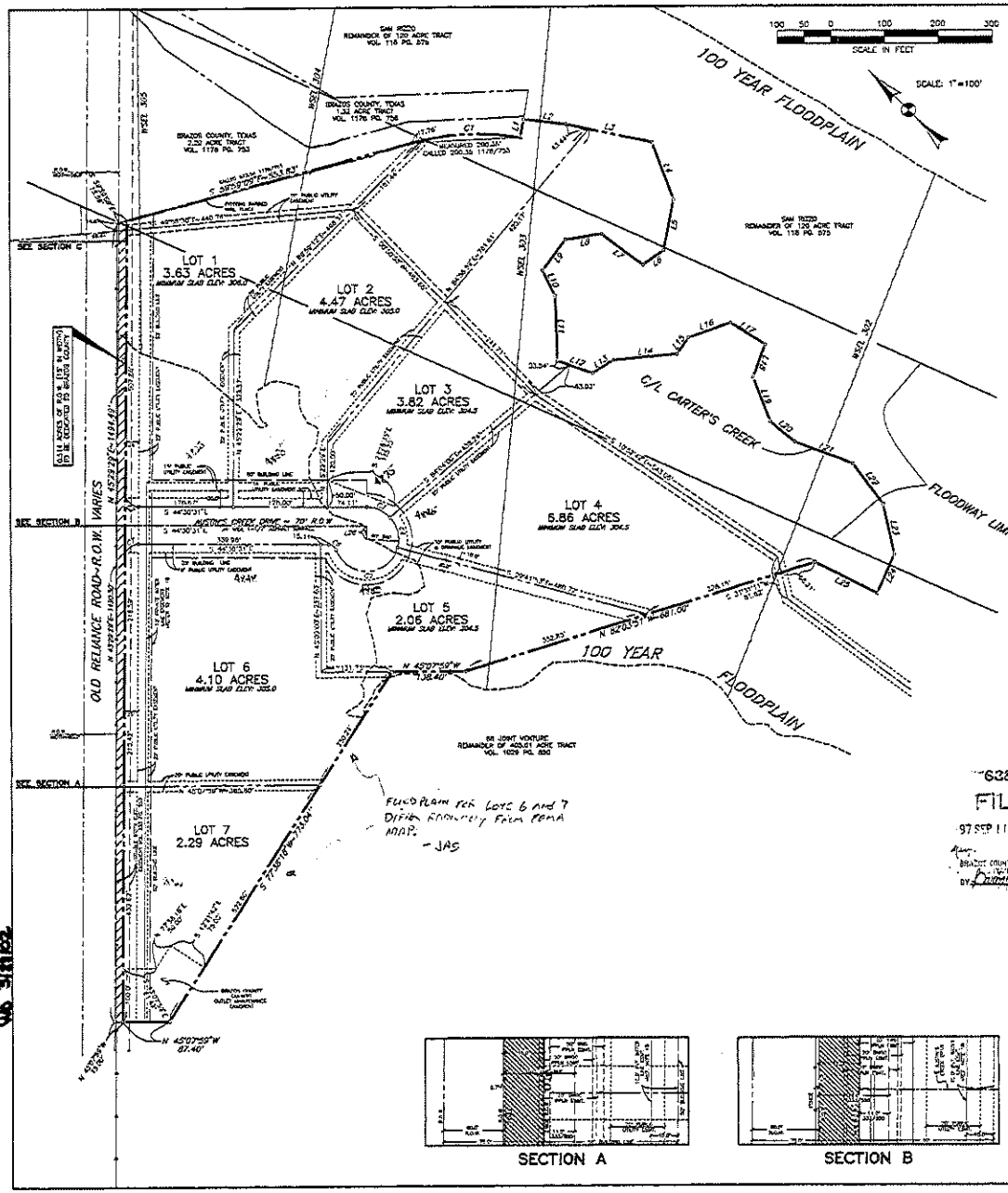

NOTES:

1.) BASIS OF BEARINGS IS THE MONUMENTED SOUTHWEST LINE BEGINNING AT THE MOST WESTERLY CORNER OF PECAN RIDGE, AS SHOWN ON THE VACATING AND RESUBDIVISION PLAT FOR PECAN RIDGE, PHASE 1, VOLUME 467, PAGE 291 WITH A RECORD BEARING OF N 64°45'19" W

2.) A PORTION OF THIS TRACT LIES WITHIN THE OFFICIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP FROM BRAZOS COUNTY, TEXAS (COMMUNITY NO. 480080) PANEL NO. 0130E, EFFECTIVE DATE JULY 2, 1992. THE 100 YEAR FLOODPLAIN SHOWN WAS DELINEATED USING THE INTERPOLATION OF THE PUBLISHED WATER SURFACE ELEVATION WITH THE TOPOGRAPHY.

