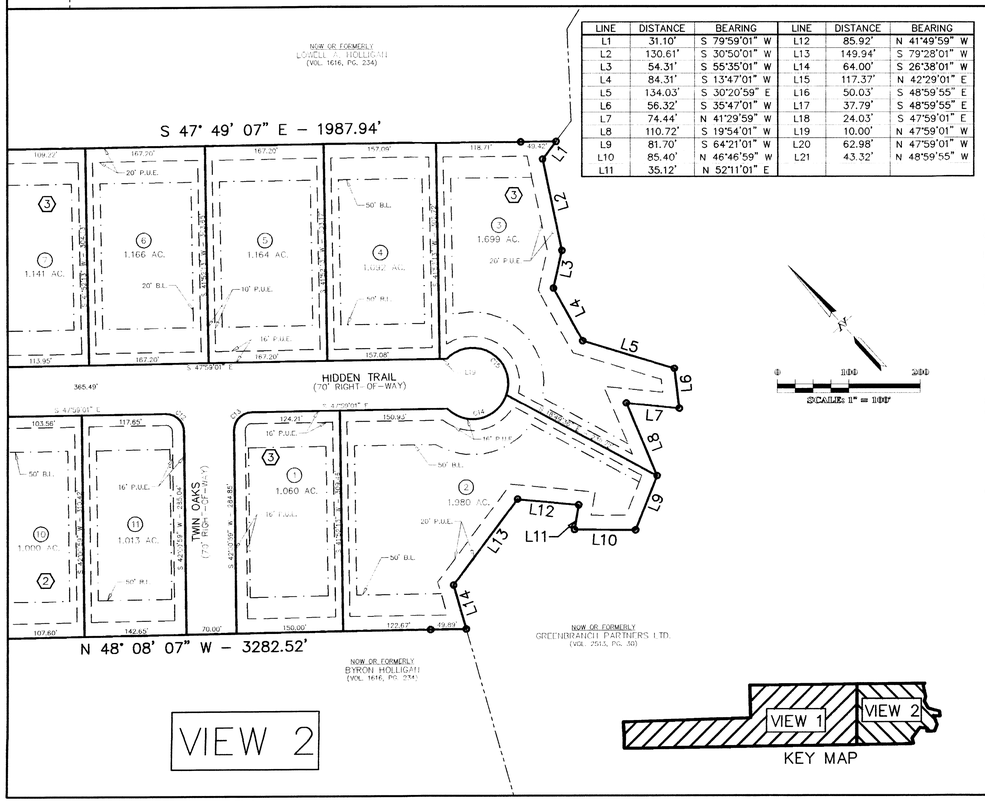
APR 18 2007

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, Registered Public Surveyor No. _____, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

_____
Registered Public Land Surveyor



LINE	DISTANCE	BEARING	LINE	DISTANCE	BEARING
L1	31.10'	S 79°59'01" W	L12	85.92'	N 41°49'59" W
L2	130.61'	S 30°50'01" W	L13	149.94'	S 79°28'01" W
L3	54.31'	S 55°35'01" W	L14	64.00'	S 26°38'01" W
L4	84.31'	S 13°47'01" W	L15	117.37'	N 42°29'01" E
L5	134.03'	S 30°20'59" E	L16	50.03'	S 48°59'55" E
L6	56.32'	S 35°47'01" W	L17	37.79'	S 48°59'55" E
L7	74.44'	N 41°29'59" W	L18	24.03'	S 47°59'01" E
L8	110.72'	S 19°54'01" W	L19	10.00'	N 47°59'01" W
L9	81.70'	S 64°21'01" W	L20	62.98'	N 47°59'01" W
L10	85.40'	N 46°46'59" W	L21	43.32'	N 48°59'55" W
L11	35.12'	N 52°11'01" E			

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF _____

COUNTY OF _____

I (We), _____, the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deed Records of Brazos County in Volume _____, Page _____, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, and public places shown for the purposes identified.

_____
Owner

STATE OF TEXAS

COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ (owner) known to me (proved to me on the oath of _____) or through _____ (description of identity card or other document) to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal of office this _____ day of _____, 20_____.

