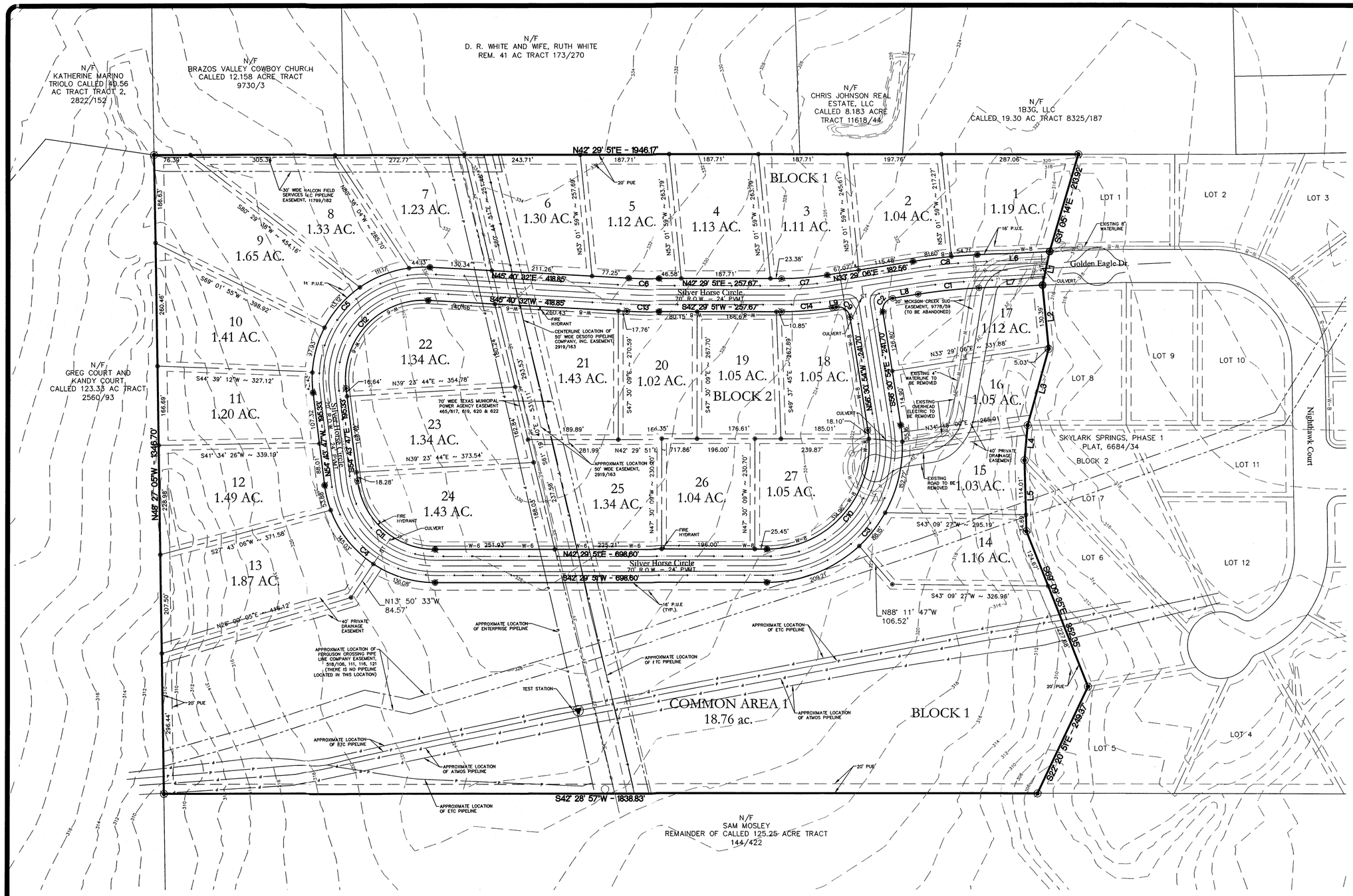



NOTES:

