

NOTES:

1. OWNERSHIP OF THIS TRACT IS FOUND IN VOL. 6407, PG. 220 OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS.
2. THE BASIS OF BEARINGS IS TRUE NORTH DETERMINED BY SOLAR OBSERVATION AND CALCULATED USING THE HOUR ANGLE METHOD, WHILE OBSERVING ☉ LATITUDE: 30°35'13", LONGITUDE: 96°14'41" ON OCT. 12, 1991, USING THREE DIRECT AND REVERSE POSITIONS WITH ROELOFS' PRISM.
3. A PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, COMMUNITY NO. 481195 & 480083, PANEL NO. 2050, MAP NO. 48041C02050, EFFECTIVE DATE: FEBRUARY 9, 2000. FLOODPLAIN SHOWN HEREON IS SCALED FROM SAID MAP.
4. ZONING FOR THIS TRACT IS RURAL RESIDENTIAL SUBDIVISION (A-OR), EXCEPT FOR WILLIAMS CREEK DRIVE FROM THE ENTRANCE TO THE CREEK, WHICH IS ZONED AGRICULTURAL-OPEN (A-O).
5. THERE WILL BE NO DRIVEWAY ACCESS TO ROCK PRAIRIE ROAD FROM THE RESIDENTIAL LOTS ADJACENT TO ROCK PRAIRIE ROAD IN THE WILLIAMS CREEK ESTATES SUBDIVISION.
6. ALL OF THE RESIDENTIAL LOTS IN THE WILLIAMS CREEK ESTATE SUBDIVISION WILL BE AT LEAST 1 ACRE IN SIZE (NOT INCLUDING LOT AREA WITHIN THE FLOODPLAIN AND DRAINAGE EASEMENTS) AND WILL HAVE AN ON-SITE SEWAGE DISPOSAL SYSTEM (PRIVATE SEPTIC SYSTEMS) DESIGNED TO MEET ALL REQUIREMENTS OF THE BRAZOS COUNTY HEALTH DEPARTMENT. A GRAVITY SANITARY SEWER MASTER PLAN FOR THIS SUBDIVISION WILL BE DESIGNED AND SUBMITTED IN ACCORDANCE WITH SECTION 12-R.3, SANITARY SEWER MASTER PLAN.
7. THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WELLBORN SPECIAL UTILITY DISTRICT.
8. ELECTRIC SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU). THE PRE-2002 CITY LIMIT LINE FOR COLLEGE STATION IS SHOWN ON THIS PLAT. LOTS THAT FALL INSIDE THE PRE-2002 COLLEGE STATION CITY LIMITS WILL BE SERVED BY THE CITY OF COLLEGE STATION ELECTRIC SERVICE.
9. ALL PUBLIC DRAINAGE EASEMENTS WILL BE IMPROVED ACCORDING TO THE DRAINAGE POLICY AND DESIGN STANDARDS.
10. PER THE U.D.O. SECTION 5.2 RESIDENTIAL DIMENSION STANDARDS, MINIMUM LOT SIZE AND BUILDING SETBACKS FOR A-OR ZONING ARE AS FOLLOWS: 1 ACRE MINIMUM LOT AREA, 50' FRONT SETBACK, 20' SIDE SETBACK, 15' SIDE STREET SETBACK, AND 50' REAR SETBACK.
11. VARIANCES WERE APPROVED ON JUNE 17, 2004, FOR THE FOLLOWING SECTIONS OF THE SUBDIVISION ORDINANCE:
SECTION 12-1.5 HALF STREETS - PLATING OF ONE-HALF THE RIGHT-OF-WAY FOR ROCK PRAIRIE ROAD
SECTION 12-1.11 GEOMETRIC AND PAVEMENT STANDARDS - STREET GRADES NOT TO EXCEED 8%
SECTION 12-K.1 GENERAL - ALLOWABLE BLOCK LENGTH TO BE INCREASED FROM 1500' TO 3000'
SECTION 12-J.2 UTILITY EASEMENTS - A REDUCTION IN THE UTILITY EASEMENT WIDTH FROM 20' TO 15'
SECTION 12-R.3 SANITARY SEWER MASTER PLAN - SCHEMATIC PLAN ONLY (NO PLAN/PROFILE SHEETS)