3.) THE TOPOGRAPHY USED TO PLOT/SCH THE 100 YEAR FLOODPLAIN IS BASED ON A FIELD SURVEY CONDUCTED IN JULY 1996 USING T.C.M.A. BENCHMARK, NAIL DA, ELEVATION 303.18, AS PUBLISHED IN THE FLOOD INSURANCE STUDY, BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, JULY 2, 1992.

4.) ALL LOTS SHALL HAVE A SIDELINE SETBACK AND A REAR SETBACK OF 10' WHICH SHALL BE INDICATED BY DCED.

5.) 1/2" IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.

6.) NO UTILITY EASEMENT WAS FOUND FOR THE 21" SANITARY SEWER LYING NORTH OF THE EASEMENT FOUND IN VOLUME 310, PAGE 294.

7.) SUBJECT TRACT LIES WITHIN THE EXTRA TERRITORIAL JURISDICTION OF BRYAN.

8.) TOTAL SUBDIVISION ACREAGE IS 28.14 ACRES INCLUDING 7 LOTS.

9.) PROPOSED LAND USE FOR THIS SUBDIVISION IS SINGLE FAMILY RESIDENTIAL.

10.) LOTS 1-4 WILL HAVE THE OPTION OF SANITARY SEWER SERVICE VIA THE EXISTING 21" SANITARY SEWER LINE IN THE REAR OF THE LOTS. LOTS 5-7 WILL REQUIRE PRIVATE SEWAGE SYSTEMS. NO PRIVATE SEWAGE FACILITY MAY BE INSTALLED ON ANY LOT WITHOUT THE PRIOR ISSUANCE OF A LICENSE BY THE BRAZOS COUNTY HEALTH UNIT UNDER THE PROVISIONS OF THE PRIVATE SEWAGE FACILITY REGULATIONS ADOPTED BY THE COMMISSIONERS' COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.064 OF THE TEXAS WATER CODE. PRIVATE SEWAGE SYSTEMS INSTALLED WITHIN THE FLOODPLAIN MUST BE OF THE AEROBIC SPRAY SYSTEM TYPE (OR OTHER COUNTY HEALTH DEPARTMENT APPROVED ALTERNATE SYSTEM) WHICH CAN DEMONSTRATE THE FOLLOWING: NO DAMAGE DUE TO INUNDATION OF FLOOD WATERS, NO CONTAMINATION OF SURROUNDINGS DUE TO INUNDATION, NO PERSONAL TANK FLOATATION, NO PRIVATE SEWAGE FACILITY MAY BE INSTALLED WITHIN THE FLOODWAY OF CARTER'S CREEK. OWNERS OF LOTS 1-5 MUST HAVE A LIFETIME MAINTENANCE CONTRACT FOR SEWAGE SYSTEM ON FILE WITH RESPECTIVE PROPERTY DEED AT THE BRAZOS COUNTY COURTHOUSE.

11.) ABBREVIATIONS: BWDC REPRESENTS THE BRYAN WOODSIDE OPERATING COMPANY
(SAID REPRESENTS SOUTHWESTERN GAS PIPELINE COMPANY

12.) 30' PIPELINE EASEMENTS AS SHOWN FOR SOUTHWESTERN GAS PIPELINE CO. & BRYAN WOODSIDE OPERATING CO. ARE TO BE BLOCKED BY SEPARATE INSTRUMENT.

13.) WATER SERVICE IS TO BE PROVIDED TO THE PROPOSED 8" LINE VIA A PRIVATE 7" LINE LAID ACROSS ADJACENT PROPERTY ALSO OWNED BY 68 JOINT VENTURE. FIRE SERVICE IS TO BE PROVIDED THROUGH THE VOLUNTEER FIRE DEPARTMENT SERVING THIS AREA.

14.) STORM WATER WILL BE DIRECTED AWAY FROM THE INTERSECTION OF AUSTIN'S CREEK DRIVE AND OLD RELIANCE ROAD UTILIZING OVERLAND FLOW TO THE WEST AND THE EXISTING DISCHARGE DITCH TO THE EAST.

15.) VARIANCES HAVE BEEN GRANTED FOR THE FOLLOWING ITEMS:
A) WAIVING THE REQUIREMENT OF A PUBLIC SIDEWALK ALONG OLD RELIANCE ROAD.
B) ALLOWANCE OF A CUL-DE-SAC DRIVE TO BE CONSTRUCTED TO A PAVED RURAL SECTION WITH PAVEMENT WIDTH AS INDICATED.
C) PAVEMENT DETERIORATION.
D) CURB & GUTTER REQUIREMENT.
PER THE BRYAN PLANNING & ZONING COMMISSION REGULAR MEETING THURSDAY, APRIL 17, 1997.

