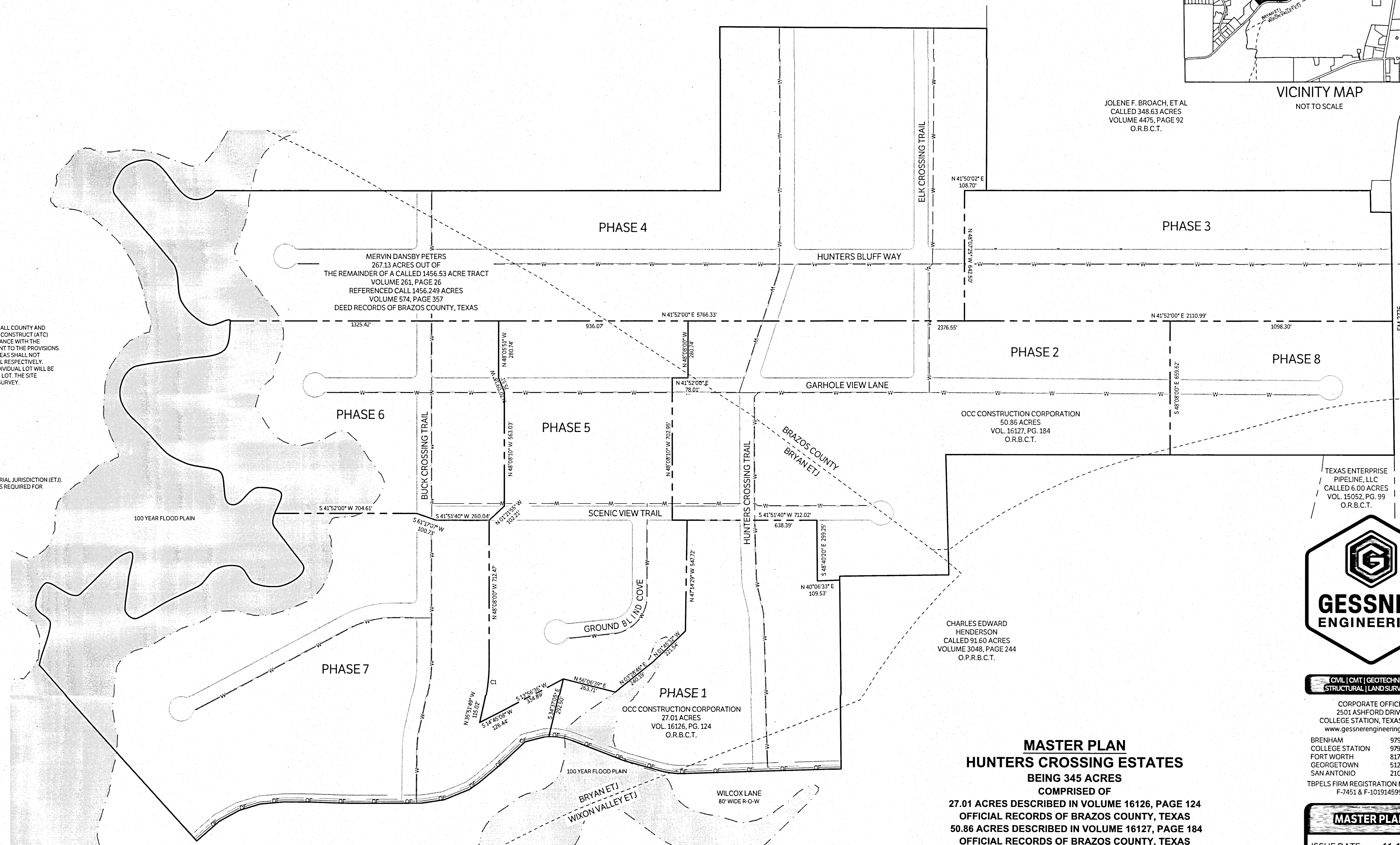


VICINITY MAP
NOT TO SCALE

JOLENE F. BROACH, ET AL
CALLED 348.63 ACRES
VOLUME 4475, PAGE 92
O.R.B.C.T.



BRAZOS COUNTY HEALTH DEPARTMENT NOTES

1. ALL LOT 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 DISTRICT. THIS PERMIT ENSURES COMPLIANCE WITH THE COUNTY ORDER ADOPTED BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.064 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.
2. 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 AND INCLUDE A SOIL SURVEY.
3. THIS SUBDIVISION LIES WITHIN THE WICKSON CREEK SUD SERVICE AREA.

NOTES:

1. A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN THE CITY OF BRYAN'S EXTRATERRITORIAL JURISDICTION (ETJ).
2. ALL LOTS LOCATED WITHIN THE CITY OF BRYAN'S ETJ SHALL MEET THE MINIMUM STANDARDS REQUIRED FOR SUBDIVISIONS IN THE ETJ ACCORDING TO SEC. 110-79.
3. A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN WIXON VALLEY'S ETJ.
4. PROPOSED LAND USE IS SINGLE-FAMILY RESIDENTIAL DEVELOPMENT.

TEXAS ENTERPRISE
PIPELINE, LLC
CALLED 6.00 ACRES
VOL. 15052, PG. 99
O.R.B.C.T.

CHARLES EDWARD
HENDERSON
CALLED 91.60 ACRES
VOLUME 3048, PAGE 244
O.P.R.B.C.T.



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GEORGETOWN 512.930.5832
SAN ANTONIO 210.305.4792

TBPELS FIRM REGISTRATION NUMBERS:
F-7451 & F-101914599

MASTER PLAN
HUNTERS CROSSING ESTATES
BEING 345 ACRES
COMPRISED OF
27.01 ACRES DESCRIBED IN VOLUME 16126, PAGE 124
OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
50.86 ACRES DESCRIBED IN VOLUME 16127, PAGE 184
OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
& 267.13 ACRES OUT OF THE REMAINDER OF A 1,456.53 ACRE TRACT
RECORDED IN VOLUME 261, PAGE 18
REFERENCED CALL 1,456.249 ACRES
VOLUME 574, PAGE 357
DEED RECORDS OF BRAZOS COUNTY, TEXAS

MASTER PLAN

ISSUE DATE: 11-18-2020
DRAWN BY: MN
CHECKED BY: DD
PROJECT #: 18-0278

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	175.61'	820.04'	12°16'11"	N 41°59'55" W	175.28'