

PROJECT LOCATION



VICINITY MAP n.t.s.

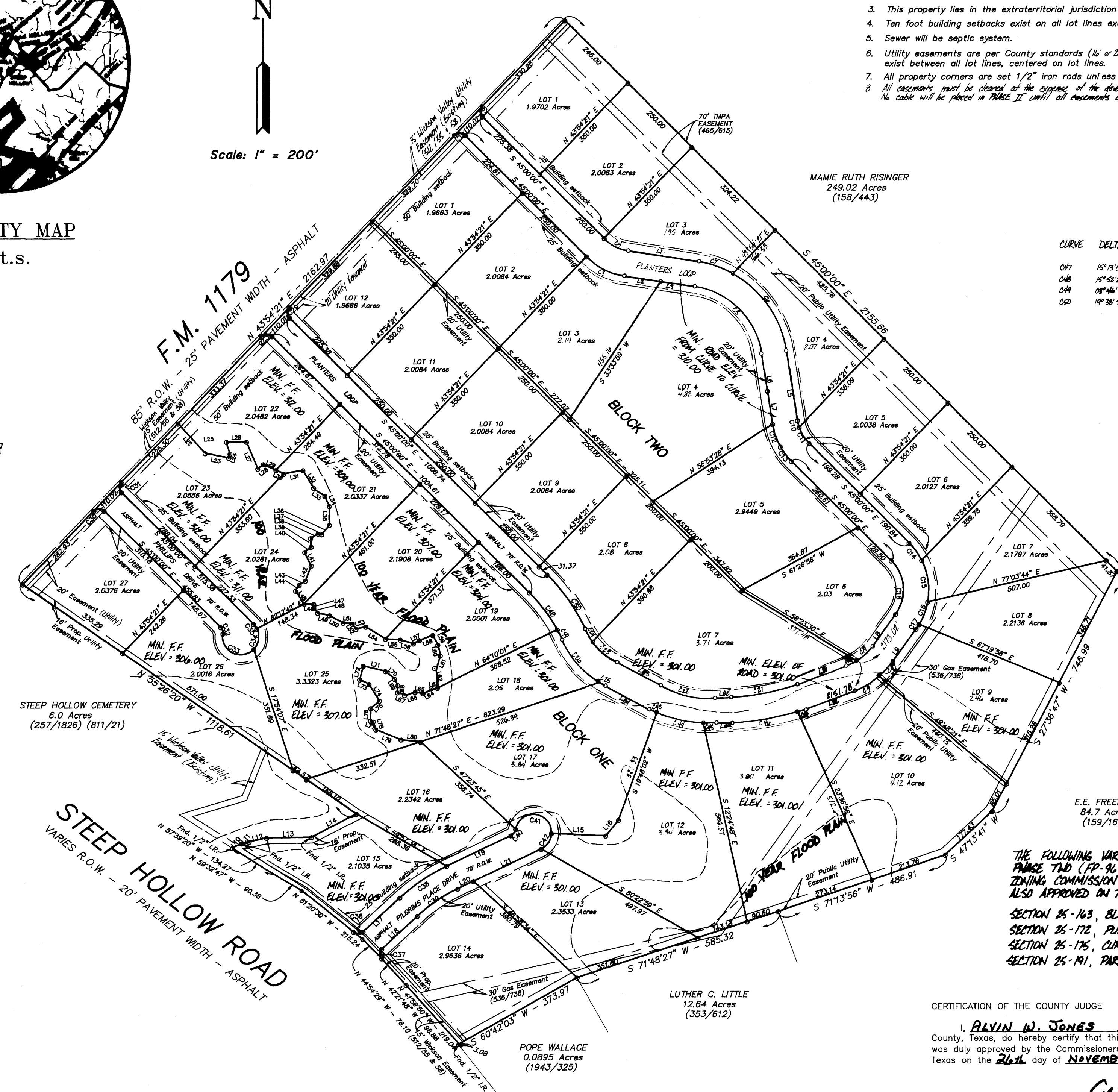
Scale: 1" = 200'

GENERAL NOTES

- 1. Basis of bearing determined by rotating the northeast property line to the deed call of S 45° 00' 00" E as recorded in Volume 142, Page 263, Deed records of Brazos County, Texas... 10. Utility easements are per County standards (1/2" x 20' Front / 10' Other). Ten foot utility easements exist between all lot lines, centered on lot lines.

