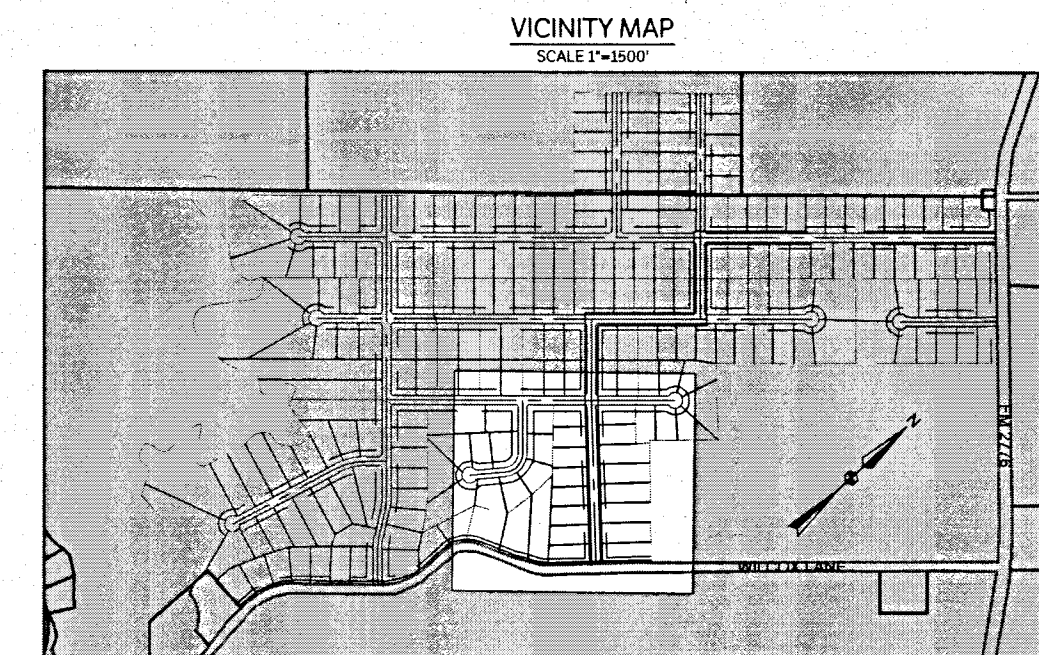


NOTES:

1. PROPERTY APPEARS TO BE VESTED IN OCC CONSTRUCTION CORPORATION BY VIRTUE OF A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 16126, PAGE 124, OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.
2. BASIS OF BEARINGS ARE GRID NORTH AND REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83 DATUM, AS OBTAINED BY GPS OBSERVATIONS AND REFERENCED TO THE LEICA SMARTNET NETWORK OF NORTH AMERICA. DISTANCES ARE SURFACE AND GRID DISTANCES CAN BE OBTAINED BY USING THE FOLLOWING COMBINED SCALE FACTOR 0.99987723 (GEOID12B).
3. THIS PROPERTY FALLS WITHIN ZONE A AND HAS A GREATER THAN A 1% ANNUAL CHANCE OF FLOOD HAZARD ACCORDING TO THE FEMA FIRM MAP FOR BRAZOS COUNTY, CITY OF BRYAN, TEXAS, COMMUNITY MAP NO. 48135, PANEL NO. 0125E, MAP NO. 48041C0125E, REVISED EFFECTIVE DATE OF MAY 16, 2012.
4. HUNTER'S CROSSING ESTATES PHASE ONE IS LOCATED IN THE CITY OF BRYAN EXTRA TERRITORIAL JURISDICTION AND WIXON VALLEY EXTRA TERRITORIAL JURISDICTION AND THE FOLLOWING SETBACK LINES ADOPTED BY THE OWNER APPLY TO ALL LOTS WITHIN THIS SUBDIVISION.

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 21.084 OF THE TEXAS WATER CODE. ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENCRUCH 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 WIXON CREEK SUB SERVICE AREA.
4. LOTS ARE SUBJECT TO A 50' SETBACK FROM A PERENNIAL STREAM CENTERLINE AS IDENTIFIED ON KURTEN USGS QUAD MAP.
5. WHERE LOT SIZE IS LESS THAN ONE-ACRE REQUIRED FOR OSSF PURPOSES ALTERNATIVE SEPTIC SOLUTIONS MAY BE REQUIRED. SPRAY FIELDS WILL BE ALLOWED WITHIN THE DRAINAGE EASEMENT.