16.) FLOODWAY INFORMATION WAS OBTAINED FROM DATA INPUT/OUTPUT FOR THE CURRENT FLOOD INSURANCE STUDY FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, EFFECTIVE DATE: JULY 2, 1992, ADOPTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE FLOODWAY SHOWN IS POSITIONED USING A LINEAR INTERPOLATION OF THE FLOODWAY WIDTHS AT TWO GIVEN CROSS SECTIONS ADJACENT TO THE SUBDIVISION (SECTION 18,511 & 19,000). KLING ENGINEERING & SURVEYING HAS NOT PREPARED A DETAILED HYDRAULIC ANALYSIS OF CARTER'S CREEK FOR THIS PLAT. THE USER OF THIS INFORMATION IS ADVISED TO SECURE APPROPRIATE ENCROACHMENT DATA TO SUPPLEMENT THE FLOODWAY INFORMATION SHOWN ON THIS PLAT AND ON THE F.I.R.M. THE ADMINISTRATOR OF THE F.E.M.A. FLOOD INSURANCE PROGRAM HAS THE FINAL AUTHORITY FOR THE POSITION OF THE FLOODWAY.

17.) PROJECT BENCHMARK IS A SQUARE IN THE SOUTH SIDE OF THE DRAINAGE STRUCTURE HIGHWALL AT THE OLD RELIANCE ROAD, CARTER CREEK INTERSECTIONS ELEVATION 304.70.

18.) THE 10' PRIVATE WATERLINE EASEMENT LOCATED ALONG OLD RELIANCE ROAD IS DESIGNATED FOR A PRIVATE 7" WATERLINE WHICH WILL SUPPLY THE SUBDIVISION WATER UNITS. SUCH TIME THAT THE CITY OF BRYAN EXTENDS A MUNICIPAL WATER MAIN DOWN OLD RELIANCE ROAD. AT SUCH TIME, THE 7" WATERLINE WILL BE ABANDONED AND THE 10' PRIVATE WATERLINE EASEMENT SHALL BECOME NULL AND VOID.

CURVE & LINE DATA

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
1	25°09'21"	460.00	201.97	200.35	102.54	N 12°42'38" W
2	90°00'00"	20.00	31.42	28.28	20.00	N 00°39'19" W
3	45°47'39"	20.00	15.99	15.56	8.43	N 21°08'29" E
4	34°03'08"	60.00	35.67	35.14	18.39	N 21°03'27" E
5	11°43'39"	60.00	12.28	12.26	6.15	N 49°52'07" E
6	70°11'44"	15.00	18.46	17.32	10.61	N 89°18'39" E
7	90°00'00"	25.00	39.27	35.36	25.00	N 00°20'41" W

LINE	BEARING	DISTANCE
L1	N 45°27'27" E	34.86
L2	N 37°31'41" E	74.10
L3	N 12°51'48" E	194.10
L4	N 24°39'27" W	114.98
L5	N 14°03'09" W	96.59
L6	N 57°03'32" W	97.60
L7	N 80°03'32" W	91.60
L8	S 89°56'28" W	91.60
L9	S 63°03'32" W	68.10
L10	S 45°03'32" W	91.60
L11	S 26°03'32" W	91.60
L12	S 45°03'32" W	43.56
L13	S 07°56'41" E	118.90
L14	N 82°03'11" E	58.91
L15	N 74°41'10" E	93.07
L16	N 58°07'07" E	76.19
L17	N 45°03'32" E	63.45
L18	N 29°03'32" E	87.60
L19	N 45°03'32" E	58.31
L20	N 61°03'32" E	114.54
L21	N 77°03'32" E	84.43
L22	S 89°34'37" E	99.31
L23	S 72°34'37" E	79.41
L24	N 14°11'07" E	19.41
L25	N 34°29'07" E	25.00

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BRAZOS COUNTY, TEXAS
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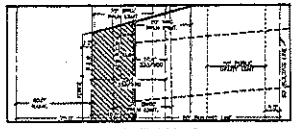
SECTION A

SECTION B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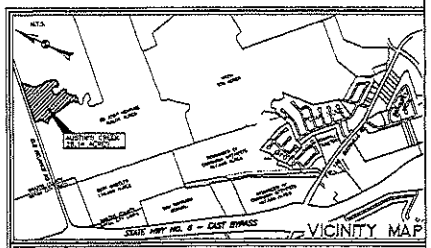

FINAL PLAT

AUSTIN'S CREEK

28.14 ACRES

JOHN AUSTIN SURVEY, A-2
BRAZOS COUNTY, TEXAS
OWNED AND DEVELOPED BY:

68 JOINT VENTURE
VOLUME 1029, PAGE 830
MARK CARNABBA - MANAGING PARTNER
4150 HWY 21 EAST
BRYAN, TEXAS 77802
(409) 779-6650

SCALE: 1"=100' FEBRUARY, 1997

PREPARED BY:
KLING ENGINEERING & SURVEYING
4103 TEXAS AV. + P.O. BOX 4234 + BRYAN,TEXAS + PH.409/846-6212

SHEET 1 OF 2

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