Table with columns: CURVE DELTA, RADIUS, ARC, TANGENT, BEARING, CHORD. It lists curve data for various points along the plat boundaries.

Main table of bearings and distances for the plat boundaries. Columns include LINE BEARING, DISTANCE, LINE BEARING, DISTANCE. It lists 140 points around the perimeter.



Wickson Creek Special Utility District has an existing easement along FM 1179 and Steep Hollow Rd. This easement, along with its privileges, supersedes the dedicated easement in the respective locations.

THE FOLLOWING VARIANCES FOR TIMBERCREEK AT STEEP HOLLOW, PHASE TWO (P-90-26) WAS APPROVED BY THE PLANNING AND ZONING COMMISSION ON NOVEMBER 11, 1996. THE FINAL PLAT WAS ALSO APPROVED ON THIS DATE.

- SECTION 25-163, BLOCK LENGTH REQUIREMENT
SECTION 25-172, PUBLIC SIDEWALK (ALONG F.M. 1179)
SECTION 25-175, CURB AND GUTTER REQUIREMENT
SECTION 25-191, PARKLAND DEDICATION REQUIREMENTS

CERTIFICATION OF THE COUNTY JUDGE

I, ALVIN W. JONES, County Judge of Brazos County, Texas, do hereby certify that this plat with its dedications was duly approved by the Commissioners Court of Brazos County, Texas on the 24th day of NOVEMBER, 1996.

Alvin W. Jones, County Judge, Brazos County, Texas

APPROVAL OF THE DEVELOPMENT ENGINEER

I, the undersigned, Development 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.

Development Engineer, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

I, Mary Ann Ward, County Clerk, in and for said County, do hereby certify that this plat together with its dedications of authentication was filed for record in my office on the 19th day of NOVEMBER, 1996, in the Deed/Official Records of Brazos County, Texas, in Volume 2330, Page 31.

Mary Ann Ward by Barbara Johnson, County Clerk, Brazos County, Texas

CERTIFICATION OF THE CITY PLANNER

I, the undersigned, City Planner of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan, and the standards and specifications set forth in this ordinance.

City Planner, Bryan, Texas

APPROVAL OF PLANNING & ZONING COMMISSION

I, Richard C. Perkins, 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 11th day of NOVEMBER, 1996, and same was duly approved on the 11th day of NOVEMBER, 1996, by said commission.

Chairman of the Planning & Zoning Commission, Bryan, Texas

CERTIFICATE OF SURVEYOR

I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972, of the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision and that the metes and bounds describing said subdivision describe a closed geometric form.

Donald D. Garrett, R.P.L.S. No. 2972

CERTIFICATE OF THE ENGINEER

I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

Donald D. Garrett, P.E. No. 22790

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FILED

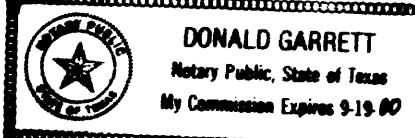
96 DEC 10 AM 11:14

Mary Ann Ward, County Clerk, Brazos County, Texas

STATE OF TEXAS COUNTY OF BRAZOS. I, the undersigned, County Clerk of the County of Brazos, Texas, do hereby certify that this plat with its dedications was duly approved by the Commissioners Court of Brazos County, Texas on the 24th day of NOVEMBER, 1996, and same was duly approved on the 11th day of NOVEMBER, 1996, by said commission.

Notary Public, State of Texas

Before me, the undersigned authority, on this day personally appeared [Name], known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein stated.



FINAL PLAT OF TIMBERCREEK at STEEP HOLLOW PHASE II 104.55 ACRES

RICHARDSON PERRY SURVEY, A - 44 BRAZOS COUNTY, TEXAS SCALE: 1" = 200' OCTOBER 1996

OWNER/DEVELOPER: STEEP HOLLOW RESOURCES L.L.P. 1740 East Bypass, Hwy 6 North Bryan, TX 77803 (409) 778-4663

GARRETT ENGINEERING Consulting Engineering & Land Surveying 4444 Carter Creek Parkway Suite 108 Bryan, Texas 77802 Phone: 409 / 846 - 2688