

EXISTING TOWER SITE EASEMENT VOL. 9740, PG. 71

Line	Length	Direction
L1	112.43	N60°47'36"W
L2	131.53	N01°12'16"E
L3	82.96	N88°47'44"W
L4	298.27	N00°47'00"W
L5	50.07	S89°13'00"W
L6	297.54	S00°47'00"E
L7	78.72	N88°47'44"W
L8	140.17	S01°12'16"E
L9	325.23	S89°09'52"W
L10	42.56	S30°50'00"E
L11	7.66	S44°38'27"E
L12	282.11	N59°09'52"E
L13	9.85	S01°12'16"W
L14	208.71	S88°47'44"E
L15	20.85	N01°12'16"E
L16	85.38	S80°47'38"E
L17	88.52	N60°33'29"E

PROPOSED 20' WIDE ELECTRICAL EASEMENT

Line	Length	Direction
L27	137.54	S74°09'01"E
L28	226.17	S72°03'00"E
L29	108.02	S73°12'01"E
L30	20.02	S15°09'59"W
L31	108.39	N73°12'01"W
L32	226.01	N72°03'00"W
L33	140.19	N74°09'01"W
L34	20.20	N24°00'00"E

PROPOSED 30'x50' PRIVATE ACCESS EASEMENT

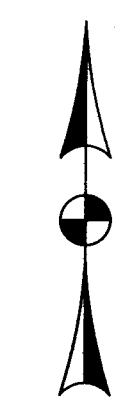
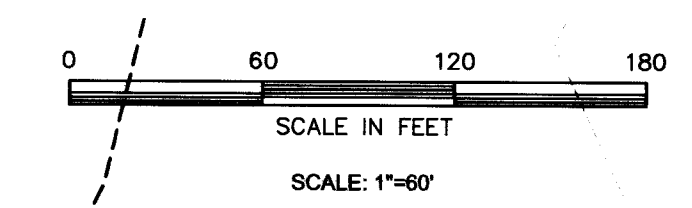
Line	Length	Direction
L35	50.02	N15°09'59"E
L36	30.02	S74°09'01"E
L37	50.02	S15°09'59"W

