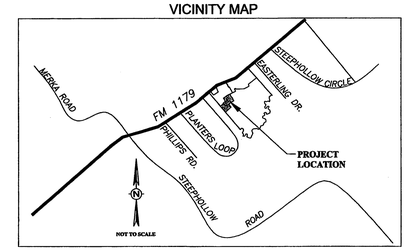
LINE TABLE		
LINE	LENGTH	BEARING
L1	34.11'	N47°12'44"W
L2	28.14'	N56°45'45"E
L3	175.65'	S56°54'52"W
L4	182.53'	S48°23'10"W
L5	150.00'	S42°47'16"W
L6	5.32'	S47°12'44"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	81.71'	335.00'	13°58'29"	41.06'	81.51'	S49°46'31"W
C2	64.63'	265.00'	13°58'29"	32.48'	64.47'	S49°46'31"W

LEGEND

- 290 — EXISTING CONTOUR – MAJOR
- 288 — EXISTING CONTOUR – MINOR
- PLAT BOUNDARY
- ROW LINE
- EDGE OF PAVEMENT LINE
- PROPERTY LINE
- PROPERTY CORNER
- BUILDING SETBACK LINE
- E — EXISTING OVERHEAD ELECTRICAL LINE
- GAS — EXISTING PIPELINE
- EXISTING EASEMENT
- PROPOSED PUBLIC UTILITY EASEMENT
- PROPOSED PRIVATE DRAINAGE EASEMENT
- ST — PROPOSED CULVERT
- V-8 — PROPOSED WATERLINE
- FH — PROPOSED FIRE HYDRANT
- FLOW DIRECTION
- EXISTING POND/LAKE
- 100-YEAR FLOODPLAIN BOUNDARY

VICINITY MAP



NOTES:

1. LOTS ARE TO BE SEWERED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSFs) WHICH MUST COMPLY WITH ALL COUNTY & 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 THE COUNTY ORDER ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE. ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENCROACH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.

2. ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE THE ON-SITE SEWAGE FACILITY MAY BE CONSTRUCTED.

3. WATER SERVICE WILL BE PROVIDED BY THE WICKSON CREEK SPECIAL UTILITY DISTRICT.

4. APPROXIMATE TOPOGRAPHY AND EXISTING DRAINAGES SHOWN ARE BASED ON FIELD SURVEY DATA. PROJECT BENCHMARK: BRAZOS COUNTY MONUMENT NUMBER GPS-28, ELEVATION = 333.83 FEET.

5. A PORTION OF THIS TRACT IS WITHIN A SPECIAL FLOOD HAZARD AREA ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED) ACCORDING TO THE FLOOD INSURANCE RATE MAP (F.I.R.M.), COMMUNITY PANEL NO. 48041C0155 C, EFFECTIVE DATE JULY, 1992. MINIMUM FINISH FLOOR ELEVATIONS FOR THE RESIDENTIAL STRUCTURES WILL BE PROVIDED ON THE FINAL PLAT FOR LOTS 2 & 3, BLOCK 4 AND LOT 11, BLOCK 3.

6. CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS.

7. DRAINAGE OF THE LOTS WILL FOLLOW NATURAL DRAINAGE PATTERNS. BORROW DITCHES WILL CONVEY RUNOFF TO CULVERT STRUCTURES, DRAINAGE CHANNELS OR TO NATURAL DRAINAGES.

8. THE DEEDS FOR THIS PROPERTY ARE FOUND IN VOL. 5673, PG. 92 IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

9. THE SUBJECT TRACT IS WITHIN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF BRYAN.

10. THERE WILL BE A 5' WIDE EASEMENT FOR ANCHORS AND GUY WIRES NECESSARY TO HELP SUPPORT OVERHEAD UTILITY LINE. THE EASEMENT WILL EXTEND 20' BEYOND ANY UTILITY EASEMENT.

11. AN EXCEPTION TO THE MINIMUM LOT WIDTH FOR SUBDIVISIONS IN THE ETJ WAS APPROVED BY THE CITY OF BRYAN PLANNING & ZONING COMMISSION ON MARCH 20, 2003.

12. ALL TREES AND BRUSH SHALL BE REMOVED FROM THE ROADWAY RIGHTS-OF-WAY, RIGHT-OF-WAY DEDICATION AREAS, AND PUBLIC UTILITY EASEMENTS.

13. BUILIDING SETBACKS FOR THIS DEVELOPMENT ARE: 50' FRONT, 20' SIDE, 25' SIDE STREET, AND 25' REAR.

PRELIMINARY PLAN
STONE CREEK FARMS
PHASE 2B
18.462 ACRES

BLOCK 2, LOTS 14 THRU 17
BLOCK 3, LOTS 9 THRU 12
BLOCK 4, LOTS 2 THRU 8

RICHARDSON PERRY LEAGUE, A-44
BRAZOS COUNTY, TEXAS

SCALE: 1"=80'

JANUARY, 2007
REVISED FEBRUARY, 2007

OWNER:
K-C, LLC
1707 Graham Road
College Station, TX 77845
(979) 690-7711

DEVELOPER:
SNS Investments, LLC
1707 Graham Road
College Station, TX 77845
(979) 690-7711

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
P.O. Box 269
College Station, TX 77841
(979) 268-3195

ENGINEER:
CIVIL DEVELOPMENT, Ltd.
CIVIL ENGINEERING & DESIGN-BUILD SERVICES
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