PRELIMINARY PLAT NOTES:

1. B.C.O.R. DENOTES BRAZOS COUNTY OFFICIAL RECORDS.

2. THIS TRACT LIES IN FLOOD ZONE "X" AS GRAPHICALLY DEPICTED ON FEMA FIRM COMMUNITY PANEL NO. 48041C0141 C DATED 2 JULY 1992.

3. BUILDING SETBACKS WILL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES AND PROPERTY IS CURRENTLY ZONED C3 AND SUBJECT TO 25' FRONT AND 7.5' SIDE AND REAR SETBACKS PER ARTICLE IV, SECTION 62-161.

4. BASIS OF BEARING IS NORTH AMERICAN DATUM OF 1983 GRID NORTH.

5. ALL PROPERTY CORNERS ARE MONUMENTED AS NOTED ON THIS PLAT.

6. THE SURVEYOR HAS NOT ABSTRACTED THE SITE. THIS SURVEY RELIES ON A TITLE REPORT PROVIDED BY TEXAS ABSTRACT SERVICES (#15924) CERTIFIED THROUGH 2 JUNE 2009.

7. 124' X 126' (15,624 SQ. FT.) DRAINAGE EASEMENT SET ASIDE FOR RETENTION POND AND IS LOCATED ENTRELY WITHIN THE 2.8965 ACRE TRACT.

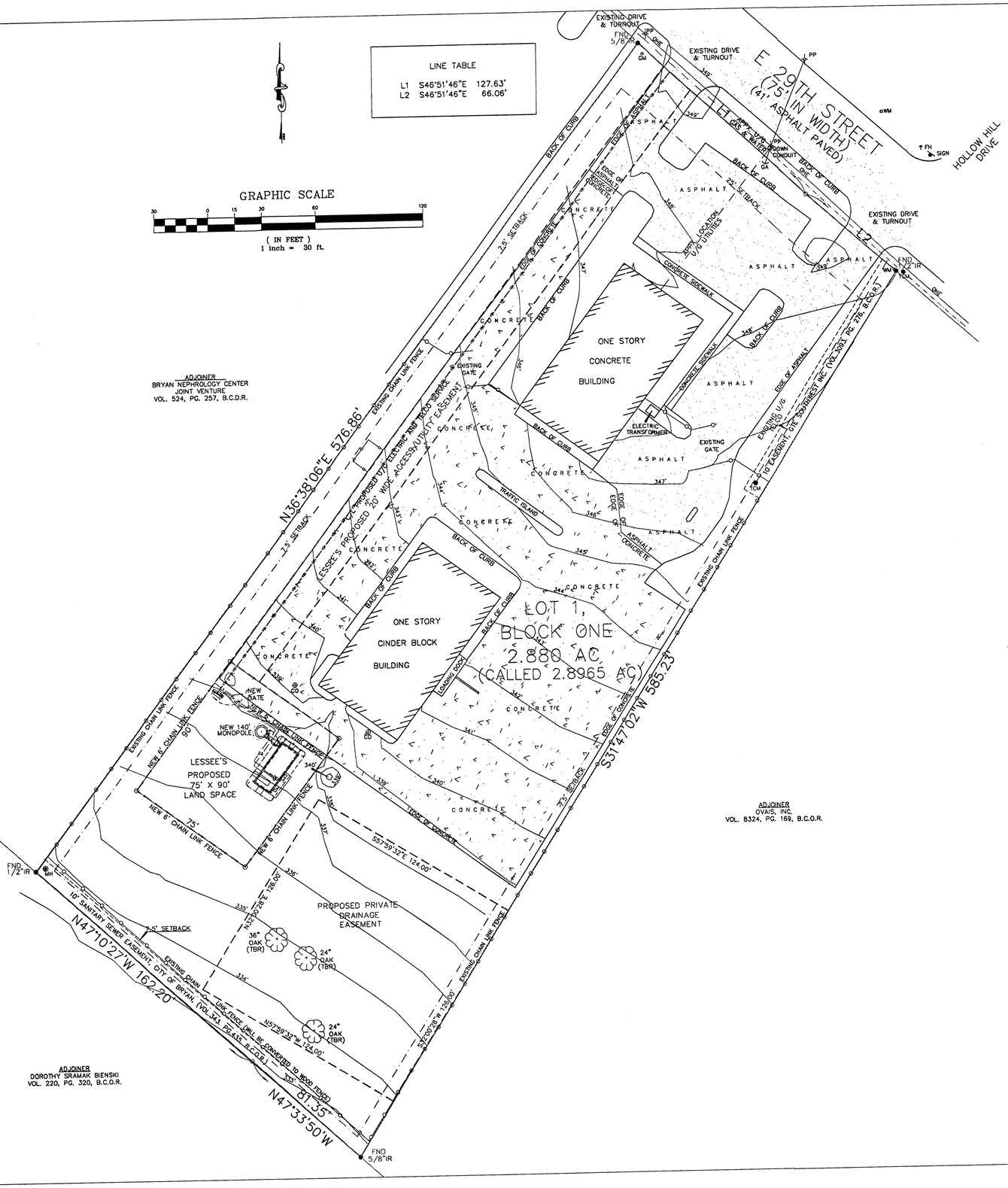
LINE TABLE

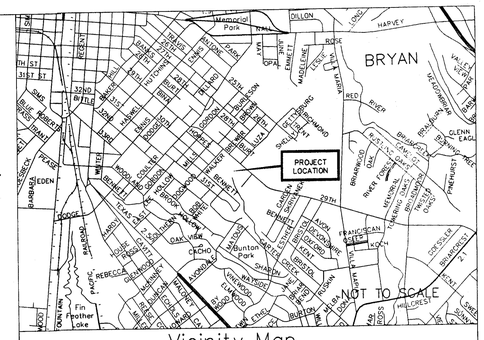
L1	S46°51'46"E	127.63'
L2	S46°51'46"E	66.06'

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.





Vicinity Map

LEGEND

- PP – POWER POLE
- WM – WATER METER
- FH – FIRE HYDRANT
- SIGN – SIGN
- GA – GUY ANCHOR
- GM – GAS METER
- TCM – TELEPHONE CABLE MARKER
- MH – MANHOLE
- CO – CLEANOUT
- (TBR) – TO BE REMOVED

I, David C. Newell, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this survey was made on the ground and is true and correct to the best of my knowledge and belief.

David C. Newell
Tx. Reg. No. 4085
Civil Concepts, Inc.

STATE OF TEXAS REGISTERED DAVID C. NEWELL 4085 PROFESSIONAL LAND SURVEYOR

NOT FOR RECORD

PRELIMINARY PLAN

OF

SERVICE MASTER RL SUBDIVISION

LOT 1, BLOCK 1
2.880 ACRES
ZENO PHILLIPS LEAGUE, A-45
BRYAN, BRAZOS COUNTY, TEXAS
SURVEYED DECEMBER 2009

SURVEYED BY:
CIVIL CONCEPTS, INC.
3425 FEDERAL STREET
PASADENA, TEXAS, 77504
713-947-6606

OWNED AND DEVELOPED BY:
TERMINEX INTERNATIONAL COMPANY PARTNERSHIP
855 RIDGE LAKE BLVD.
MEMPHIS, TENNESSEE 38119
281-796-0053

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Development & