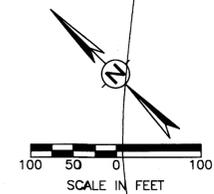


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LEGEND

- 290 — EXISTING CONTOUR
- — — 100 YR FLOODPLAIN PER FEMA
- - - - - 100 YR FLOODPLAIN PER DRAINAGE STUDY
- — — PLAT BOUNDARY
- — — ROW LINE
- — — LOT LINE
- - - - - EXISTING LOT LINE
- — — PHASE LINE
- - - - - PUBLIC UTILITY EASEMENT LINE
- - - - - EXISTING PUBLIC UTILITY EASEMENT LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- V-8 — V-8 — PROPOSED WATER LINE (WICKSON CREEK SUD)
- V-8 — V-8 — EXISTING WATERLINE (WICKSON CREEK SUD)
- FLOW DIRECTION
- P — P — P — P — P — GAS PIPELINE
- E — E — AERIAL ELECTRIC LINE
- ST — ST — ST — ST — PROPOSED CULVERT

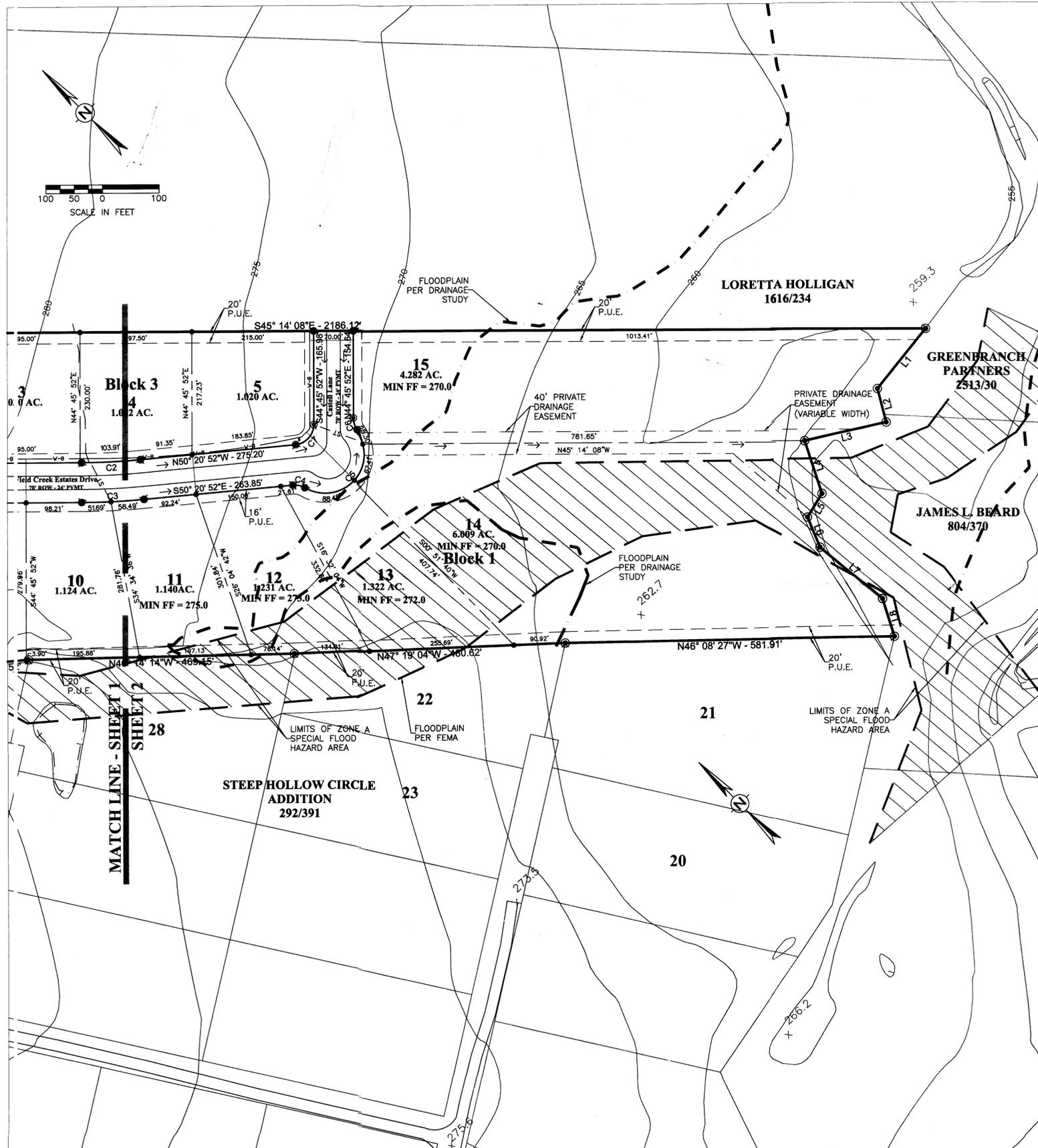
REVISED PRELIMINARY PLAN

FIELD CREEK ESTATES SUBDIVISION
 41.750 ACRES
 PHASE 2 - 26.379 ACRES
 LOTS 7-15, BLOCK 1
 LOTS 1-5, BLOCK 3
 SAVE AND EXCEPT
 PHASE 1 - 15.366 ACRES
 LOTS 1-6, BLOCK 1
 LOTS 1-5, BLOCK 2
 VOL. 9827, PG. 82
 RICHARDSON PERRY LEAGUE, A-44
 BRAZOS COUNTY, TEXAS