SECTION 15 OWNERSHIP - LOCATED IN CON AREA OF WELLBORN SPECIAL UTILITY DISTRICT
12. THERE SHALL BE A 5' WIDE EASEMENT FOR ANCHORS AND GUY WIRES NECESSARY TO HELP SUPPORT OVERHEAD UTILITY LINES ALONG ROCK PRAIRIE ROAD. SAID EASEMENT WILL EXTEND 20' BEYOND ANY UTILITY EASEMENT.
13. A 20' WIDE CITY OF BRYAN ELECTRICAL EASEMENT - VOL. 98, PG. 83 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, WITH NO DEFINED LOCATION, APPEARS TO BE APPLICABLE TO THAT PORTION OF THE S.W. ROBERTSON SURVEY, A-202, WHICH ADJOINS ROCK PRAIRIE ROAD AND SPECIFICALLY THE ELECTRIC LINE WHICH GENERALLY PARALLELS SAID ROAD. THIS EASEMENT IS SHOWN ON THIS PLAT. THE PORTION OF THIS EASEMENT WITHIN THE 38.670 ACRES OF THIS SUBDIVISION HAS BEEN RELEASED BY THE PARTIAL RELEASE OF EASEMENT FOUND IN VOL. 6528, PG. 68. THIS 20' ELECTRICAL EASEMENT IS NOT APPLICABLE TO THIS 38.670 ACRE TRACT.
14. A 15' WIDE FERGUSON-BURLESON CO. GAS GATHERING SYSTEM PIPE LINE FOUND IN VOL. 1949, PG. 315 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, HAVING A DEFINED LOCATION, APPLIES TO THIS PLAT. THIS EASEMENT IS FOR TWO PIPELINES CONNECTING THE MCCULLOUGH-TERRY WELL TO THE MCCULLOUGH-OLDEN WELL.
15. CURVE LENGTHS SHOWN ARE ARC LENGTHS.
16. 5/8" IRON RODS WILL BE SET AT ALL PROPERTY CORNERS, UNLESS NOTED OTHERWISE.
17. THE COMMON AREAS WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA).
18. NO PRIVATE SEWAGE FACILITY MAY BE INSTALLED ON ANY LOT IN THIS SUBDIVISION WITHOUT THE ISSUANCE OF A LICENSE BY THE BRAZOS COUNTY HEALTH UNIT UNDER THE PROVISIONS OF THE PRIVATE FACILITY REGULATIONS ADOPTED BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.004 OF THE TEXAS WATER CODE.
19. NO DRIVEWAY ACCESS WILL BE ALLOWED TO WILLIAMS CREEK DRIVE FOR LOTS 1 & 9, BLOCK 1, AND LOTS 1 & 15, BLOCK 2.
20. WATER WELLS, IF ALLOWED, MUST COMPLY WITH SECTION 12-P.5 OF THE RURAL RESIDENTIAL SUBDIVISION REGULATIONS.
21. DRIVEWAY CULVERTS SHALL COMPLY WITH CITY OF COLLEGE STATION DETAILS AND SPECIFICATIONS.
22. RESIDENTIAL STRUCTURES CONSTRUCTED WITHIN RURAL RESIDENTIAL SUBDIVISIONS SHALL:
A) NOT BE LOCATED MORE THAN 500' FROM THE PUBLIC STREET. IF THEY ARE LOCATED A DISTANCE GREATER THAN 500' FROM THE PUBLIC STREET, THEN A 20' WIDE ALL-WEATHER SURFACE, MEETING CURRENT ENGINEERING STANDARDS SHALL BE PROVIDED TO THE STRUCTURE PRIOR TO BRINGING COMBUSTIBLES ON-SITE.
B) NOT BE LOCATED MORE THAN 2000' OFF A PUBLIC STREET UNLESS APPROVED BY THE FIRE MARSHAL.
THIS SHALL BE ALLOWED ONLY IN THE CASE OF UNUSUAL TOPOGRAPHY.
FURTHER, ANY BRIDGE OR CULVERT INSTALLED ON ROADWAYS OR ON AN INDIVIDUAL LOT, WHERE THE STRUCTURE IS LOCATED MORE THAN 500' FROM THE PUBLIC STREET, MUST BE DESIGNED TO HANDLE EMERGENCY TRAFFIC LOADING.