1. BEARING SYSTEM SHOWN HEREON IS HONORING THE PLAT CALLED BEARINGS AS SHOWN ON THE PLAT RECORDED IN VOL. 6684, PG. 34, AND AS MONUMENTED ON THE GROUND.
2. THE TOPOGRAPHY SHOWN IS FROM AERIAL TOPOGRAPHY DATA.
3. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NOS. 48041C0205E, EFFECTIVE DATE: MAY 16, 2012
4. BUILDING SETBACK ARE 25' ADJACENT TO ALL STREETS. ADDITIONAL BUILDING SETBACKS MAY BE REQUIRED BY DEED RESTRICTIONS.
5. THE LAND USE SHALL BE RESIDENTIAL, WITH HORSE STABLES AND A RIDING ARENA IN THE COMMON AREA.
6. THIS PROPERTY IS WITHIN BRYAN ISD.
7. THE FOLLOWING BLANKET EASEMENTS APPLY TO THIS TRACT:
   LONE STAR GAS CO., 102/14
   SANTE FE PIPELINE CO., 287/419
   GULF OIL CORP., 755/821
   GULF OIL CORP., 756/25

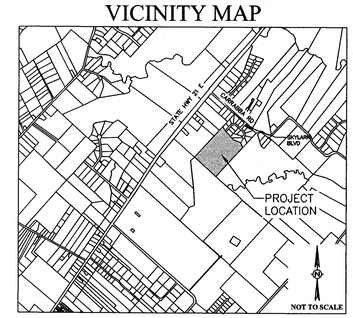
   THE APPROXIMATE LOCATION OF THE FOLLOWING EASEMENTS TO FERGUSON CROSSING PIPE LINE CO. AS SHOWN HEREON ARE BASED ON POOR DESCRIPTIONS AND DO NOT APPEAR TO FOLLOW THE LOCATION OF THE ACTUAL PIPELINE(S) AS MARKED ON THE GROUND.
   518/106
   518/111
   518/116
   518/121

   THE FOLLOWING EASEMENTS TO FERGUSON CROSSING PIPE LINE CO. MAY APPLY TO THIS TRACT
   538/85
   538/88
   538/91
   541/633

   THE FOLLOWING EASEMENTS TO LIQUID ENERGY CORPORATION DO APPLY TO THIS TRACT.
   1225/261
   1225/263
   1225/275

   THE FOLLOWING EASEMENTS TO SOUTHWESTERN GAS PIPELINE , INC. DO APPLY TO THIS TRACT.
   2357/334
   2357/336
8. 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.
9. THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WICKSON CREEK SPECIAL UTILITY DISTRICT.
10. ELECTRIC SERVICE FOR THIS DEVELOPMENT WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU). THE ELECTRIC DISTRIBUTION LINES WILL BE LOCATED IN THE 16' UTILITY EASEMENT AT THE FRONT OF THE LOTS AND IN THE SIDE LOT EASEMENTS. ELECTRICAL DISTRIBUTION LINES MAY ALSO BE LOCATED IN THE 20' P.U.E. ALONG THE PERIMETER OF THE SUBDIVISION. ADDITIONAL EASEMENTS WILL BE PROVIDED AS REQUIRED BY BTU.
11. 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.
12. ALL INTERIOR LOT LINES SHALL HAVE A 20' PUBLIC UTILITY EASEMENT CENTERED ON THE LOT LINE.
13. THE SUBJECT TRACT LIES WITHIN THE EXTRA-TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF BRYAN.
14. CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE CHORD LENGTHS.
15. MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENTS WILL BE BY THE HOME OWNER'S ASSOCIATION (HOA) AND THE INDIVIDUAL LOT OWNERS. BRAZOS COUNTY WILL BE RESPONSIBLE FOR MAINTAINING PUBLIC DRAINAGE EASEMENTS.
16. MAINTENANCE OF THE COMMON AREAS WILL BE BY THE HOME OWNER'S ASSOCIATION (HOA).
17. DRAINAGE OF THE LOTS WILL FOLLOW NATURAL DRAINAGE PATTERNS. BORROW DITCHES WILL CONVEY RUNOFF TO CULVERT STRUCTURES OR TO NATURAL DRAINAGES. THE EXISTING DRAINAGE WAYS SHALL BE PRESERVED IN THEIR CONDITION AND THE NATURAL FLOW OF WATER IN THE EXISTING DRAINAGE WAYS SHALL NOT BE OBSTRUCTED.
18. ALL TREES AND BRUSH SHALL BE REMOVED FROM THE ROADWAY RIGHTS-OF-WAY, RIGHTS-OF-WAY DEDICATION AREAS AND PUBLIC UTILITY EASEMENTS.
19. ALL UTILITY LINES PLACED UNDER THE STREET PAVEMENT WILL BE ENCASED BY A MATERIAL APPROVED BY THE BRAZOS COUNTY ENGINEER.

