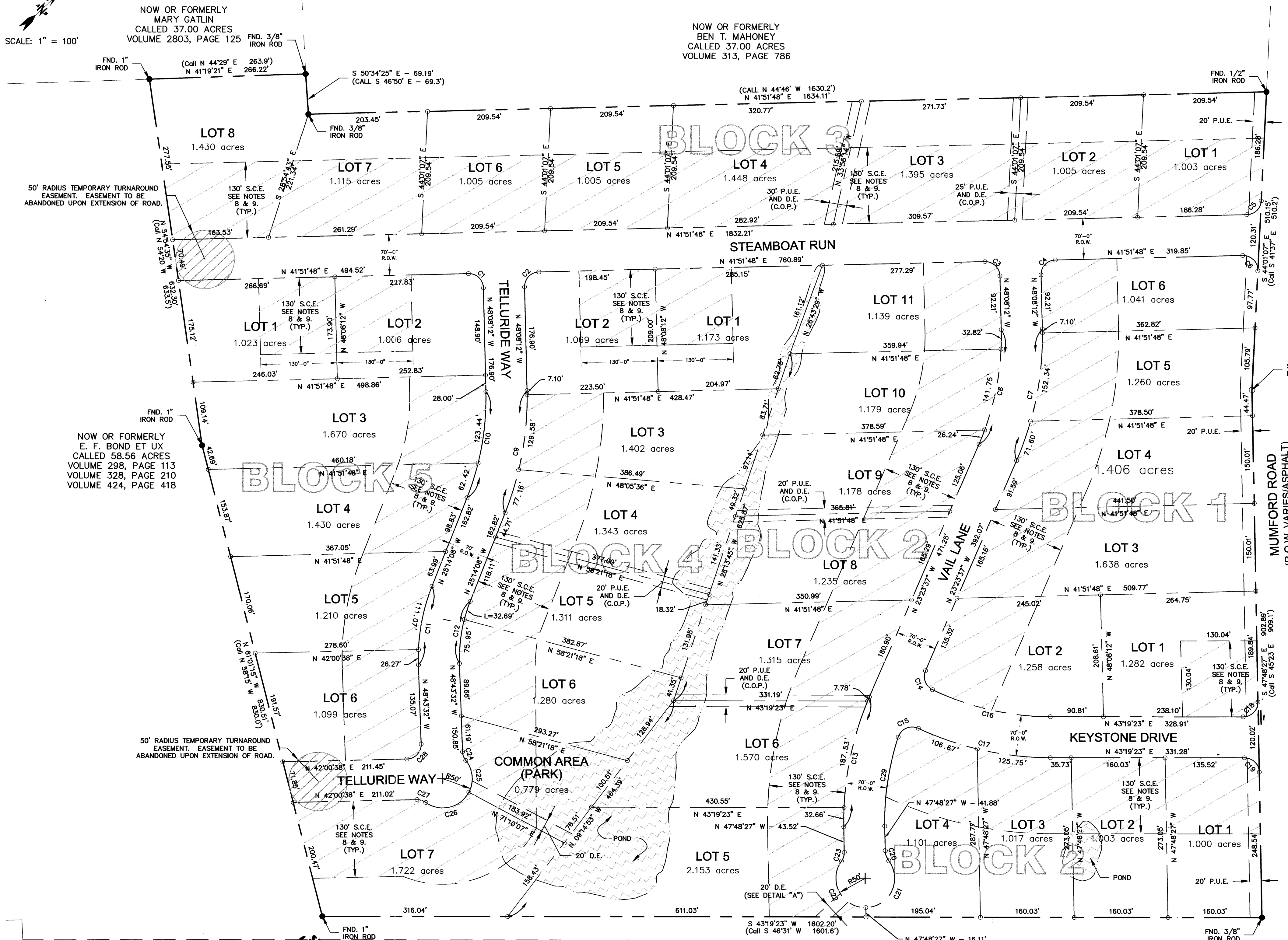
