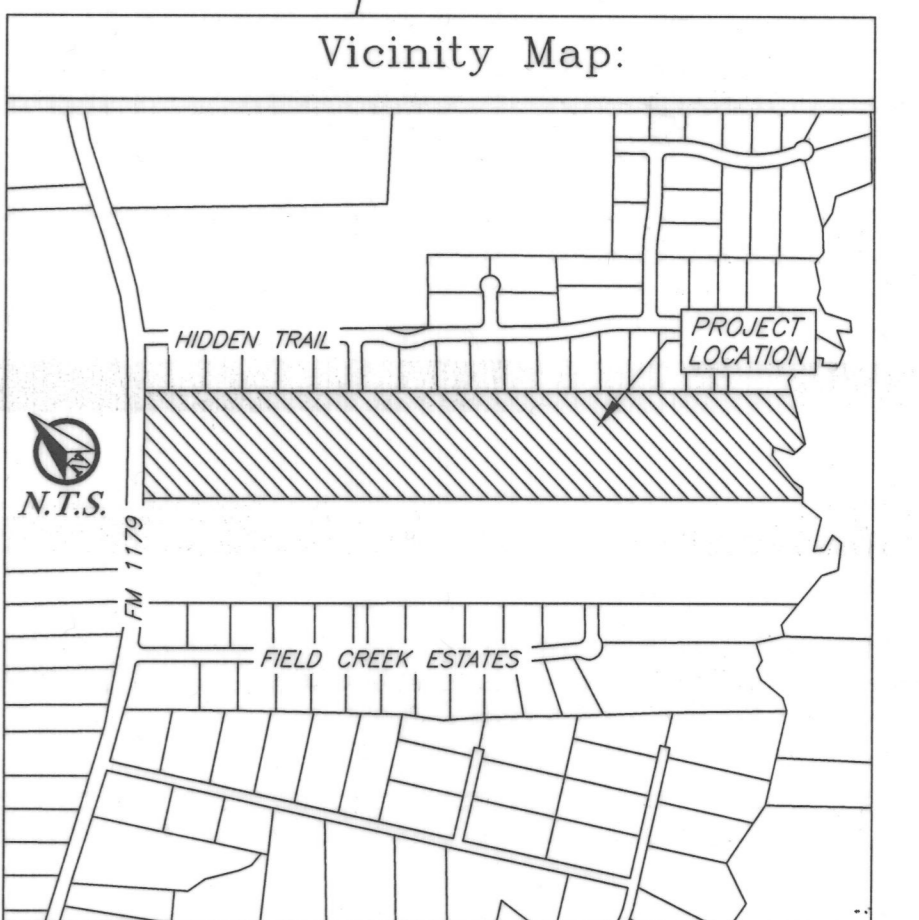
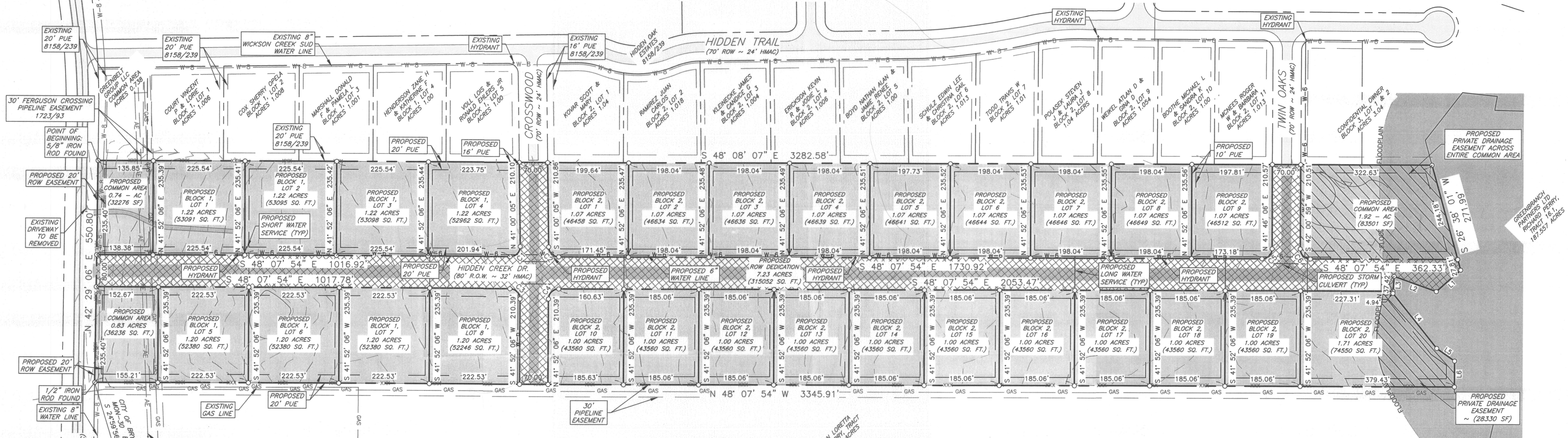