SCALE: 1" = 100'
 OWNER/DEVELOPER
 Rostell Chapman
 3030 University Drive East
 College Station, TX 77845
 (979) 764-6000
 ENGINEER:
 SCHULTZ ENGINEERING, LLC.
 2730 Longmire Drive, Suite A
 College Station, Texas 77845
 P. O. Box 11995
 College Station, Texas 77842
 979.764-3900
 FEBRUARY 2010
 REV. MARCH 2010
 REV. MAY 2011
 REV. AUGUST 2011
 SURVEYOR:
 Bonds Surveying
 Company, PLLC.
 R.P.L.S. No. 5559
 2158 West Apalonia Avenue
 P.O. Box 404
 Anderson, TX 77830
 Phone: 936.873.2800
 Fax: 936.873.2803

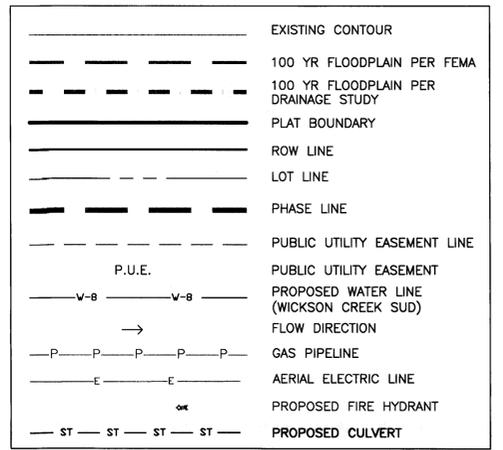
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AUG 31 2011



- NOTES:
- BEARING SYSTEM SHOWN HEREON IS BASED ON THE DEED CALL BEARINGS.
 - A PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C155-C, EFFECTIVE DATE: JULY 2, 1992. A DRAINAGE STUDY WAS ALSO PREPARED FOR THIS PROJECT AND THE 100-YEAR FLOODPLAIN LIMITS DEVELOPED FROM THE DRAINAGE STUDY ARE ALSO SHOWN ON THIS PLAN. THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN FOR THE LOTS ARE BASED ON THIS STUDY.
 - TOPOGRAPHY SHOWN IS FROM AERIAL TOPOGRAPHY PREPARED IN 2002 FOR THE CITY OF BRYAN.
 - THE LOTS WILL BE SEWERED BY AN INDIVIDUAL ON-SITE SEWAGE FACILITY (OSSF) 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.
 - THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WICKSON CREEK UTILITY DISTRICT. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF BRYAN SPECIFICATIONS AND STANDARDS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
 - A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
 - ALL TREES AND BRUSH SHALL BE REMOVED FROM THE ROADWAY RIGHTS-OF-WAY, RIGHTS-OF-WAY DEDICATION AREAS AND PUBLIC UTILITY EASEMENTS.
 - ELECTRIC SERVICE FOR THIS DEVELOPMENT WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU). ADDITIONAL EASEMENTS WILL BE PROVIDED AS REQUIRED BY BTU.
 - THERE SHALL BE A 5' WIDE EASEMENT FOR ANCHORS AND GUY WIRES NECESSARY TO HELP SUPPORT OVERHEAD UTILITY LINES. SAID EASEMENTS WILL EXTEND 20' BEYOND ANY UTILITY EASEMENT.
 - THIS DEVELOPMENT IS WITHIN THE EXTRA-TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF BRYAN.
 - A 20' PUBLIC UTILITY EASEMENT WILL BE PROVIDED ALONG EACH LOT LINE (10' ON EACH LOT).
 - BUILDING SETBACKS ARE 25' ALONG THE PROPOSED ROADS AND 50' ALONG FM 1179.
 - THE FOLLOWING EASEMENTS APPLY TO THIS TRACT:
 - EASEMENT TO CITY OF BRYAN IN 141/505
 - EASEMENT TO WIXSON WATER SUPPLY CORP. IN 309/741
 - EASEMENT TO WIXSON WATER SUPPLY CORP. IN 511/779
 - EASEMENT TO FERGUSON CROSSING PIPE LINE CO. IN 1723/93
 - EASEMENT TO PRODUCERS GAS CO. IN 1006/838.

LEGEND

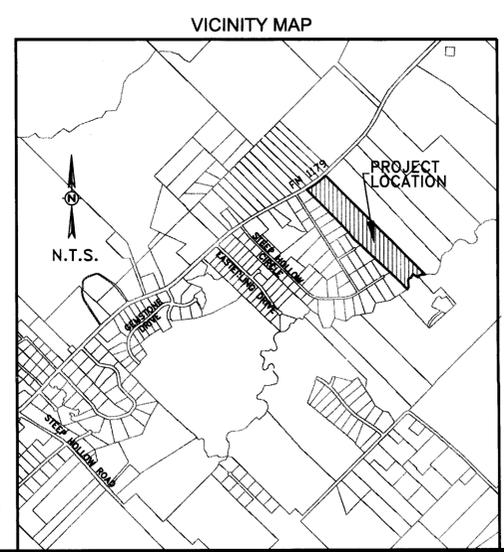


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SHEET 2 OF 2