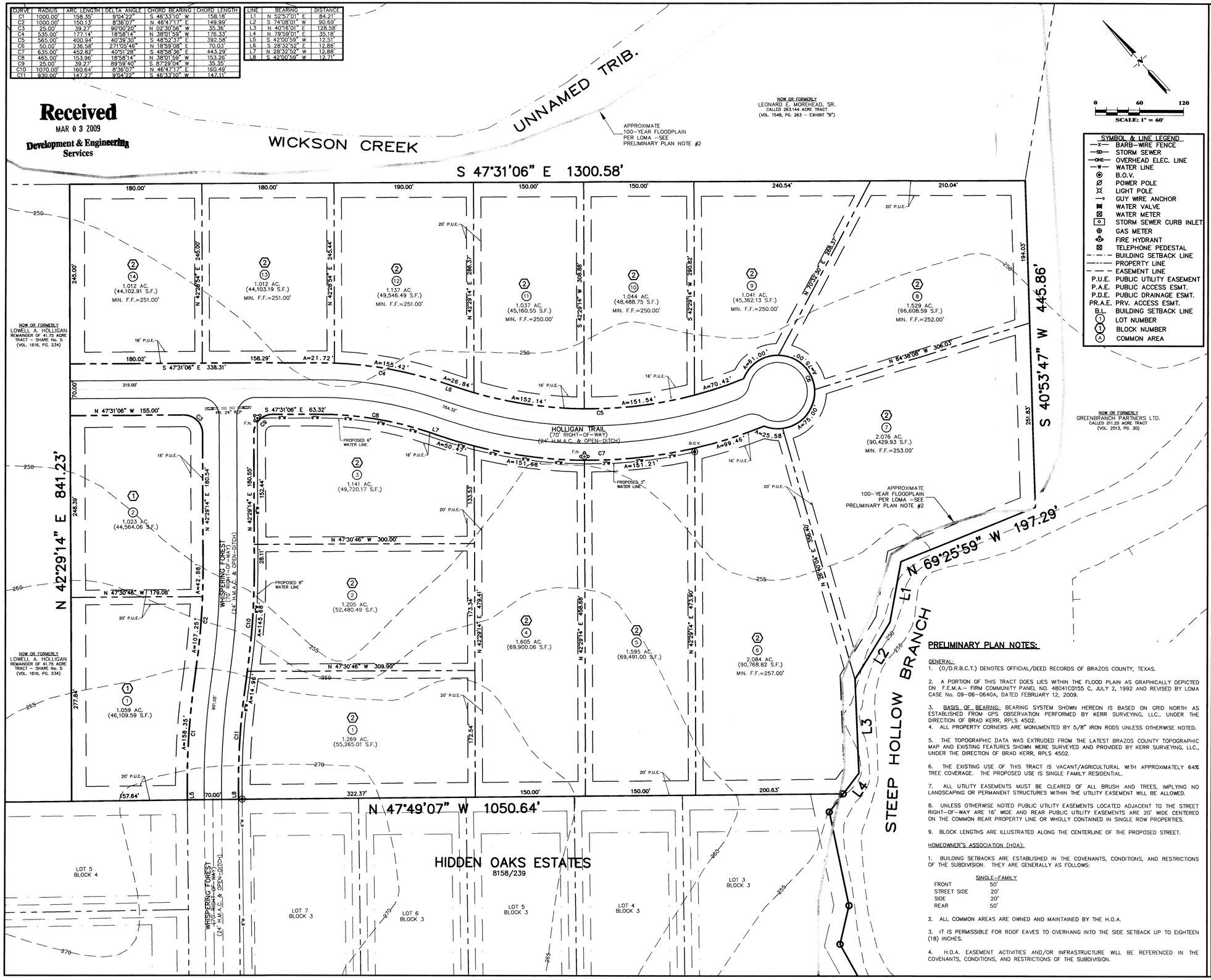
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1000.00'	158.35'	9°04'22"	S 46°33'10" W	158.18'
C2	1000.00'	150.13'	8°36'07"	N 46°47'17" E	149.99'
C3	25.00'	39.27'	90°00'20"	N 02°30'56" W	35.36'
C4	535.00'	177.14'	18°58'14"	N 38°01'59" W	176.33'
C5	565.00'	400.94'	40°39'30"	S 48°52'37" E	392.58'
C6	50.00'	236.58'	271°05'46"	N 18°59'08" E	70.00'
C7	635.00'	452.82'	40°51'28"	S 48°58'36" E	443.29'
C8	465.00'	153.86'	18°58'14"	N 38°01'59" W	153.26'
C9	25.00'	39.27'	89°59'40"	S 87°29'04" W	35.35'
C10	1070.00'	160.64'	8°36'07"	N 46°47'17" E	160.49'
C11	930.00'	147.27'	9°04'22"	S 46°33'10" W	147.11'

