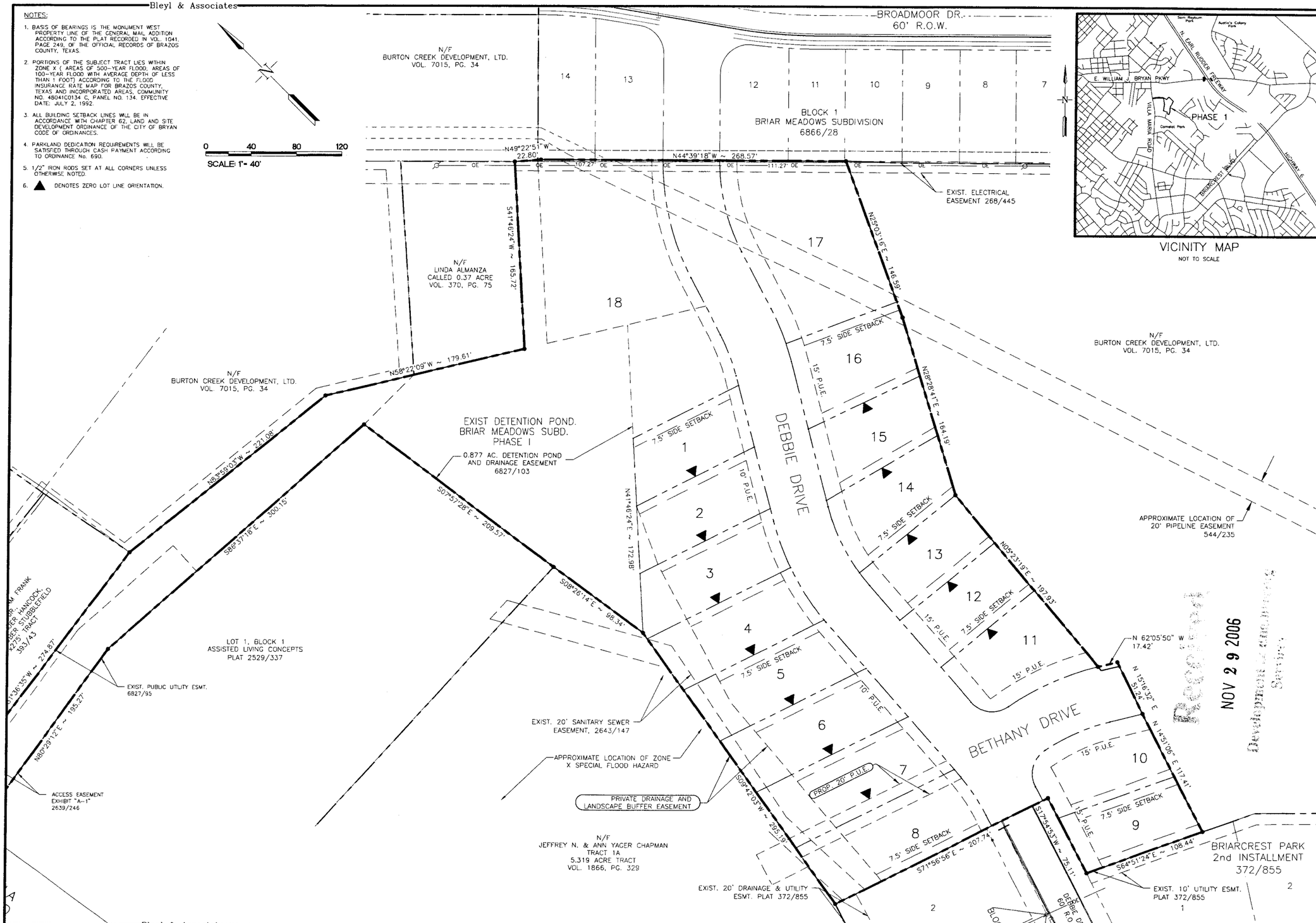
NOTES:

1. BASIS OF BEARINGS IS THE MONUMENT WEST PROPERTY LINE OF THE GENERAL MAIL ADDITION ACCORDING TO THE PLAT RECORDED IN VOL. 1041, PAGE 249, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
2. PORTIONS OF THE SUBJECT TRACT LIES WITHIN ZONE X (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT) ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 48041C0134 C, PANEL NO. 134. EFFECTIVE DATE: JULY 2, 1992.
3. ALL BUILDING SETBACK LINES WILL BE IN ACCORDANCE WITH CHAPTER 62, LAND AND SITE DEVELOPMENT ORDINANCE OF THE CITY OF BRYAN CODE OF ORDINANCES.
4. PARKLAND DEDICATION REQUIREMENTS WILL BE SATISFIED THROUGH CASH PAYMENT ACCORDING TO ORDINANCE No. 690.
5. 1/2" IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
6. ▲ DENOTES ZERO LOT LINE ORIENTATION.



NOV 29 2006

REV	DATE	BY	APP	COMMENT

SCALE:
DATE: JUNE 2006
DRAWN BY: SWW

PREPARED FOR:
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ZERO LOT LINE LAYOUT
PHASE 1
LOT 1 - 18

BRIAR MEADOWS CREEK
PHASE 1
3.36 ACRES OF LAND
IN THE JOHN AUSTIN SURVEY, A-2

DRAFT FOR INTERIM REVIEW ONLY

PROJECT NUMBER 7036
FILE NAME: 7036-LOTS-02
SHEET: 1 OF: 1