_____
Notary Public, Brazos County, Texas

APPROVAL OF THE CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____.

_____
City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the city of Bryan and was approved on the _____ day of _____ 20____.

_____
City Engineer, Bryan, Texas

APPROVAL OF THE PLANNING & ZONNING COMMISSION

I, _____, Chairman of the Planning & Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the ___day of_____, 20___ and same was duly approved on the ___day _____, 20___ by said Commission.

_____
Chairman, Planning & Zoning Commission, Bryan, Texas

CERTIFICATION OF THE COUNTY CLERK

STATE OF TEXAS

COUNTY OF BRAZOS

I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 20_____, in the Official Records of Brazos County, Texas, in Volume _____, Page _____.

_____
County Clerk, Brazos County, Texas

APPROVAL BY BRAZOS COUNTY COMMISSIONER'S COURT

(for subdivisions in extraterritorial jurisdiction areas)

I, _____, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County, Commissioner's Court on the _____ day of _____, 20____.

_____
County Judge, Brazos County, Texas

CONSTRUCTION STANDARDS & NOTES:

1. WICKSON CREEK SPECIAL UTILITY DISTRICT WILL PROVIDE WATER/FIRE SERVICE FOR THIS SUBDIVISION. ALL DRIVE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO THE LATEST BYCS UTILITY DEVELOPMENT GUIDELINES, STANDARDS, AND SPECIFICATIONS. THESE WATERLINES WILL BE LOCATED IN THE PUBLIC UTILITY EASEMENTS AT THE FRONT OF THE RESIDENTIAL LOTS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS. A WATER HYDRAULIC STUDY WILL BE PROVIDED ILLUSTRATING SUCH.

2. THE PROPOSED STREETS WILL BE CONSTRUCTED TO A TYPICAL RURAL SECTION WITH OPEN DRAINAGE DITCHES. THE STORMWATER RUNOFF IN THE DITCHES WILL BE CAPTURED AND CONVEYED BY A STORM SEWER SYSTEM AND DISCHARGED INTO EXISTING OR PROPOSED DRAINAGE SYSTEMS. THE STREET AND DRAINAGE SYSTEM WILL BE DESIGNED TO THE LATEST BRAZOS COUNTY DEVELOPMENT GUIDELINES, STANDARDS, AND SPECIFICATIONS.

3. SANITARY SEWER SERVICE WILL BE BY OFF-SITE SANITARY SEWER FACILITIES (OSSF). ALL LOTS SERVED BY OSSFs MUST COMPLY WITH COUNTY AND STATE OSSF REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN "AUTHORIZATION TO CONSTRUCT" PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT ENSURES COMPLIANCE WITH COUNTY ORDER ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE.

A. ALL LOTS WILL BE REQUIRED TO HAVE A SITE SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE OSSF MAY BE CONSTRUCTED.

B. OSSF DISPOSAL AREAS SHALL NOT ENCROACH THE 100-FOOT OR THE 150-FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.

C. OSSF SHALL BE DESIGNED WHERE NO DAMAGE WILL OCCUR TO THE SYSTEM DURING A FLOOD.

D. A PROFESSIONAL ENGINEER MUST ADDRESS TANK FLOTATION.

E. ALL ELECTRICAL COMPONENTS (SUCH AS ALARMS, JUNCTION BOXES & COMPRESSORS) SHALL BE ELEVATED ABOVE THE FLOOD PLAIN.

4. ELECTRICAL SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU). THE ELECTRICAL DISTRIBUTION SYSTEM WILL BE LOCATED IN THE 16' PUBLIC UTILITY EASEMENT LOCATED AT THE FRONT OF THE LOTS AND IN 10' PUBLIC UTILITY EASEMENTS AS REQUESTED BY BTU.

SURVEYED BY: KERR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3195

FINAL PLAT
OF
HIDDEN OAKS ESTATES, PH. 1

BLOCK 1, LOTS 1-5
BLOCK 2, LOTS 1-11
BLOCK 3, LOTS 1-7
BLOCK 4, LOTS 1-6

COMMON AREA "A" = 0.638 AC.
COMMON AREA "B" = 0.098 AC.

