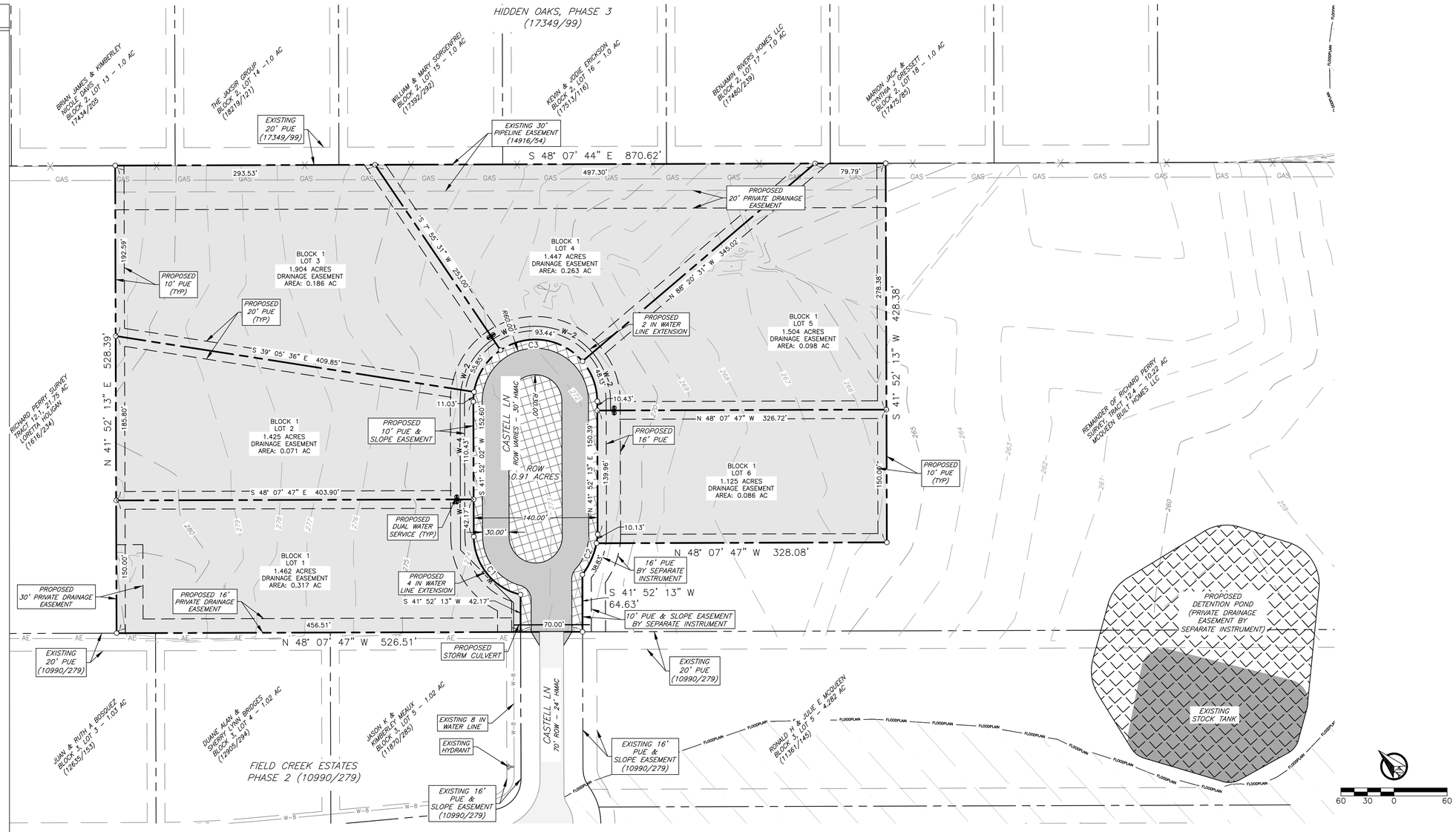
General Notes:

1. Bearing system shown hereon is based on the Texas State Plane Central Zone Grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) Epoch 2010 multi-year CORS solution 2 (MYCS2).
2. Distances shown hereon are surface distances unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.00011473102068 (calculated using GEOID12B).
3. Iron rods will be set at all angle points and lot corners, unless stated otherwise.
4. This lot is not within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0210E, effective May 16, 2012.
5. Setbacks shall be in accordance with all Brazos County ordinances and regulations.
6. All utilities shown hereon are approximate locations.
7. Distances shown along curves are chord lengths.
8. The topography shown is from Survey data.
9. Notes from the Brazos County Health District (BCHD):

