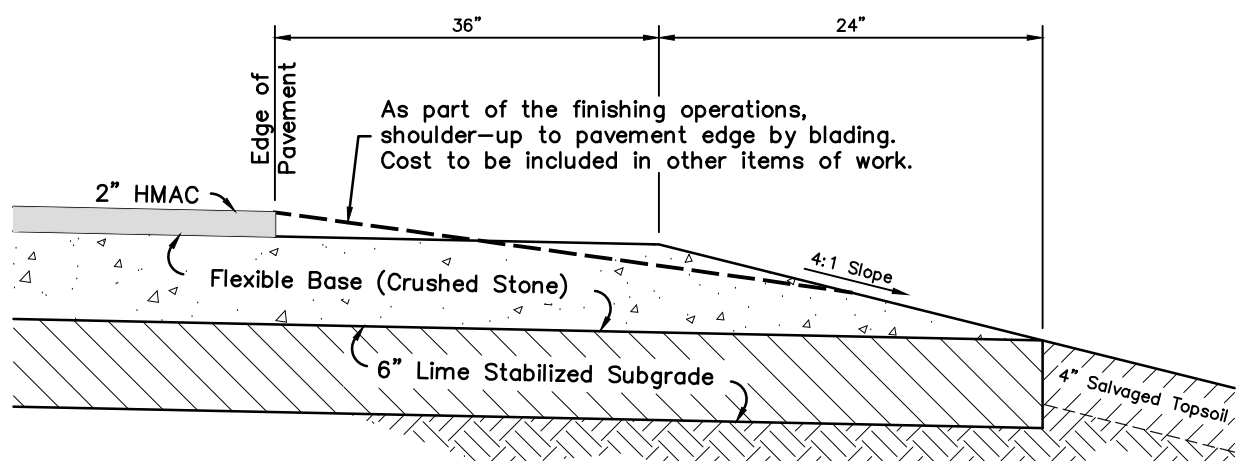
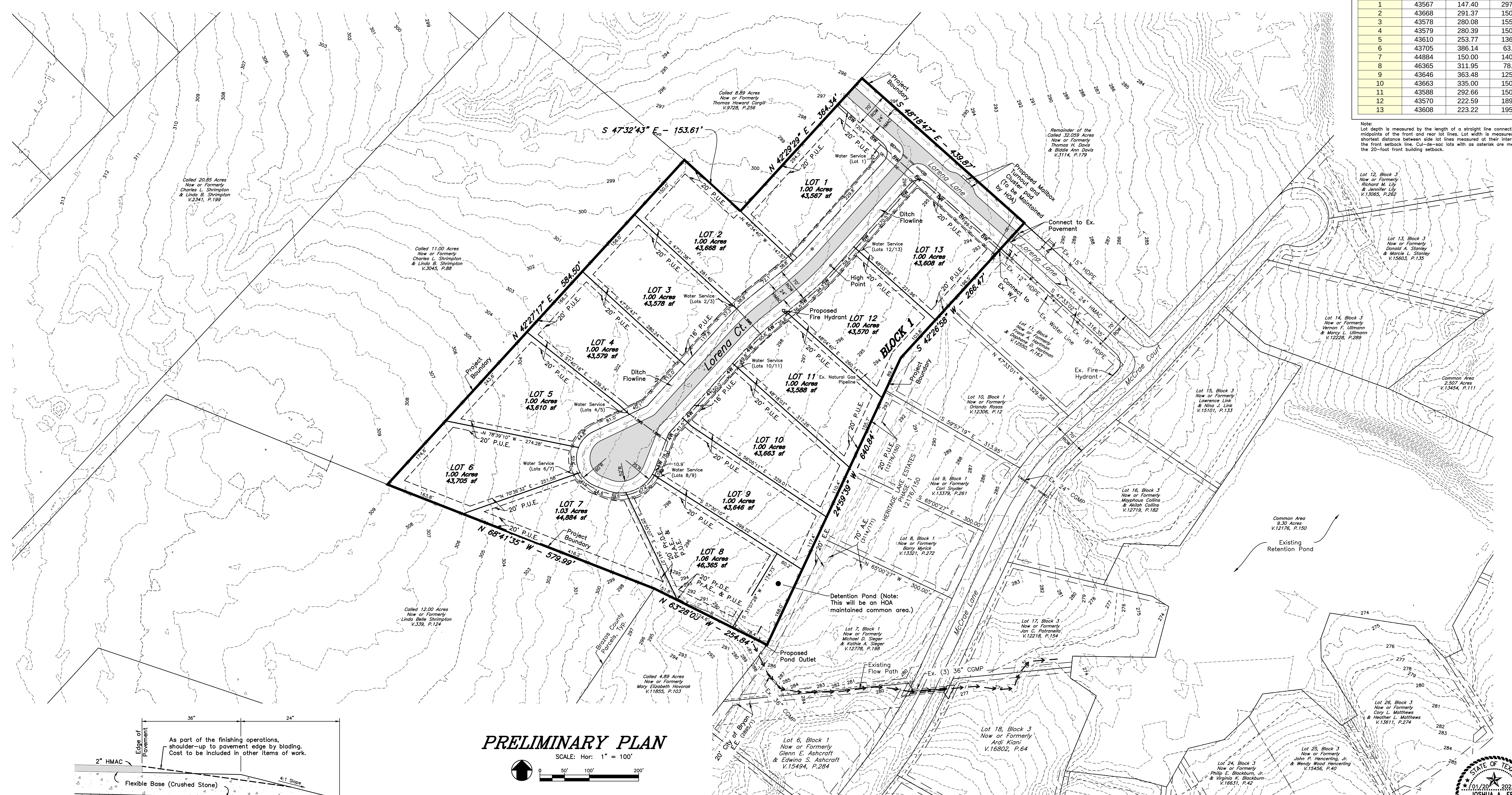