EXISTING NON-EXCLUSIVE ACCESS EASEMENT "A" VOL. 9740, PG. 74

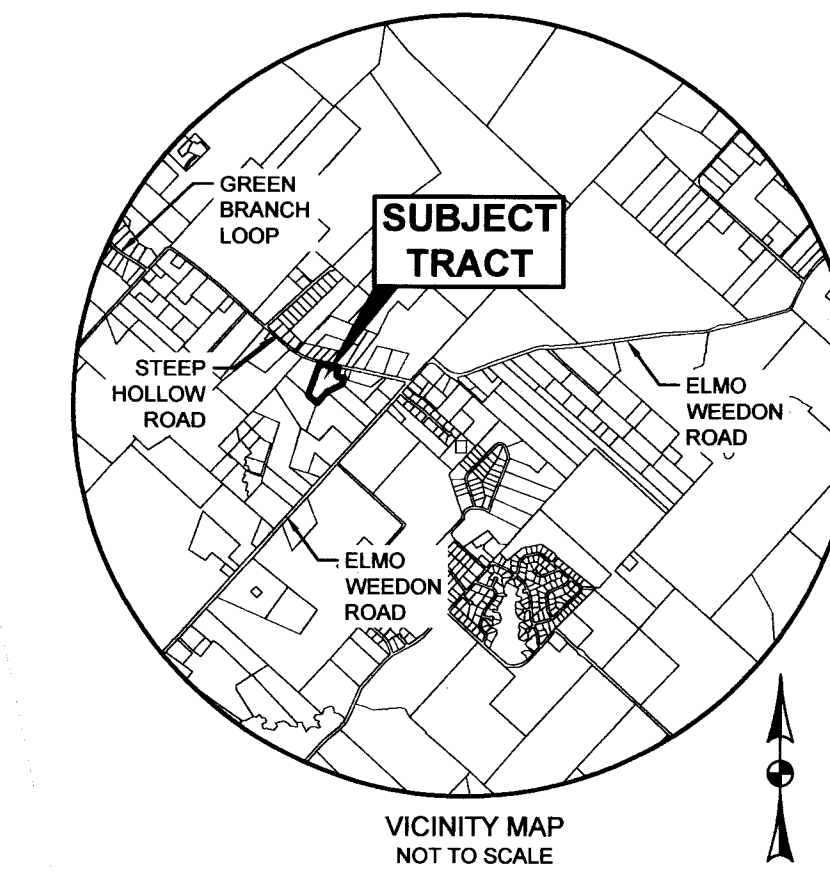
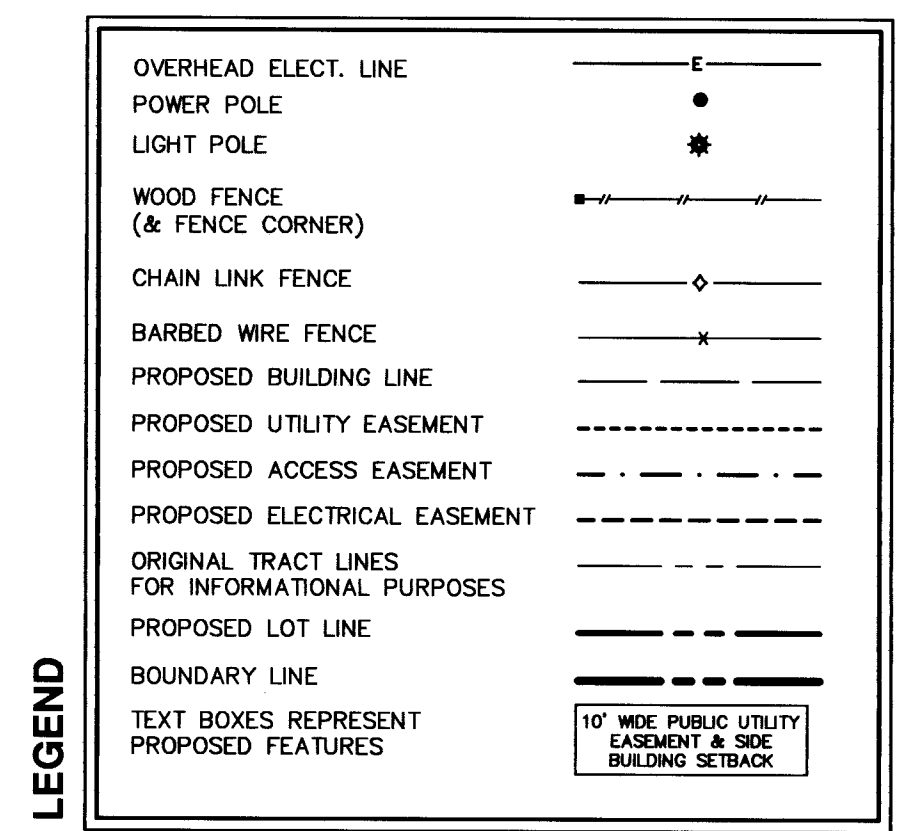
Line	Length	Direction
L18	55.97	N44°54'13"W
L19	47.02	S88°47'44"E
L20	20.02	N01°12'16"E
L21	8.47	S60°47'38"E
L22	40.88	S44°54'13"E
L23	51.88	S89°33'29"E

PROPOSED 5' RIGHT OF WAY DEDICATION 0.05 ACRE

Line	Length	Direction
L38	5.07	N24°00'00"E
L39	473.82	S74°09'01"E
L40	5.07	S15°09'59"W



