



PRELIMINARY PLAN NOTES:

- GENERAL:**
- NO PORTION OF THIS TRACT DOES LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A. - FIRM COMMUNITY PANEL NO. 48041C 0205F, APRIL 2, 2014.
 - BASIS OF BEARING:** BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION PERFORMED BY KERR SURVEYING, L.L.C., UNDER THE DIRECTION OF BRAD KERR, RPLS 4502.
 - ALL PROPERTY CORNERS ARE MONUMENTED BY 1/2" IRON RODS UNLESS OTHERWISE NOTED.
 - THE TOPOGRAPHIC DATA AND EXISTING FEATURES SHOWN WERE SURVEYED AND PROVIDED BY KERR SURVEYING, L.L.C., UNDER THE DIRECTION OF BRAD KERR, RPLS 4502. ELEVATION DATUM IS NAVD 1988 (GPS MONUMENT A-53-W, PER THE CITY OF BRYAN).
 - THE EXISTING USE OF THIS TRACT IS VACANT/AGRICULTURAL WITH APPROXIMATELY 50% TREE COVERAGE WITH THE REMAINING OPEN PASTURE WITH SCATTERED TREES AND SHRUBS. THE PROPOSED USE IS SINGLE FAMILY RESIDENTIAL. DRAINAGE, FROM THIS DEVELOPMENT, WILL DISCHARGE INTO AUSTIN'S CREEK.
 - ALL UTILITY EASEMENTS MUST BE CLEARED OF ALL BRUSH AND TREES, IMPLYING NO LANDSCAPING OR PERMANENT STRUCTURES WITHIN THE UTILITY EASEMENT WILL BE ALLOWED.
 - 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.
 - BLOCK LENGTHS ARE ILLUSTRATED ALONG THE CENTERLINE OF THE PROPOSED STREET.
 - THIS DOCUMENT WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY UNIVERSITY TITLE COMPANY (OF No. 145161) DATED JANUARY 15, 2015. THE FOLLOWING BLANKET EASEMENTS DO APPLY TO THIS TRACT:
 - CITY OF BRYAN (1235/369)
 - WIXON WATER SUPPLY CORP. (373/135)
 - CITY OF BRYAN (350/133)
 - CITY OF BRYAN (340/468)
 - WIXON WATER SUPPLY CORP. (310/107)
 - CITY OF BRYAN (176/409)
 - LONG STAR GAS Co. (102/15)
 - EASEMENT TO SOUTHWESTERN GAS PIPELINE, INC. (2357/332) DOES NOT CROSS THIS TRACT.
 - THE VISIBILITY CLEAR ZONE EASEMENT SHALL NOT BE OBSTRUCTED WITH ANY VEGETATION OR FENCING GREATER THAN 36" IN HEIGHT (MAXIMUM).
 - THE CENTERLINE OF LOTS 8 & 9, BLOCK ONE DRIVEWAYS SHALL BE LOCATED NO GREATER THAN 30' FROM THEIR RESPECTIVE NORTHEAST LOT CORNER. MAXIMUM DRIVEWAY WIDTHS OF 24'.

HOMEOWNER'S ASSOCIATION (HOA):

- 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'
- ALL COMMON AREAS ARE OWNED AND MAINTAINED BY THE H.O.A.
- IT IS PERMISSIBLE FOR ROOF EAVES TO OVERHANG INTO THE SIDE SETBACK UP TO EIGHTEEN (18) INCHES.
- 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
 409 NORTH TEXAS AVENUE
 BRYAN, TEXAS 77803
 PHONE (979) 268-3195

**PRELIMINARY PLAN
 NOT FOR RECORD
 OF
 LANTERN COVE**
 LOTS 1-9, BLOCK ONE
 TOTAL = 12.058 ACRES & 9 LOTS
 S.F. AUSTIN LEAGUE, A-63
 BRAYN E.T.J., BRAZOS COUNTY, TEXAS

RME Consulting Engineers

LANDOWNER INFORMATION
 BRONSCOTT-WALLIS, LLC
 c/o BENTLEY SCOTT
 5510 WALLIS ROAD
 BRYAN, TX 77802
 PH: (703) 867-6783
 EMAIL: BENTLEY.SCOTT@CBRE.COM

FILENAME: 0573P11A | SCALE: 1"=50'
 SUBMITTED DATE: 7/7/15

3800 SH No. 6 SOUTH, STE. 108G <77845>
 POST OFFICE BOX 9253
 COLLEGE STATION, TEXAS 77842

REVISIONS:
 DRAWN BY: R.A.M.
 CHECKED BY: BRAD KERR

EMAIL: civil@rmengineer.com
 FIELD BOOK: N/A | PAGES: N/A

OFFICE - (979) 764-0704
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TEXAS FIRM REGISTRATION No. F-4695

304 - 0573

CONSTRUCTION STANDARDS & NOTES:

- 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/C/S 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.
- THE PROPOSED STREETS WILL BE CONSTRUCTED TO A TYPICAL RURAL SECTION WITH OPEN DRAINAGE DITCHES. THE STORMWATER 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.
- SANITARY SEWER SERVICE WILL BE BY ON-SITE SANITARY SEWER FACILITIES (OSSSF). ALL LOTS SERVED BY OSSSFs MUST COMPLY WITH COUNTY AND STATE OSSSF REGULATIONS. ALL OSSSF 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.
 - ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE OSSSF BE CONSTRUCTED.
 - OSSF DISPOSAL AREAS SHALL NOT ENCRDACH THE 100-FOOT OR THE 150-FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
 - OSSF SHALL BE DESIGNED WHERE NO DAMAGE WILL OCCUR TO THE SYSTEM DURING A FLOOD.
 - A PROFESSIONAL ENGINEER MUST ADDRESS TANK FLOTATION.
 - ALL ELECTRICAL COMPONENTS (SUCH AS ALARMS, JUNCTION BOXES & COMPRESSORS) SHALL BE ELEVATED ABOVE THE FLOOD PLAIN.
 - OSSF STORAGE TANKS SHALL NOT BE PERMITTED WITH THE 100-YEAR FLOODPLAIN.
- 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.
- ALL UTILITY LINES PLACED UNDER THE STREET PAVEMENT WILL BE ENCASED UNLESS A VARIANCE IS GRANTED BY THE BRAZOS COUNTY COMMISSIONER'S COURT.
- 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.

R=236.85'
D=89'55"24"
A=371.73'
T=236.53'
CHD=334.73'
BRG=S 02°18'59" W
DEED CALL CHORD, 12545/53:
S 04°48'37" W - 334.54'