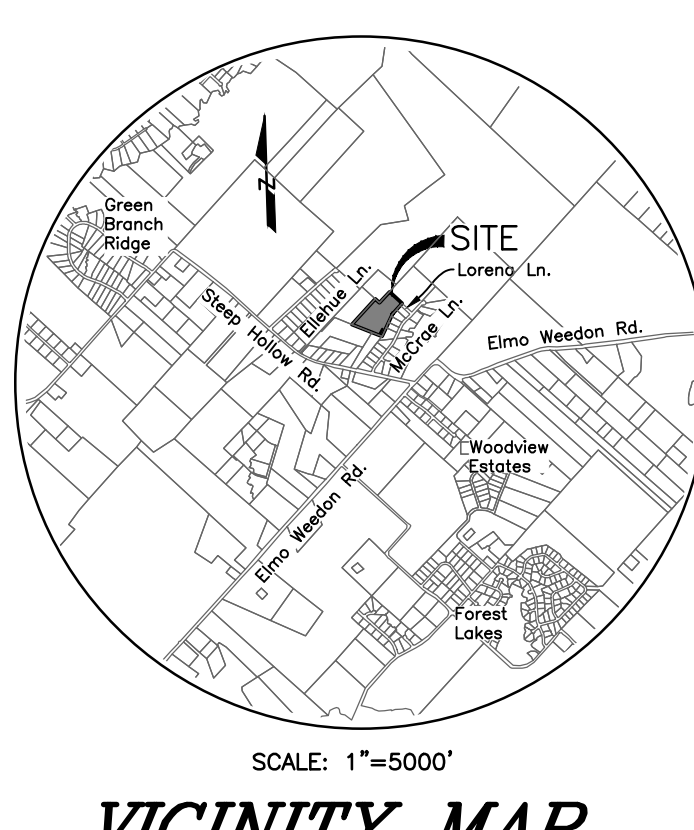
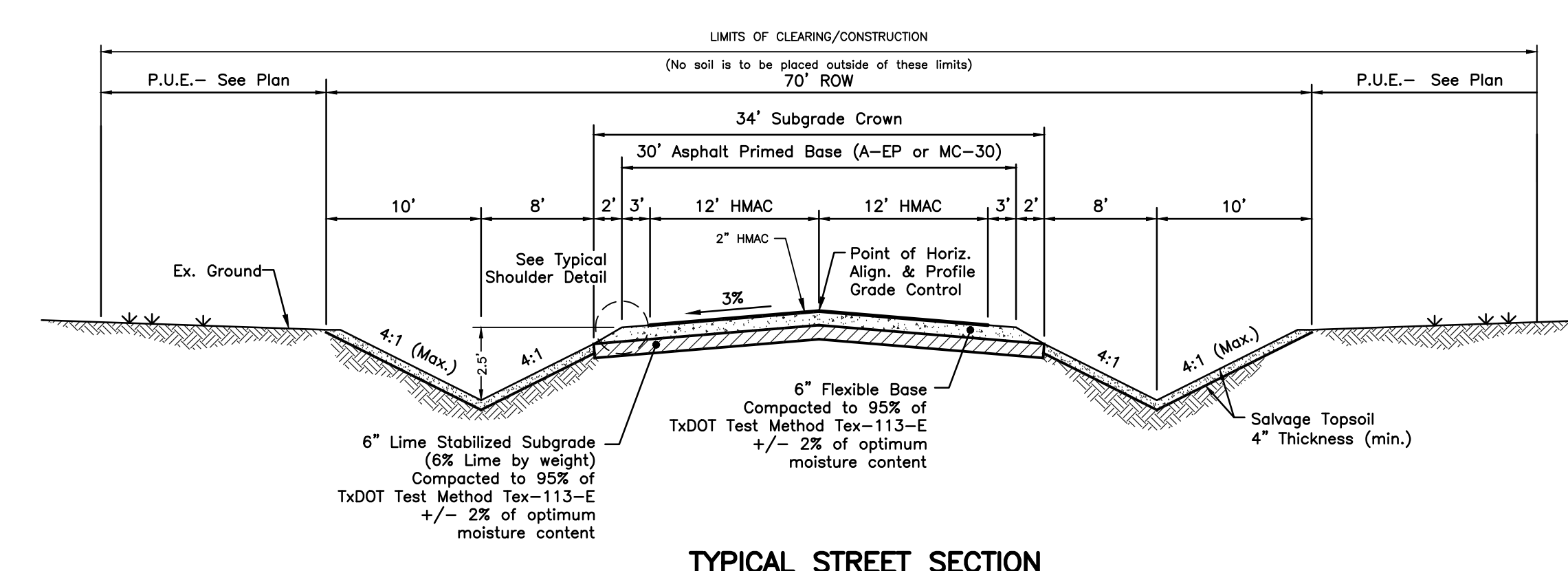