- All lots served by an on-site sewage facility (OSSF) must comply with county and state minimum lot sizing requirements.
- All OSSF construction requires an application form, fee and planning materials be submitted for review and approval by the BCHD and no OSSF construction may occur prior to the "authorization to construct" permit being issued by the BCHD. 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.
- A site evaluation is required for each lot where an OSSF is proposed. The site evaluation must be performed by a state licensed site evaluator or professional engineer who visits the property and conducts the analysis required in section §285.30. and produces the site drawing required by §285.5(a).
- No OSSF disposal field is to encroach on the 100- or 150-feet sanitary zone of private water wells or public water wells respectively. The required sanitary zone must be clearly delineated around all existing private or public wells located on the subdivision plat or wells located within 150 feet of a subdivision boundary on adjacent properties
- No OSSF tank or disposal field may encroach on the separation distance to surface waters including streams, ponds, lakes, rivers, creeks, or any other setback features indicated in 30 Texas Administrative Code Chapter §285.91. (10) Table X.
- No OSSF treatment, distribution and collection lines, or disposal field may encroach into a Public Utility Easements (PUE). Encroachment into any underground or overhead pipeline or utility easement will not be allowed without the written permission of all easement holders. All underground and overhead easements must be clearly delineated on the subdivision plat.
- Areas of ground with >30 percent slope are not suitable for installation of OSSF tanks or disposal fields (>15 percent slope for surface application). 30 Texas Administrative Code §285.4.(c) Review of subdivision plans specifies subdivision planning materials (1) must include information on (B) topography, (C) floodplain, and (G) surface drainage. Areas of unsuitable slope, areas within SFHA Zones A (floodplain) or complex drainage features and drainage easements should be indicated on the subdivision plat for any proposed lots where these conditions exist and may interfere with construction of an OSSF.

8. Wickson Creek SUD will provide water service for the subdivision.
9. Where electric facilities are install, 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.
10. 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.
11. Rural mailboxes shall be set five (5) feet from the edge of 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 Development, 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 intersection roadways or on private property. Location for the NDCBUs shall be shown on the construction plans.
12. 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 representation by the other parties in the plat. Floodplain data, in particular, may change.
13. 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 specification 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.
14. Subject property is located within the Extraterritorial Jurisdiction (ETJ) for the City of Bryan.
15. This survey plat was prepared to reflect the title commitment issued by Aggieland Title Company, GF No. 22133856-AGLC, effective date: 01-26-2022. items listed on schedule B are not survey items and/or are not addressed by this plat.
16. Per Planning Exception PE 10-01, passed on April 15, 2010, no cul-de-sac street length shall exceed 2,841 feet.
17. Per Planning Exception PE 23-01, passed on January 5, 2023, lot widths on the cul-de-sac of Castell Lane can be less than 150 feet.



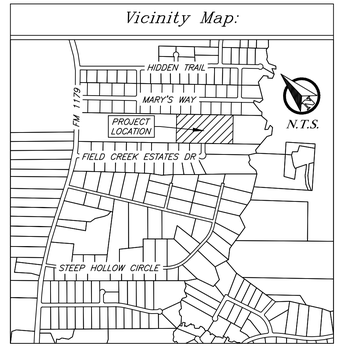
LOT DIMENSION TABLE					
LOT	BLOCK		AREA	WIDTH	DEPTH
1	BLOCK 1	*	63694 SF	150.00'	412.68
2	BLOCK 1	*	62074 SF	125.36'	405.65'
3	BLOCK 1	*	82949 SF	75.79'	474.50'
4	BLOCK 1	*	63045 SF	126.81'	243.87'
5	BLOCK 1	*	65528 SF	75.20'	347.15'
6	BLOCK 1	*	49014 SF	150.00'	326.72'

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	90.71'	68.03'	76° 23' 42"	S 3° 10' 03" W	84.14'	53.53'
C2	49.32'	84.59'	33° 24' 23"	N 62° 49' 05" E	48.62'	25.38'
C3	219.92'	70.00'	180° 00' 18"	N 48° 07' 39" W	140.00'	1586628.00'

Ledgend:

W-6 W-6	Existing Water Line, Size Noted
W-6 W-6	Proposed Water Line, Size Noted
W W	Existing Water Service
W W	Proposed Water Service
ST ST	Existing Storm Sewer Piping
ST ST	Proposed Storm Sewer Piping
GAS	Existing Natural Gas Line
UE T	Proposed Underground Electrical/ Telecomm Line
AE AE	Existing Aerial Electrical Line
	Existing Contour, Elevation Noted
	Proposed Contour, Elevation Noted
	Existing Easement
	Proposed Easement
X X	Existing Wire Fence
	Hydrant
	Water Valve
WM	Water Meter
	Sign
	S.E.T.
	Power Pole

Vicinity Map:



Preliminary Plan

Field Creek Estates Phase 3

Block 1 Lots 1-6 & ROW - 6 Lots
Being a total of 8.868 Acres out of
Richardson Perry League Survey, Abstract 22

Bryan, Brazos County, Texas
Feb 2023

Owner/Developer:
McQueen Built Homes, LLC
7150 Castell Lane
Bryan, TX 77808

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave
Bryan, TX 77803
Firm No. 10018500
Job No. 22-028

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951

J4 Engineering 2/22/2023 Field Creek Estates Ph.3 Plat.dwg J4E Project # 22-039