41.765 ACRES
RICHARDSON PERRY LEAGUE, A-44
BRAZOS COUNTY, TEXAS
SURVEYED: SEPTEMBER 27, 2006

RABON METCALF ENGINEERING
POST OFFICE BOX 9253
COLLEGE STATION, TEXAS 77842
EMAIL: rabon@rmengineer.com

OFFICE - (979) 690-0329
FAX - (979) 690-0329
CELL - (979) 219-4174

CLIENT INFORMATION
GREENBELT GROUP, L.L.P.
c/o TOM ALLEN
P.O. BOX 9894
COLLEGE STATION, TX 77842
OFF: (979) 229-4382
FAX: (979) 764-6848

FILENAME: 0293FP1A	SCALE: 1"=100'
SUBMITTED DATE: APRIL 18, 2007	
REVISIONS:	
DRAWN BY: A.J.B.	
CHECKED BY: BRAD KERR	
FIELD BOOK: N/A	PAGES: N/A

RABON METCALF ENGINEERING
CLIENT NO. 207 – PROJECT NO. 0293

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
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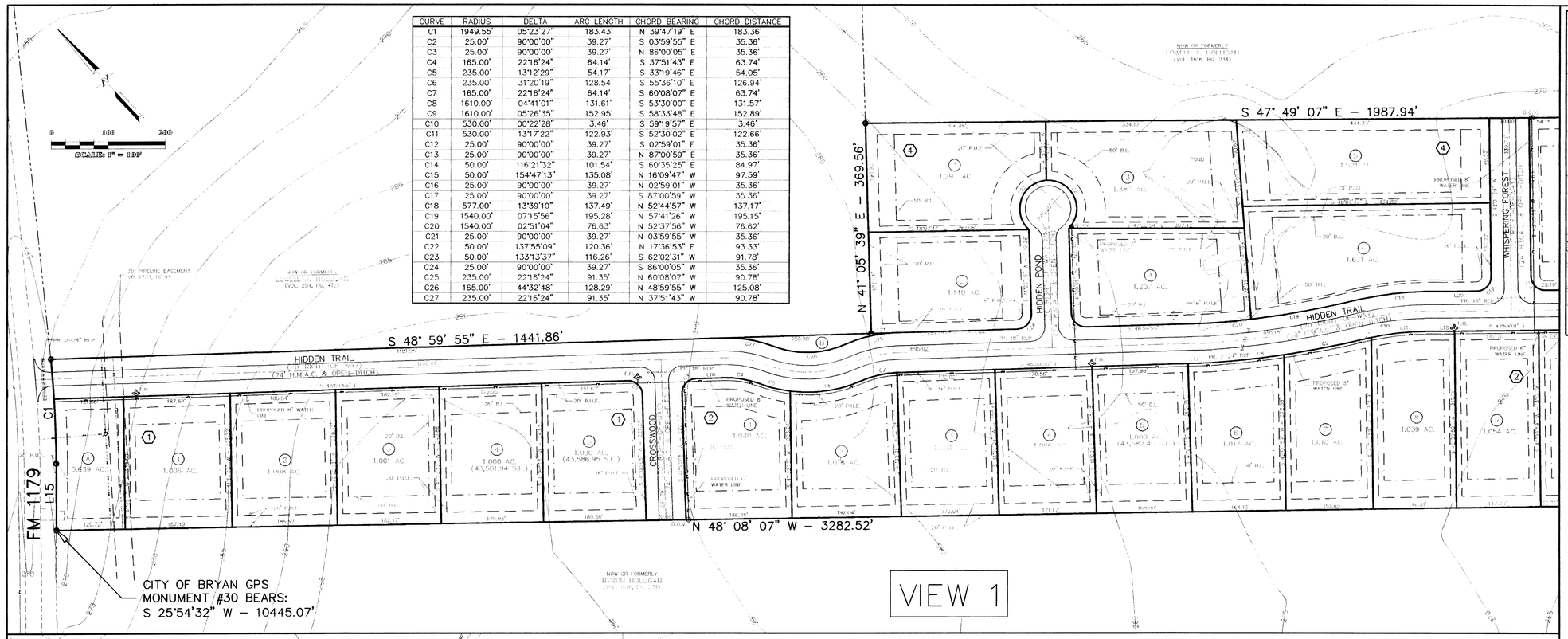
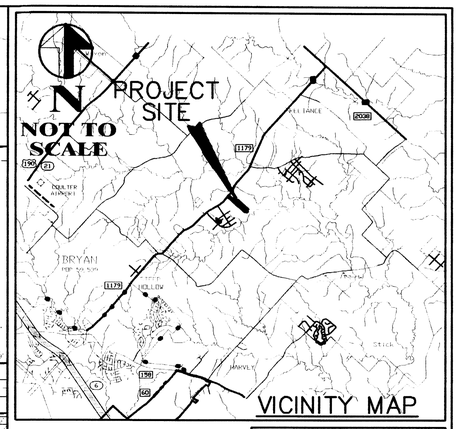