Lot	Area (SF)	Depth (F)	Width (F)
1	43567	147.40	297.64
2	43668	291.37	150.00
3	43578	280.08	155.14
4	43579	280.39	150.00
5	43610	253.77	136.44
6	43705	386.14	63.33
7	44884	150.00	140.59
8	46365	311.95	78.47
9	43646	363.48	125.76
10	43663	335.00	150.26
11	43588	292.66	150.57
12	43570	222.59	189.79
13	43608	223.22	195.04

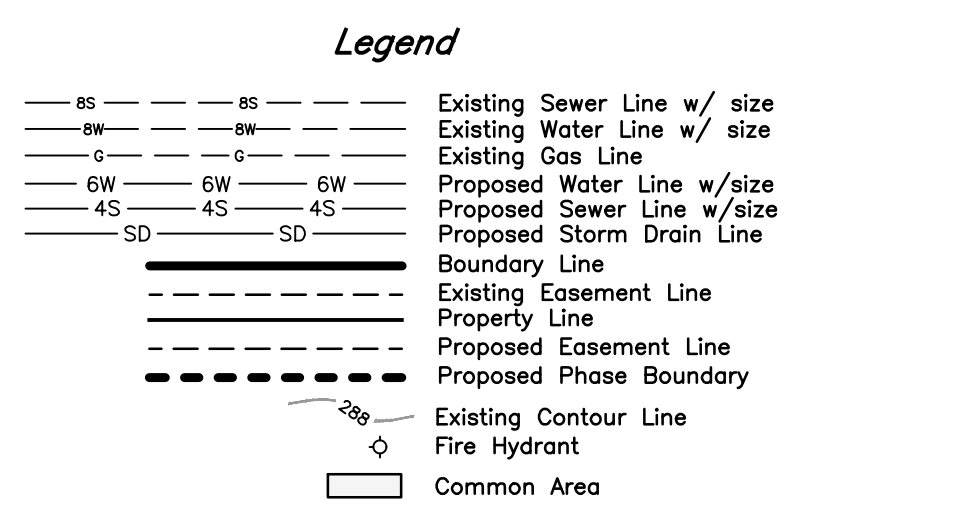
Note:
Lot depth is measured by the length of a straight line connecting the midpoints of the front and rear lot lines. Lot width is measured as the shortest distance between side lot lines measured at their intersection with the front setback line. Call-dense lots with an asterisk are measured at the 20-foot front building setback.