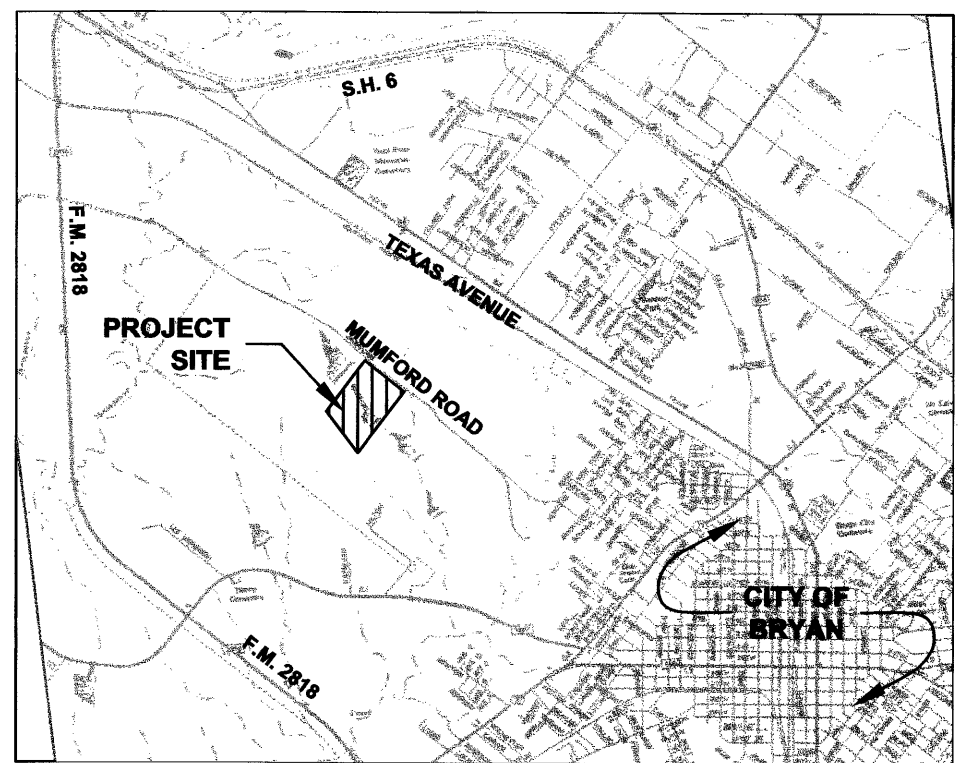


