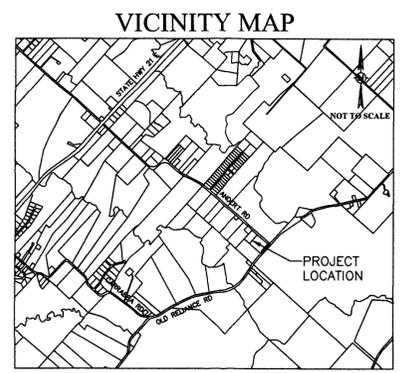
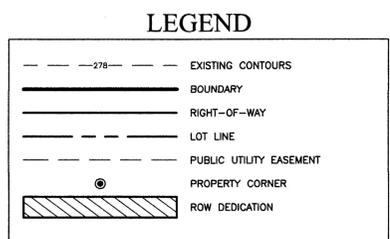


- NOTES:**
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN MONUMENTS.
 - THE TOPOGRAPHY SHOWN IS FROM AERIAL TOPOGRAPHY DATA.
 - THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NOS. 4804100210-E, EFFECTIVE DATE: MAY 16, 2012
 - BUILDING SETBACK ARE 25' ADJACENT TO ANDERT ROAD. ADDITIONAL BUILDING SETBACKS MAY BE REQUIRED BY DEED RESTRICTIONS.
 - THE LAND USE SHALL BE RESIDENTIAL.
 - THIS PROPERTY IS WITHIN BRYAN ISD.
 - THE FOLLOWING BLANKET EASEMENTS APPLY TO THIS TRACT:
 - CITY OF BRYAN (FOR GUY WIRES), 869/285
 - WIXON WATER SUPPLY CORP., 309/593
 - 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.

- THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WICKSON CREEK SPECIAL UTILITY DISTRICT.
- 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.
- 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.
- ALL INTERIOR LOT LINES SHALL HAVE A 20' PUBLIC UTILITY EASEMENT CENTERED ON THE LOT LINE.
- THE SUBJECT TRACT LIES WITHIN THE EXTRA-TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF BRYAN.



**NOT FOR RECORD
PRELIMINARY PLAN**

WIXON CREEK ESTATES
5.002 ACRES
BLOCK 1 - LOTS 1-6
4.880 ACRES
0.123 ACRES R.O.W. DEDICATION

OWNER/DEVELOPER: SEITER DELL & THERESA E PO BOX 11486 COLLEGE STATION, TX 77842	SCALE: 1" = 50' APRIL 2015 ENGINEER:
SURVEYOR: Brad Kerr, RPLS No. 4502 Kerr Surveying, LLC 409 N. Texas Ave. Bryan, TX 77803 (979) 268-3195	TBPE NO. 12327 2730 LONGMIRE, SUITE A College Station, Texas 77845 P.O. Box 11995 College Station, Texas 77842 (979) 764-3900