PRELIMINARY PLAN
SCALE: Hor: 1" = 100'
A north arrow and a graphic scale bar are also present.



- GENERAL NOTES:**
- Proposed Land Use: Single Family Residential (13 Lots)
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and incorporated Areas, Map Number 48041C0250E effective 5/16/2012, no portion of this property is located in a 100-year flood hazard area.
 - Existing ground contours are based on LIDAR data and a ground survey of the site.
 - Abbreviations:
A.E. - Access Easement
E.E. - Electrical Easement
P.U.E. - Public Utility Easement
P.D.E. - Public Drainage Easement
Pr.D.E. - Private Drainage Easement
R.O.W. - Right of Way
 - Common Areas shall be owned & maintained by Homeowner's Association.
 - Existing structures to be removed or relocated upon construction.
 - The property is located within the City of Bryan ETJ and as such, no zoning district has been assigned.
 - All setbacks shall meet the ETJ standards as listed in Subdivision Ordinance Section 110-79(S).



- NOTES:**
- 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 and include a soil survey.
 - This subdivision lies within the Wickson Creek SUD service area.
 - No structure or land within this plat shall hereafter be located or altered without first obtaining a development permit from the Brazos County Flood Plain 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.
 - Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.
 - The proposed detention pond will be maintained by the Home Owner's Association.

NOTE:
The following Lots received an exception from the Planning and Zoning Commission:
Lots: 5, 6, 7, 8, 9
Date of Approval: 01/20/2022
Case Number: Planning Exception PE22-02

PRELIMINARY PLAN

Heritage Lake Meadows
15.75 ACRES

Being a 15.75 acre tract of land out of the Richardson Perry League, Abstract No. 44, Brazos County, Texas and being out of and a part of that certain called 32.059 acre tract of land to Thomas H. Davis and Biddie Ann Davis. Volume 3114, Page 179

Block 1: Lots 1-13
BRAZOS COUNTY, TEXAS
November 2021
SCALE: 1" = 100'

Owner:
JAXSIR Group, LLC
547 William D. Fitch, Suite 111
College Station, TX 77845
(979) 500-3124
Contact: Jason Dent
jdent@jaxsir.com

Project Engineer & Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838
Contact: Josh Fry, P.E.
josh@mcclurebrowne.com

Drawn By: JE, JLR
Date: 01/20/22

STATE OF TEXAS
01/20/2022
JOSHUA A. FRY
140436
LICENSED PROFESSIONAL ENGINEER