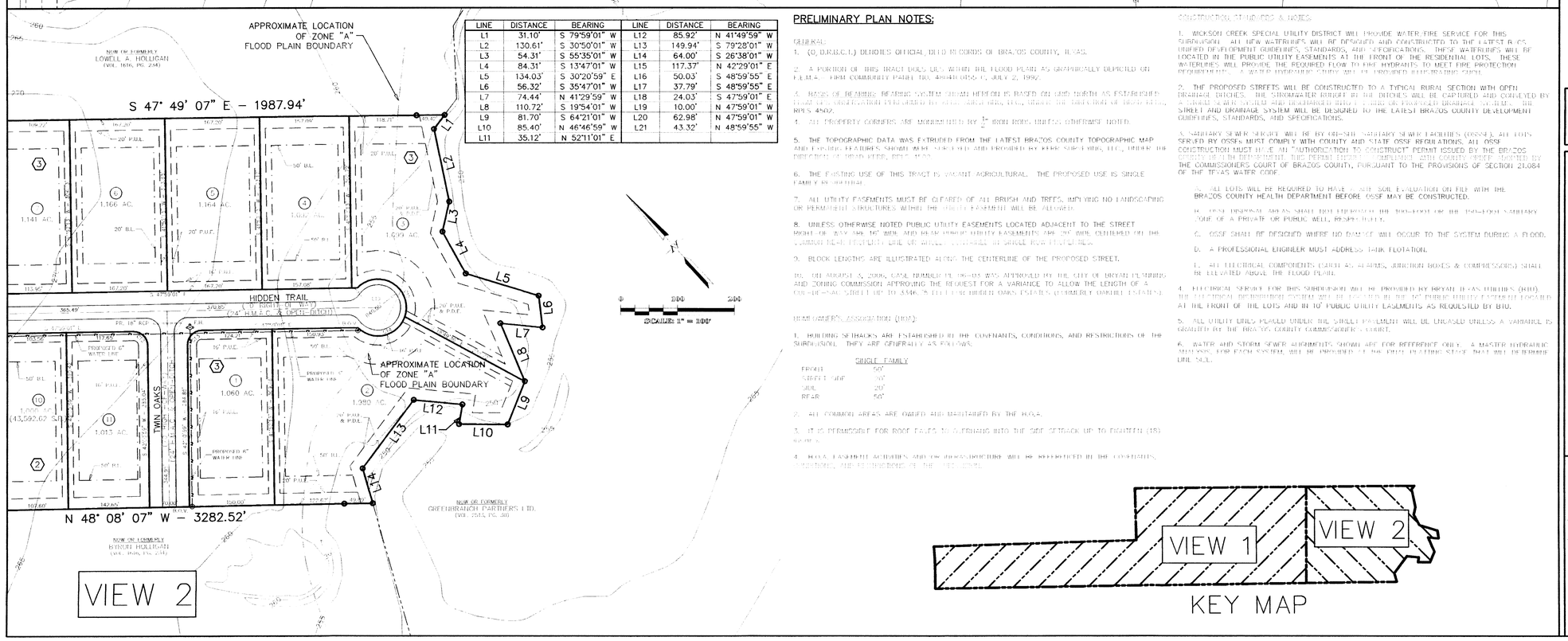


SYMBOL & LINE LEGEND

- BARB-WIRE FENCE
- STORM SEWER
- OVERHEAD ELEC. LINE
- WATER LINE
- B.O.V.
- POWER POLE
- LIGHT POLE
- GUY WIRE ANCHOR
- WATER VALVE
- WATER METER
- STORM SEWER CURB INLET
- GAS METER
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- BUILDING SETBACK LINE
- PROPERTY LINE
- EASEMENT LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- P.A.E. PUBLIC ACCESS ESMT.
- P.D.E. PUBLIC DRAINAGE ESMT.
- PR.A.E. PRV. ACCESS ESMT.
- B.L. BUILDING SETBACK LINE
- LOT NUMBER
- BLOCK NUMBER
- COMMON AREA

HATCH/COLOR LEGEND

COMMON AREA – GREEN SPACE (MAINTAINED BY HOA)



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L4	84.31'	S 13°47'01" W	L15	117.37'	N 42°29'01" E
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L8	110.72'	S 19°54'01" W	L19	10.00'	N 47°59'01" W
L9	81.70'	S 64°21'01" W	L20	62.98'	N 47°59'01" W
L10	85.40'	N 46°46'59" W	L21	43.32'	N 48°59'55" W
L11	35.12'	N 52°11'01" E			

PRELIMINARY PLAN NOTES:

GENERAL:

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

2. A PORTION OF THIS TRACT DOES LIES WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A. FIRM COMMUNITY PANEL NO. 48041C0158 F, JULY 2, 1992.

3. BASIS OF BEARING: BEARING SYSTEM (GRID NORTH) IS BASED ON GPS NORTH AS ESTABLISHED FROM CITY MONITORING PROVIDED BY CITY OF BRYAN, TEXAS, UNDER THE DIRECTION OF TEXAS REG. RPLS 4502.

4. ALL PROPERTY CORNERS ARE MONUMENTED BY $\frac{1}{2}$" IRON RODS, UNLESS OTHERWISE NOTED.

