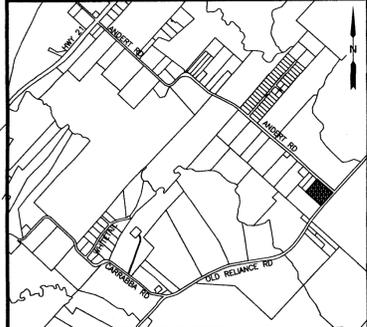


SCALE: 1" = 60'



VICINITY MAP  
NOT TO SCALE

**GENERAL NOTES**

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0210E, DATED MAY 16, 2012.
3. BUILDING SETBACKS SHALL BE 25' ADJACENT TO ALL STREETS. ADDITIONAL BUILDING SETBACKS MAY BE REQUIRED BY DEED RESTRICTIONS.
4. ELECTRIC SERVICE WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
5. WATER SERVICE WILL BE PROVIDED BY WIXON CREEK SUD.
6. ALL LOTS SERVED BY ON-SITE SEWAGE FACILITIES (OSSF) 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 ENSURED 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.
7. ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE ON-SITE SEWAGE FACILITIES MAY BE CONSTRUCTED.
8. ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENROACH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
9. ALL DEVELOPMENT WITHIN THE 100-YEAR FLOODPLAIN SHALL COMPLY WITH ALL APPLICABLE ORDERS AND REGULATIONS, INCLUDING BUT NOT LIMITED TO BRAZOS COUNTY'S FLOOD DAMAGE PREVENTION ORDER. A FLOODPLAIN DEVELOPMENT PERMIT SHALL BE OBTAINED FROM THE COUNTY ENGINEER'S OFFICE PRIOR TO THE CONSTRUCTION OF ANY STRUCTURE(S) WITHIN THE FLOODPLAIN.
10. 1/2 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE INDICATED.
11. CONTOURS SHOWN HEREON ARE PER DIGITAL OVERLAY FROM BRAZOS COUNTY DIGITAL MAPPING.
12. PUE - PUBLIC UTILITY EASEMENT
13. NOTE: RIGHT-OF-WAY DEDICATION ALONG OLD RELIANCE ROAD IS 2.5' OR GREATER IN DISTANCE FROM THE EXISTING 12" WATER LINE.

AUG 25 2015

NOT FOR RECORD

**PRELIMINARY PLAN**  
OF  
**WIXON CREEK ESTATES**  
**PHASE 2**

11.00 ACRES  
LOTS 3-5, BLOCK 1  
0.436 AC. R.O.W. DEDICATION  
ABNER LEE, SR. SURVEY, A-32  
BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 60 FEET  
SURVEY DATE: JULY 2015  
PLAT DATE: 08-13-15  
REVISED: 08-25-15  
JOB NUMBER: 15-736  
CAD NAME: 15-736  
CRS FILE: 14-497

PREPARED BY: KERR SURVEYING, LLC  
409 N. TEXAS AVENUE  
BRYAN, TEXAS 77803  
PHONE (979) 268-3195

OWNER: DELL & THERESA SEITER  
P.O. BOX 11486  
COLLEGE STATION, TEXAS 77842