- NOTES:
- BASIS OF BEARINGS IS THE MONUMENTED SOUTHWEST RIGHT OF WAY LINE STEEP HOLLOW ROAD ACCORDING TO THE RECORDS IN VOL. 7846, PG. 148 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. RECORD BEARING: S 74°09'01"E.
 - CURRENT TITLE APPEARS VESTED IN CHET FRY BY VIRTUE OF DEEDS RECORDED IN VOL. 4508, PG. 80 AND VOL. 7846, PG. 148 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
 - THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FOLLOWING F.E.M.A. FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 481195.
 - NO ON SITE SEWAGE FACILITY (OSSF) AUTHORIZATION TO CONSTRUCT FOR AN INDIVIDUAL LOT WILL BE ISSUED WITHOUT FIRST HAVING A SITE EVALUATION REPORT ON FILE FOR THAT INDIVIDUAL LOT. THE SITE EVALUATION MUST BE DONE BY A STATE LICENSED SITE EVALUATOR.
 - ALL LOTS SERVED BY AN OSSF MUST COMPLY WITH COUNTY AND STATE REGULATIONS. NO OSSF MAY BE INSTALLED ON ANY LOT WITHOUT THE ISSUANCE OF AN "AUTHORIZATION TO CONSTRUCT" ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT UNDER THE PROVISIONS OF THE PRIVATE SEWAGE FACILITY REGULATIONS ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE. NO OSSF DRAIN FIELD IS TO ENCRANCH ON THE 100-FOOT SANITARY ZONE OF PRIVATE WATER WELLS OR 150 FEET OF PUBLIC WATER WELLS. A SANITARY ZONE MUST BE CLEARLY DELINEATED AROUND ALL EXISTING PUBLIC OR PRIVATE WELLS ON THE SUBDIVISION PLAT OR WITHIN 150 FEET OF THE SUBDIVISION BOUNDARY.
 - LOTS 2 & 3 ARE REQUIRED TO SUBMIT TO THE HEALTH DEPARTMENT A LETTER OF APPROVAL OF ENCROACHMENT INTO THE TOWER SITE EASEMENT.
 - WATER SERVICE FOR FRY TWO ADDITION WILL BE PROVIDED BY WICKSON SPECIAL UTILITY DISTRICT.
 - CONTOURS SHOWN HEREON ARE BASED BRAZOS COUNTY ELECTRONIC DATA.
 - THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. A LIMITED DEED RESEARCH WAS CONDUCTED TO DETERMINE APPLICABLE EASEMENTS. THIS SURVEY DOES NOT REPRESENT THAT ALL APPLICABLE EASEMENTS ARE SHOWN HEREON.
 - 20' WIDE ELECTRICAL EASEMENT - CITY OF BRYAN - VOL. 141, PG. 412. HAVING NO DEFINED LOCATION (BLANKET). IT IS RECOMMENDED THAT THE CITY OF BRYAN BE CONTACTED TO DETERMINE THE EXACT LOCATION OF THIS EASEMENT AND ITS APPLICABILITY TO THE SUBJECT TRACT. THIS EASEMENT IS NOT SHOWN HEREON.
 - 30' WIDE PIPELINE EASEMENT - SANTA FE PIPELINE COMPANY - VOL. 287, PG. 399. HAVING NO DEFINED LOCATION (BLANKET). IT IS RECOMMENDED THAT SANTA FE PIPELINE COMPANY BE CONTACTED TO DETERMINE THE EXACT LOCATION OF THIS EASEMENT AND ITS APPLICABILITY TO THE SUBJECT TRACT. THIS EASEMENT IS NOT SHOWN HEREON.
 - PIPELINE EASEMENT - PRODUCERS GAS COMPANY - VOL. 536, PG. 726. HAVING NO DEFINED WIDTH OR LOCATION (BLANKET). IT IS RECOMMENDED THAT PRODUCERS GAS COMPANY BE CONTACTED TO DETERMINE THE EXACT LOCATION OF THIS EASEMENT AND ITS APPLICABILITY TO THE SUBJECT TRACT. THIS EASEMENT IS NOT SHOWN HEREON.
 - 10 FOOT GTE EASEMENT AND 20 FOOT JOINT USE GTE & WICKSON WATER SUPPLY CORP. EASEMENT - GENERAL TELEPHONE COMPANY OF THE SOUTHWEST - VOL. 1043, PG. 584. THESE EASEMENTS HAVE A DEFINED WIDTH AND LOCATION. THESE EASEMENTS ARE NOT APPLICABLE TO THE SUBJECT TRACT AND ARE NOT SHOWN HEREON.
 - 20' ELECTRICAL EASEMENT - CITY OF BRYAN - VOL. 7831, PG. 294. HAVING A DEFINED LOCATION THIS EASEMENT DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.
 - PROPOSED CULVERT: 24" CMP @ 1.6% DISCHARGE: 15.5 cfs (PEAK: 14 cfs)



PRELIMINARY PLAN

OF

LOTS 1-3, BLOCK 1

FRY TWO ADDITION

11.98 ACRES

RICHARDSON PERRY SURVEY, A-44
BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
CHET FRY
10450 STEEP HOLLOW ROAD
BRYAN, TEXAS 77808
(979) 255-1500

SCALE: 1"=60' MARCH, 2017

CEC CIVIL ENGINEERING CONSULTANTS
4101 S. TEXAS AV. STE A
BRYAN, TX 77802 (979)846-6212
TEXAS FIRM REGISTRATION NUMBERS
ENG. F-2214 & SURVEYING 100410-00

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