5. THE TOPOGRAPHIC DATA WAS EXTRUDED FROM THE LATEST BRAZOS COUNTY TOPOGRAPHIC MAP AND PLANIMETRIC FEATURES SHOWN WERE COMPILED AND PROVIDED BY KERR SURVEYING, LLC., UNDER THE DIRECTION OF DAVID KERR, RPLS #4302.

6. THE EXISTING USE OF THIS TRACT IS VACANT AGRICULTURAL. THE PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.

7. ALL UTILITY EASEMENTS MUST BE CLEARED OF ALL BRUSH AND TREES, IMPLYING NO LANDSCAPING OR PERMANENT STRUCTURES WITHIN THE UTILITY EASEMENT WILL BE ALLOWED.

8. UNLESS OTHERWISE NOTED PUBLIC UTILITY EASEMENTS LOCATED ADJACENT TO THE STREET RIGHT-OF-WAY ARE 10' WIDE AND REAR PROPERTY UTILITY EASEMENTS ARE 20' WIDE CENTERED ON THE COMMON REAR PROPERTY LINE OF ADJACENT PROPERTIES OR SINGLE REAR PROPERTIES.

9. BLOCK LENGTHS ARE ILLUSTRATED ALONG THE CENTERLINE OF THE PROPOSED STREET.

10. ON AUGUST 5, 2006, CASE NUMBER 06-05 WAS APPROVED BY THE CITY OF BRYAN PLANNING AND ZONING COMMISSION APPROVING THE REQUEST FOR A VARIANCE TO ALLOW THE LENGTH OF A CONNECTICUT STREET UP TO 3346.75 FEET FOR HIDDEN OAKS ESTATES (FORMERLY OAKBEE ESTATES).

HOMEOWNER'S ASSOCIATION (HOA):

1. BUILDING SETBACKS ARE ESTABLISHED IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE SUBDIVISION. THEY ARE GENERALLY AS FOLLOWS:

SINGLE FAMILY	
FRONT	50'
STREET SIDE	20'
SIDE	20'
REAR	50'

2. ALL COMMON AREAS ARE OWNED AND MAINTAINED BY THE H.O.A.

3. IT IS PERMISSIBLE FOR ROOF EAVES TO ALTERNATE INTO THE SIDE SETBACK UP TO EIGHTEEN (18) INCHES.

4. H.O.A. EASEMENT ACTIVITIES AND/OR IMPROVEMENTS WILL BE RESTRICTED IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE SUBDIVISION.