SCALE: 1" = 100'



GENERAL NOTES:

- 1. NORTH ORIENTATION IS BASED ON ROTATING THE SOUTHEAST LINE TO GRID NORTH BY UTILIZING CITY OF BRYAN GPS MONUMENTATION.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES.
3. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL.
4. AREAS DISTRIBUTION: A. STREET R.O.W.: 7.735 ACRES; B. COMMON AREA: 0.779 ACRES; C. RESIDENTIAL LOTS (38): 47.919 ACRES (1.260 AC. AVG.)
5. THE PROPERTY IS LOCATED IN THE UNSHADED FLOOD ZONE "X" AND DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE F.I.R.M. (FLOOD INSURANCE RATE MAP), MAP NUMBER(S): 48041C0129 C AND 40841C0133 C, EFFECTIVE DATE: JULY 2, 1992.
6. ALL FRONT SETBACK LINES SHALL BE 25'. ALL SIDE-STREET SETBACK LINES SHALL BE 25'. ALL SETBACK LINES FROM MUMFORD ROAD SHALL BE 25'.
7. DEDICATED EASEMENTS: 1) A 16' WIDE PUBLIC UTILITY EASEMENT SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS. 2) A 10' WIDE PUBLIC UTILITY EASEMENT SHALL BE PROVIDED ALONG ALL SIDES AND BACKS OF ALL LOTS. 3) A 20' WIDE PUBLIC UTILITY EASEMENT SHALL BE PROVIDED ALONG MUMFORD ROAD.
8. ALL WATER SUPPLY TO THE SUBDIVISION SHALL BE VIA PRIVATE WELLS. ALL PRIVATE WELLS SHALL BE INSTALLED WITHIN 30' OF THE FRONT PROPERTY LINE (NOT WITHIN 16' P.U.E.). IN ADDITION TO THE AFORESAID REQUIREMENT, THE FOLLOWING REQUIREMENTS APPLY TO THE FOLLOWING LOTS:
A. BLOCK 1, LOT 1: THE PRIVATE WELL SHALL BE INSTALLED WITHIN 30' OF THE PROPERTY LINE ADJACENT TO MUMFORD ROAD.
B. BLOCK 4, LOTS 1 AND 2: THE PRIVATE WELLS FOR THESE LOTS SHALL BE INSTALLED WITHIN 30' OF THE COMMON PROPERTY LINE OF THE TWO LOTS.
C. BLOCK 4, LOT 3: THE PRIVATE WELL FOR THIS LOT SHALL ALSO BE INSTALLED WITHIN 30' OF THE COMMON PROPERTY LINE WITH BLOCK 4, LOT 4.
D. BLOCK 5, LOTS 1 AND 2: THE PRIVATE WELLS FOR THESE LOTS SHALL ALSO BE INSTALLED WITHIN 30' OF THE COMMON PROPERTY LINE OF THE TWO LOTS.
E. BLOCK 5, LOT 3: THE PRIVATE WELL FOR THIS LOT SHALL ALSO BE INSTALLED WITHIN 30' OF THE COMMON PROPERTY LINE WITH BLOCK 5, LOT 4.
9. SANITARY CONTROL EASEMENT (S.C.E.): NO WASTEWATER DISPOSAL SHALL BE ALLOWED WITHIN THE S.C.E. WASTEWATER TREATMENT TANKS MAY BE LOCATED WITHIN THE S.C.E., BUT MUST BE A MINIMUM OF 50' FROM ANY PRIVATE WELL. THE LOCATION AND ARRANGEMENT OF THE S.C.E. IS BASED UPON THE SURFACE DISPOSAL OF WASTEWATER FOR EACH SITE (I.E. AEROBIC TREATMENT FACILITIES). THE ON-SITE SEWAGE FACILITY FOR EACH LOT SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH CURRENT STATE REGULATIONS.
10. NO PRIVATE SEWAGE FACILITY MAY BE INSTALLED ON ANY LOT IN THIS SUBDIVISION WITHOUT PRIOR ISSUANCE OF A LICENSE BY THE BRAZOS COUNTY HEALTH DISTRICT UNDER THE PROVISIONS OF THE PRIVATE SEWAGE FACILITY REGULATIONS ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF THE TEXAS HEALTH AND SAFETY CODE.
11. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH BRAZOS COUNTY TYPICAL RURAL SECTION WITH A CHIP SEAL SURFACE.
12. ALL RIGHT-OF-WAY (R.O.W.) SHALL BE 70', UNLESS NOTED OTHERWISE.
13. KNOWN EASEMENT AFFECTING THIS PLAT:
A. 20' CITY OF BRYAN ELECTRICAL EASEMENT, VOL. 137, PG. 520, HAVING NO DEFINED LOCATION (BLANKET). IT IS RECOMMENDED THAT THE CITY OF BRYAN ELECTRICAL DEPARTMENT BE CONTACTED TO DETERMINE THE EXACT LOCATION OF THIS EASEMENT. THIS EASEMENT IS NOT SHOWN HEREON.
B. 20' CITY OF BRYAN ELECTRICAL EASEMENT, VOL. 322, PG. 270, HAVING AN AMBIGUOUS DESCRIPTION. IT IS RECOMMENDED THAT THE CITY OF BRYAN ELECTRICAL DEPARTMENT BE CONTACTED TO DETERMINE THE EXACT LOCATION OF THIS EASEMENT. THIS EASEMENT IS NOT SHOWN HEREON.



LOCATION MAP SCALE: N.T.S.

LEGEND

- EASEMENT LINE
PROPERTY BOUNDARY LINE
LOT LINES
FOUND 1/2" IRON ROD WITH CAP, UNLESS NOTED OTHERWISE.
SET 1/2" IRON ROD WITH CAP
ABBREVIATIONS
C.O.P. CENTERED ON PROPERTY LINE
D.E. DRAINAGE EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
S.C.E. SANITARY CONTROL EASEMENT
U.E. UTILITY EASEMENT

Doc 00625115 Bk 0513 Vol 298

Filed for Record in: BRAZOS COUNTY
On: Aug 08, 2003 at 10:02AM
As a Plat
Decument Number: 00625115
Amount 55.00
Receipt Number - 223897
By: Susie Cohen

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the value and page of the named records of: BRAZOS COUNTY as stamped hereon by me.
Aug 08, 2003

