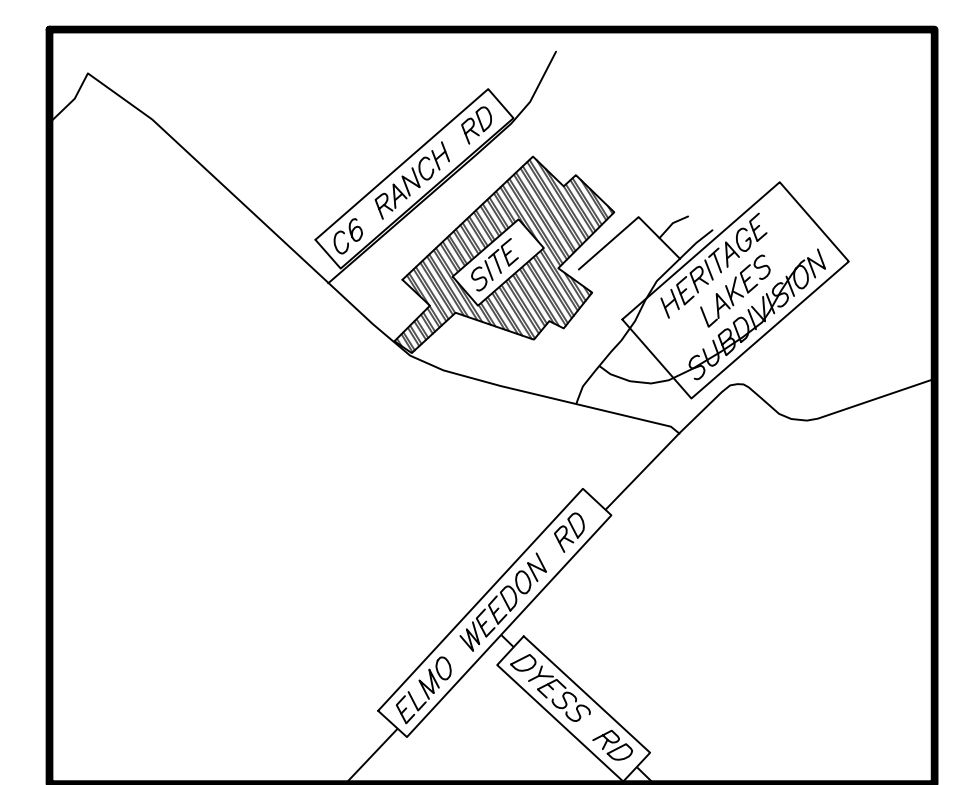


PHASE	LOT	WIDTH	DEPTH	GRADING TYPE
1	1	101.9	301.9	A
1	2	72.6	301.2	A
1	3	105.9	250.3	A
1	4	117.4	230.47	A
1	5	94.4	308	A
1	6	146.4	305.5	A
1	7	109.56	417.23	A
1	8	109.7	412.2	A
1	9	120.2	396.6	A
1	10	202.6	261.3	C
1	11	155.9	241.8	C
1	12	129.1	368.6	A
1	13	125.9	343	A
1	14	123.3	319.7	A
1	15	170	294	A
1	16	174.4	240.8	A
2	1	132.5	355.6	A
2	2	137.7	318.6	A
2	3	139.56	314.9	A
2	4	139.1	313.1	A
2	5	140.3	311.4	A
2	6	144.6	309.5	A
2	7	150.5	307.5	A
2	8	177.7	265.7	C
2	9	242	191.9	A
2	10	93.5	294.13	A
2	11	115.7	273.4	C
2	12	163.8	253.5	C
2	13	131.5	241.9	C
2	14	115.6	204.1	C
2	15	189.9	243.9	C



VICINITY MAP
1"=200'