REMAINDER OF 648.21 ACRE
ANDERSON-STEPHEN TRACT
ZONED A-O
VOL. 3375, PG. 09
VOL. 3882, PG. 330

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Janet Johnson, Secretary of Johnson Investments, Inc., owner and developer of the 38.670 acre tract shown on this plat, and designated herein as Williams Creek Subdivision, Phase 1, in the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements and public places thereon shown for the purpose and consideration therein expressed.

Janet Johnson
Janet Johnson, Secretary

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Janet Johnson known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 23rd day of February, 2005.



Ginger L. Urso
Notary Public, Brazos County, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 24th day of February, 2005 in the Deed Records of Brazos County, Texas, in Volume 6533 Page 131.

WITNESS my hand and official Seal, at my office in Bryan, Texas.

Karen McQueen
County Clerk
Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, S.M. Kling, Registered Public Surveyor No. 2003, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground.

S.M. Kling, R.P.L.S. No. 2003



REMAINDER OF 648.21 ACRE
ANDERSON-STEPHEN TRACT
ZONED A-O
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20' P.U.E. (TO BE CONVEYED BY SEPARATE INSTRUMENT)

Williams Creek Drive
70' ROW

N29°45'20"W ~ 595.23'
S29°45'20"E ~ 595.23'

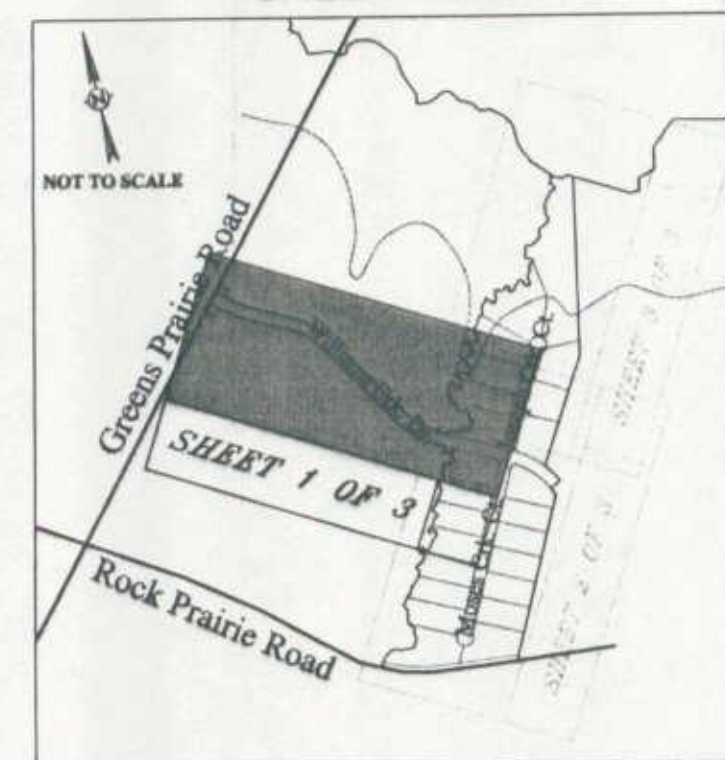
FERGUSON BURLESON COUNTY
GAS GATHERING SYSTEM
15' WIDE PIPELINE EASEMENT
1949/315

NOTE:
REFER TO SHEETS 2 & 3 OF 3 FOR
LINE & CURVE TABLES AND ADDITIONAL
INFORMATION PERTAINING TO THIS PLAT.

VICINITY MAP



SHEET INDEX



LEGEND

PHASE 1 PLAT BOUNDARY	COLLEGE STATION CITY LIMITS
RIGHT-OF-WAY LINE	100-YEAR FLOODPLAIN LIMITS
PROPERTY CORNER	BASE FLOOD ELEVATION (BFE)
PROPOSED UTILITY EASEMENT	RIGHT-OF-WAY DEDICATION
PROPOSED DRAINAGE EASEMENT	PROPOSED SLOPE EASEMENT
EXISTING EASEMENT	
MIN. FF=217.5	MINIMUM FINISH FLOOR ELEVATION - ONE FOOT ABOVE BFE
**MIN. FF=224.0	MINIMUM FINISH FLOOR ELEVATION - PER SANITARY SEWER MASTER PLAN

FINAL PLAT WILLIAMS CREEK SUBDIVISION PHASE 1 38.670 ACRES RIGHT-OF-WAY DEDICATION 0.652 ACRES

NATHAN CLAMPITT SURVEY, A-90
S.W. ROBERTSON SURVEY, A-202
COLLEGE STATION, BRAZOS COUNTY, TEXAS
SCALE: 1"=60'

OWNER/DEVELOPER:
Johnson Investments, Inc.
1400 South Commercial St.
Coleman, Texas 76834
(325) 625-2124

SURVEYOR:
S.M. Kling, RPLS No. 2003
Kling Engineering
& Surveying
P.O. Box 4234
Bryan, Texas 77805
(979) 846-6212

ENGINEER:
TEXCON
General Contractors
Ginger L. Urso, P.E.
1707 Graham Road
College Station, Texas 77845
(979) 690-7711
SHEET 1 OF 3

JULY, 2004
REV. AUGUST, 2004
REV. DECEMBER, 2004
REV. FEBRUARY, 2005