HONORABLE WAREN MCNEEN, COUNTY CLERK BRAZOS COUNTY

FINAL PLAT

FALLS CREEK RANCH SUBDIVISION
56.43 ACRES
BEING THE REMAINDER OF CALLED 56.88 ACRES
VOLUME 296, PAGE 512
MOSES BAINE LEAGUE, A-3

DEVELOPER/OWNER
FCR DEVELOPMENT CORP.
2700 EARL RUDDER FREEWAY, SUITE 1000
COLLEGE STATION, TEXAS 77845
PHONE: 979-693-2497

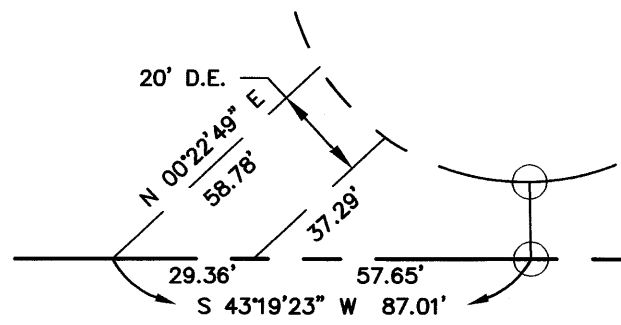
BRAZOS COUNTY, TEXAS
MARCH 11, 2002
SCALE: 1" = 100'

ENGINEER

STRONG SURVEYING
1673 Wilcrest Dr. Ste. A102
Bryan, Texas 77802
Phone: (979) 776-9836
Fax: (979) 731-0096
email: cstrong@csnet.net

ASH & BROWNE ENGINEERING, INC.
Engineers and Consultants
P.O. Box 10838, College Station, Texas 77842
979-846-6914 877-245-4839 Fax 979-846-8914

Table with 7 columns: CURVE, RADIUS, DELTA, ARC, TANGENT, BEARING, CHORD. Contains 29 rows of curve data for the subdivision.



DETAIL "A" SCALE: 1" = 40'

CERTIFICATE OF MORTGAGEE
The undersigned, holder of a deed of trust, lien or other encumbrance against the property subdivided herein, hereby joins in the dedication of all streets, alleys, parks, and utility easements to the public as set forth in the Owner's Certificate hereon.
Dated this 2nd day of June 2003.
First Bank of Snook Sr. VP

CERTIFICATE OF CITY ENGINEER
I, the undersigned, City Engineer of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan.
City Engineer, Bryan, Texas

CERTIFICATE OF PLANNING & ZONING COMMISSION
I, Kim Casey, Chairman of the City Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the 12th day of June 2003, and some was duly approved on the 18th day of July 2003, by said Commission.

CERTIFICATE OF SURVEYOR
I, H. Curtis Strong, Registered Professional Land Surveyor No. 4961, of the state of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey on the property made under my supervision on the ground and that the notes and bounds describing said subdivision were prepared in accordance with geometric form.

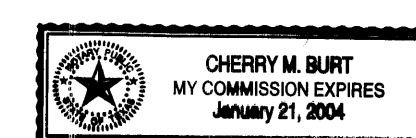
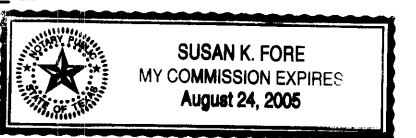
CERTIFICATE OF COMMISSIONERS COURT
This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas, as the final plat of such subdivision on the 2nd day of July 2003.

CERTIFICATE OF COUNTY CLERK
STATE OF TEXAS COUNTY OF BRAZOS
I, Susie Cohen, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office on the 8th day of August 2003, in the Deed/Plat/Record/Records to Brazos County, Texas in Volume 298, Page 512.

STATE OF TEXAS COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Scott Eldson and Brent Munyon, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for purpose and consideration therein stated.
Given under my hand and seal on this 2nd day of June 2003.
Notary Public, State of Texas

STATE OF TEXAS COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Sara Kraus, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for purpose and consideration therein stated.
Given under my hand and seal on this 2nd day of June 2003.
Notary Public, State of Texas

CERTIFICATE OF PLANNING ADMINISTRATOR
I, the undersigned, City Planner of the City of Bryan, hereby certify that this plat conforms to the City master plan, major street plan, land use plan and the standards and specifications set forth in the ordinances.
City Planning Administrator, Bryan, Texas



Manager, Rock Development, Inc.
General Partner
FCR Development, L.P.

Vertical text on the left margin.