CONSTRUCTION STANDARDS & NOTES:

1. WICKSON CREEK SPECIAL UTILITY DISTRICT WILL PROVIDE WATER/FIRE SERVICE FOR THIS SUBDIVISION. ALL NEW WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO THE LATEST B-CS UNIFIED DEVELOPMENT GUIDELINES, STANDARDS, AND SPECIFICATIONS. THESE WATERLINES WILL BE LOCATED IN THE PUBLIC UTILITY EASEMENTS AT THE FRONT OF THE RESIDENTIAL LOTS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS. A WATER HYDROLIC STUDY WAS PREPARED BY THE STAMPS GROUP.

2. THE PROPOSED STREETS WILL BE CONSTRUCTED TO A TYPICAL RURAL SECTION WITH OPEN DRAINAGE DITCHES. THE STORMWATER RUNOFF IN THE DITCHES WILL BE CAPTURED AND CONVEYED BY A SHARED SEWER SYSTEM AND DISCHARGED INTO A POND ON PRIVATE DRAINAGE EASEMENT. THE STREET AND DRAINAGE SYSTEM WILL BE DESIGNED TO THE LATEST BRAZOS COUNTY DEVELOPMENT GUIDELINES, STANDARDS, AND SPECIFICATIONS.

3. SANITARY SEWER SERVICE WILL BE BY ON-SITE SANITARY SEWER FACILITIES (OSSF). ALL LOTS SERVED BY OSSFS MUST COMPLY WITH COUNTY AND STATE OSSF REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN "AUTHORIZATION TO CONSTRUCT" PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT REQUIRES COMPLIANCE WITH COUNTY OSSFS ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE.

A. ALL LOTS WILL BE REQUIRED TO HAVE A SITE SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE OSSF MAY BE CONSTRUCTED.

B. OSSF DISPOSAL AREAS SHALL NOT EXCEED THE 100-FOOT OR THE 150-FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.

C. OSSF SHALL BE DESIGNED WHERE NO DAMAGE WILL OCCUR TO THE SYSTEM DURING A FLOOD.

D. A PROFESSIONAL ENGINEER MUST ADDRESS TANK FLOTATION.

E. ALL ELECTRICAL COMPONENTS (SUCH AS ALARMS, JUNCTION BOXES & COMPRESSORS) SHALL BE ELEVATED ABOVE THE FLOOD PLAIN.

4. ELECTRICAL SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU). THE ELECTRICAL DISTRIBUTION SYSTEM WILL BE LOCATED IN THE 10' PUBLIC UTILITY EASEMENT LOCATED AT THE FRONT OF THE LOTS AND IN 10' PUBLIC UTILITY EASEMENTS AS REQUESTED BY BTU.

5. ALL UTILITY LINES PLACED UNDER THE STREET PAVEMENT WILL BE ENCASED UNLESS A VARIANCE IS GRANTED BY THE BRAZOS COUNTY COMMISSIONER'S COURT.

6. WATER AND STORM SEWER ALIGNMENTS SHOWN ARE FOR REFERENCE ONLY. A MASTER HYDRAULIC STUDY AND FOR EACH SYSTEM, WILL BE PROVIDED AT THE FINAL PLATTING STAGE THAT WILL DETERMINE THE SIZE.

KEY MAP

SURVEYED BY: KERR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3195

PRELIMINARY PLAN
NOT FOR RECORD
HIDDEN OAKS ESTATES, PH. 1

BLOCK 1, LOTS 1-5
BLOCK 2, LOTS 1-11
BLOCK 3, LOTS 1-7
BLOCK 4, LOTS 1-6

COMMON AREA "A" = 0.638 AC.
COMMON AREA "B" = 0.098 AC.

OF
41.765 ACRES
RICHARDSON PERRY LEAGUE, A-44
BRAZOS COUNTY, TEXAS
SURVEYED: SEPTEMBER 27, 2006

RABON METCALF ENGINEERING
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