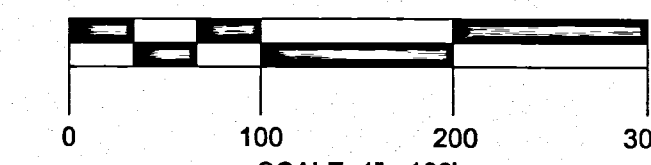
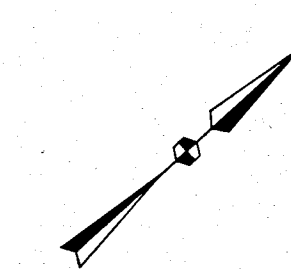
BOUNDARY CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	121.00	400.00	17.7854°	S 45° 46' 06" W	120.50
C2	118.87	300.00	22.4208°	S 51° 32' 20" W	118.09

RIGHT-OF-WAY & LOT CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C3	39.77	200.00	11.7500°	S 55° 30' 57" E	39.21
C4	39.77	200.00	11.7500°	S 55° 30' 57" E	39.21
C5	39.77	25.00	90° 00' 00"	N 85° 08' 33" E	36.36
C6	33.03	269.76	11.1542°	S 55° 30' 52" E	32.94
C7	26.83	130.00	11.1800°	S 55° 30' 57" E	26.49
C8	39.77	25.00	90° 00' 00"	S 04° 53' 27" E	36.36
C9	19.30	200.00	5.8744°	S 59° 39' 19" E	19.29
C10	19.37	200.00	5.8316°	N 58° 19' 49" W	19.40
C11	19.54	200.00	5.8551°	N 58° 20' 31" W	19.53
C12	19.73	200.00	5.9080°	S 57° 43' 01" E	19.77
C13	33.60	269.76	7.0833°	S 55° 27' 12" E	33.56
C14	19.43	269.04	4.0815°	N 59° 04' 46" W	19.42
C15	23.88	121.99	11.1500°	S 45° 46' 06" W	23.88
C16	1.66	130.00	0.4346°	S 50° 15' 20" E	1.65
C17	30.97	400.00	4.2609°	S 47° 19' 14" W	30.96
C18	90.03	400.00	12.9344°	N 50° 59' 11" E	89.84

PRELIMINARY PLAN FOR REVIEW PURPOSES ONLY



- BENCHMARK 1: CONCRETE MONUMENT ON THE NORTH SIDE OF FM 2776 APPROX. 310' TO THE WEST OF WILCOX LN. ELEVATION = 336.140
- BENCHMARK 2: CONCRETE MONUMENT ON THE NORTH SIDE OF FM 2776 APPROX. 180' TO THE EAST OF WILCOX LN. ELEVATION = 342.040

—	ADJACENT PROPERTY LINE
—	EXISTING PAVEMENT EDGE
W	EXISTING WATER LINE
ST	EXISTING STORM SEWER
G	EXISTING GAS LINE
OE	EXISTING OVERHEAD ELECTRIC
⊗	EXISTING WATER VALVE
⊗	EXISTING FIRE HYDRANT
340	EXISTING CONTOURS
12W	PROPOSED WATER LINE
UE	PROPOSED UNDERGROUND ELECTRIC
---	PROPOSED PHASE BOUNDARY
---	PROPOSED LOT BOUNDARY
---	PROPOSED ROAD CENTERLINE
---	PROPOSED EASEMENT
---	PROPOSED BUILDING SETBACK

PRELIMINARY PLAN OF HUNTERS CROSSING ESTATES PHASE 1 - 19 LOTS
 BEING ALL OF 27.01 ACRES
 RECORDED IN VOLUME 16126, PAGE 124
 OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
 G. H. COLEMAN SURVEY, ABSTRACT NO. 10
 & FRANCIS HENDERSON SURVEY, ABSTRACT NO. 20

OWNER:
 OCC CONSTRUCTION CORPORATION
 4060 STATE HWY 6 SOUTH
 COLLEGE STATION, TX 77845

SURVEYOR:
 DANIEL B. DAVIS
 GESSNER ENGINEERING
 2501 ASHFORD DRIVE
 COLLEGE STATION, TX 77840

DATE OF SURVEY: OCTOBER 2018



CIVIL, ENVIRONMENTAL, GEOTECHNICAL, STRUCTURAL, LAND SURVEYING

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 FORT WORTH 817.405.0774
 GEORGETOWN 512.930.5832
 SAN ANTONIO 210.305.4792
 TBPELS FIRM REGISTRATION NUMBERS:
 F-7451 & F-101914599

PRELIMINARY PLAN

ISSUE DATE:	11-03-2020
DRAWN BY:	MJK
CHECKED BY:	DD
PROJECT #:	18-0278