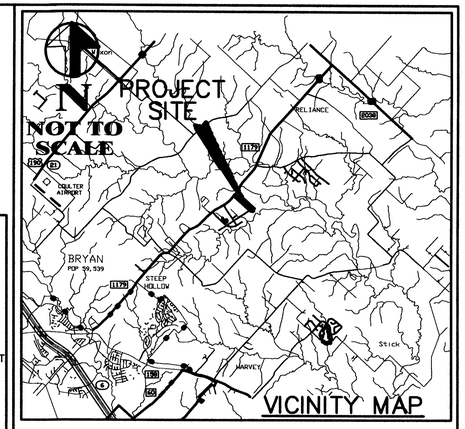
LINE	BEARING	DISTANCE
L1	N 52°57'01" E	84.21'
L2	S 74°08'01" W	90.69'
L3	N 40°16'01" E	128.58'
L4	N 79°59'01" E	35.18'
L5	S 42°00'59" W	12.51'
L6	S 28°32'52" E	12.88'
L7	N 28°32'52" W	12.88'
L8	S 42°00'59" W	12.71'

Received
MAR 0 3 2009
Development & Engineering Services



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



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 HYDRAULIC STUDY WILL BE PROVIDED ILLUSTRATING SUCH.

2. THE PROPOSED STREETS WILL BE CONSTRUCTED TO A TYPICAL RURAL SECTION WITH OPEN DRAINAGE DITCHES. THE STROMWATER 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 ON-SITE SANITARY SEWER FACILITIES (OSSSF). 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.

F. OSSF STORAGE TANKS SHALL NOT BE PERMITTED WITH THE 100-YEAR FLOODPLAIN.

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.

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 ANALYSIS, FOR EACH SYSTEM, WILL BE PROVIDED AT THE FINAL PLATTING STAGE THAT WILL DETERMINE LINE SIZE.

PRELIMINARY PLAN NOTES:

GENERAL:

1. (O/D.R.B.C.T.) DENOTES OFFICIAL/DEED 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. 48041C0155 C, JULY 2, 1992 AND REVISED BY LOMA CASE No. 09-06-0640A, DATED FEBRUARY 12, 2009.

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 5/8" IRON RODS UNLESS OTHERWISE NOTED.

5. THE TOPOGRAPHIC DATA WAS EXTRUDED FROM THE LATEST BRAZOS COUNTY TOPOGRAPHIC MAP AND EXISTING FEATURES SHOWN WERE SURVEYED AND PROVIDED BY KERR SURVEYING, LLC., UNDER THE DIRECTION OF BRAD KERR, RPLS 4502.

6. THE EXISTING USE OF THIS TRACT IS VACANT/AGRICULTURAL WITH APPROXIMATELY 64% TREE COVERAGE. 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 16' WIDE AND REAR PUBLIC UTILITY EASEMENTS ARE 20' WIDE CENTERED ON THE COMMON REAR PROPERTY LINE OR WHOLLY CONTAINED IN SINGLE ROW PROPERTIES.

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

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.

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 OF HIDDEN OAKS ESTATES SECTION TWO

23.403 ACRES
OUT OF A CALLED 41.75 ACRE TRACT
(VOLUME 1616, PAGE 234)
RICHARDSON PERRY LEAGUE, A-44
BRYAN E.T.J., BRAZOS COUNTY, TEXAS
SURVEYED: NOVEMBER 20, 2007

RME Consulting Engineers
1391 SEAMIST LANE <77845>
POST OFFICE BOX 9253
COLLEGE STATION, TEXAS 77842
EMAIL: civil@rmengineer.com
OFFICE - (979) 690-0329
FAX - (979) 690-0329
TEXAS FIRM REGISTRATION No. F-004695

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: 0336PP1A	SCALE: 1"=60'
SUBMITTED DATE: OCTOBER 15, 2008	
REVISIONS: 3/4/09	
REVISIONS:	
DRAWN BY: A.J.B.	
CHECKED BY: R.A.M.	
FIELD BOOK: N/A	PAGES: N/A

RME CONSULTING ENGINEERS
CLIENT NO. PROJECT NO.
207 - 0336