VICINITY MAP




# NOT FOR RECORD

# PRELIMINARY PLAN

## SILVER HORSE RANCH SUBDIVISION

(FORMERLY SKYLARK SPRINGS PHASE 2)

57.966 ACRES

BLOCK 1 - LOTS 1-17

BLOCK 2 - LOTS 18-27

COMMON AREA 1

SCALE: 1" = 100'

MAY 2014


OWNER/DEVELOPER:
KM CUSTOM HOMES INC
PO BOX 505
MILLICAN, TX 77866

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

ENGINEER:
Schultz Engineering, LLC
TBPE NO. 12327
2730 LONGMIRE, SUITE A
College Station, Texas 77845
P.O. Box 11995
College Station, Texas 77842
(979) 764-3900


Development Services
MAY 21 2014
RECEIVED

LEGEND

| | |
|---|---|
| 278 | EXISTING CONTOURS |
| | BOUNDARY |
| | RIGHT-OF-WAY |
| | LOT LINE |
| | PUBLIC UTILITY EASEMENT |
| | PROPERTY CORNER |

100 50 0 100
SCALE IN FEET

LINE TABLE

| LINE # | LENGTH | DIRECTION |
|---|---|---|
| L1 | 72.44' | S35° 35' 44.49"E |
| L2 | 135.41' | S53° 02' 52.12"E |
| L3 | 165.78' | S31° 59' 48.05"E |
| L4 | 73.87' | S42° 30' 01.74"E |
| L5 | 148.70' | S49° 02' 37.15"E |
| L6 | 151.22' | N39° 48' 34.11"E |
| L7 | 133.00' | S39° 48' 34.11"W |
| L8 | 54.21' | S53° 29' 05.75"W |
| L9 | 8.35' | S33° 29' 05.75"W |

Curve Table

| CURVE # | LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHORD DIRECTION |
|---|---|---|---|---|---|---|
| C1 | 128.60' | 1165.00' | 006°19'28" | 64.36' | 128.53' | S36°38'50"W |
| C2 | 39.27' | 25.00' | 090°00'00" | 25.00' | 35.36' | S11°30'54"E |
| C3 | 492.51' | 285.00' | 099°00'45" | 333.77' | 433.47' | S07°00'32"E |
| C4 | 339.49' | 235.00' | 082°46'22" | 207.08' | 310.73' | S83°53'02"W |
| C5 | 411.82' | 235.00' | 100°24'20" | 282.08' | 361.11' | N04°31'37"W |
| C6 | 64.62' | 1165.00' | 003°10'42" | 32.32' | 64.62' | N44°05'11"E |
| C7 | 96.74' | 615.00' | 009°00'45" | 48.47' | 96.64' | N37°59'28"E |
| C8 | 136.32' | 1235.00' | 006°19'28" | 68.23' | 136.26' | N36°38'50"E |
| C9 | 39.27' | 25.00' | 090°00'00" | 25.00' | 35.36' | S78°29'06"W |
| C10 | 371.54' | 215.00' | 099°00'45" | 251.79' | 327.00' | N07°00'32"W |
| C11 | 238.37' | 165.00' | 082°46'22" | 145.40' | 218.17' | N83°53'02"E |
| C12 | 289.15' | 165.00' | 100°24'20" | 198.08' | 253.54' | S04°31'37"E |
| C13 | 68.51' | 1235.00' | 003°10'42" | 34.26' | 68.50' | S44°05'11"W |
| C14 | 107.75' | 685.00' | 009°00'45" | 53.99' | 107.64' | S37°59'28"W |