- LEGEND
- - - - - PUE/DRAINAGE EASEMENT
 - - - - - PHASE BOUNDARY
 - - - - - PROPERTY LINES

- General Notes:
- Potable water supply to be provided by agreement with Wickson Creek SUD.
 - Electrical supply to be provided by agreement with Bryan Texas Utilities.
 - According to the Flood Insurance Rate Map 48041C0210E (Effect. 5/16/2012) and Flood Insurance Rate Map 48041C02250E (Effect. 5/16/2012), No portion of this site is located within a 100-year Zone A flood hazard area.
 - Amenities, entry monuments, landscaping and common areas to be maintained by home owners association.
 - Minimum setbacks are as follows:
 - 5.1. Front: 50 feet
 - 5.2. Rear: 20 feet
 - 5.3. Side: 20 feet
 - 5.4. Side/Street: 25 feet
 - The Meets and Bounds Description provided by TICE Engineering and Surveying, Plat Date June 10th, 2024 referencing Texas State Plane Central Zone (4203) with NAD 83 DATUM
 - All posted roadway speeds for subdivision to be 30 MPH
 - All Right of Ways in this Subdivision are to be 70 feet wide per Brazos County requirements with an additional 16 foot dedicated public utility easement on both adjacent sides with the exception of Charlinda Ln and that section of Ellehue Ln fronting the reserve property which will have a 20 foot dedicated public utility easement on West side of Right of Way only. All lots to have a 10 foot public utility/drainage easement on side and back lot lines.
 - Current location of site is inside the ETJ of City of Bryan

- Detention/Retention facilities to be constructed with phase 1 and connected by temporary drainage swales
- Any utility easements shown may include a drainage easements if needed.
- Individual lots to be serviced by OSSF shall comply with Brazos County and State of Texas requirements and shall be per permitted by Brazos County Health Department. All lots to have a site evaluation report and soils report completed by a state licensed sanitarian filed with the permitting authority. Minimum encroachment for on-site sanitary sewer disposal shall comply with Chapter 285 Texas Administrative Code and Brazos County requirements. No septic systems shall be installed within 50 feet of proposed detention areas
- 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.
- 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 the 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. For Single-Family Residential Developments, Multi-Unit Residential Developments or Manufactured Home Communities, Neighbor Delivery and Collection Box Units ("NDCBUS"), or community mailboxes, shall be required. If

- possible, these mailbox units should be installed on low volume intersecting roadways or on private property. Locations for the NDCBUS shall be shown on the construction Plans.
- In approving this plat by the Commissioner's Court of Brazos County, Texas, it is understood that the building of all roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owner(s) of the tract of land covered by this plat in accordance with the plans and specifications prescribed by the Commissioner's Court of Brazos County, Texas. Said Commissioner's Court assumes no obligation to build any of the roads, or other public thoroughfares shown on this plat, or of constructing any of the bridges or drainage improvements in connection therewith. The County will assume no responsibility for drainage ways or easements in the subdivision, other than those draining or protecting the road system.
- 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 representations by the other parties in this plat. Floodplain data, in particular, may change. It is further understood that the owners of the tract of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the roads in the subdivision have finally been accepted for maintenance by the County.
- Existing deed overlap described in survey to be quick claimed to property owner next door
- A homeowner's association (HOA) shall be established with direct responsibility to, and controlled by, the property owners involved to provide for operation, repair and maintenance of all common areas, private drainage easements, and private stormwater detention facilities which are part of this subdivision. The City of Bryan shall not be responsible for any operation, repair and maintenance of these areas.

This document was prepared for preliminary review by permitting authority under the direction of Benjamin Wall, PE Lic# 150839
Not to be used for construction purposes

PRELIMINARY PLAN
FOR REVIEW ONLY

MASTER PLAN
HARVEST MEADOWS
BRAZOS COUNTY TEXAS

TOTAL 3 LOTS
BLOCK 1 LOTS 1-6, BLOCK 2 LOTS 1-7, BLOCK 3 LOTS 1-8
FROM
41.343 ACRE TRACT
R. PERRY SURVEY ABSTRACT 44
BRAZOS COUNTY TEXAS
JUNE 2024

OWNER:
B/C/S LEASING, LLC
PO BOX 138
KURTIEN TX 77662

ENGINEER:
CIVIL CONSTRUCTORS INC
P-23561
1061 INNOVATION DR
BRYAN TX 77808

SURVEYOR:
TICE ENGINEERING, INC
11400 SEDO, SUITE 305
COLLEGE STATION TX 77845