PRELIMINARY PLAN



General Notes:

- Iron rods will be set at all angle points and lot corners, unless stated otherwise.
- This lot is within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0210E, effective May 16, 2012.
- 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 utilities shown hereon are approximate locations.
- Distances shown along curves are chord lengths.
- The topography shown is from City of Bryan GIS data.
- All lots served by an individual on-site sewage facility (OSSF) must comply with all county and state (OSSF) regulations. All OSSF construction must have an Authorization to Construct (ATC) permit issued by the Brazos County Health Department. This permit ensures compliance with the county order adopted by the Commissioners Court of Brazos County, pursuant to the provisions of section 21.084 of the Texas Water code. On-site sewage facilities disposal areas shall not encroach the 100 foot or the 150 foot sanitary zone of a private or public well respectively.
- No on-site sewage facility (OSSF) Authorization to Construct permit 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.
- This subdivision lies within the Wickson Water Supply Corp. service area.
- 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.
- On-site sewage facilities disposal areas shall not encroach the 100 foot or the 150 foot sanitary zone of a private or public well, respectively.
- Wickson Creek SUD will provide water service for the subdivision.
- No structure or land within this plat shall hereafter be located or altered without first obtaining a development permit from the Brazos county floodplain administrator. The minimum lowest finished floor elevation shall be one (1) foot higher than the highest spot elevation that is located within five (5) feet outside the perimeter of the building, or two (2) feet above the base flood elevation ("BFE"), whichever is higher.
- Rural mailboxes shall be set five (5) feet from the edge of pavement or behind curbs, when used. All mailboxes within county arterial right-of-way shall meet the current TxDOT standards. Any mailbox that does not meet this requirement may be removed by Brazos county.
- It is the responsibility of the owner, not the county, to assure compliance with the provisions of all applicable state, federal and local laws and regulations relating to the platting and development of this property. The county assumes no responsibility for the accuracy of representation by the other parties in the plat. Floodplain data, in particular, may change.
- Due to the vague description of the 20' Right-of-Way Easement recorded in Volume 141, Page 605 of the Deed Records of Brazos County, Texas the surveyor is unable to determine its exact location. At the time of survey, this surveyor located an electric distribution line on the subject property, as shown hereon.
- Due to the vague description of the 30' Right-of-Way Easement recorded in Volume 309, Page 741 of the Deed Records of Brazos County, Texas the surveyor is unable to determine its exact location. At the time of survey, this surveyor found no above ground evidence of a water pipeline on the subject property.
- Due to the vague description of the 15' Right-of-Way Easement recorded in Volumes 511, Page 779 of the Deed Records of Brazos County, Texas the surveyor is unable to determine its exact location. At the time of survey, this surveyor found no above ground evidence of a water pipeline on the subject property.
- That Right of Way Agreement executed by and between Julia Sarah Holligan and Producer's Gas Company, dated July 9, 1987, recorded in Volume 1006, Page 838 of the Official Public Records of Brazos County, Texas, does not affect the subject property.
- Subject property is located within the Extraterritorial Jurisdiction (ETJ) for the City of Bryan.
- Planning exception for block length for Hidden Creek Drive was approved by the Bryan Planning and Zoning Commission on _____.
- The Right-of-Way Easement dedicated with this plat shall remain unutilized and unencumbered for any purpose prior to the official establishment of public Right-of-Way in its place.

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	80.25'	N 89° 57' 59" W
L2	110.49'	N 28° 10' 59" W
L3	42.36'	S 45° 45' 01" W
L4	173.69'	S 3° 15' 01" W
L5	53.95'	S 13° 01' 59" E
L6	63.73'	S 41° 57' 01" W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	39.65'	25.00'	90° 52' 01"	N 86° 26' 06" E	35.62'	25.38'
C2	38.89'	25.00'	89° 07' 59"	S 3° 33' 54" E	35.09'	24.62'
C3	39.27'	25.00'	90° 00' 00"	S 3° 07' 54" E	35.36'	25.00'
C4	39.27'	25.00'	90° 00' 00"	N 86° 52' 06" E	35.36'	25.00'
C5	39.27'	25.00'	90° 00' 00"	N 86° 52' 06" E	35.36'	25.00'
C6	39.33'	25.00'	90° 08' 53"	S 3° 03' 27" E	35.40'	25.06'

PRELIMINARY PLAN
(NOT FOR RECORD)

Hidden Oaks
Estates #3

Being Richard Perry,
Tract 12.2 ~41.742 Acres
Brazos County, Texas
May 2020

Owner:
Greenbelt Group LTD
P.O. Box 9894
College Station, TX 77842

Surveyor:
Thomas Land Surveying
14340 Torrey Chase Blvd
Houston, TX 77014
281-440-7730

Engineer:
TL Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951

JAE Project # 20-015
5/24/2020/2020 HiddenOaks#3 - PPR/PL/4/9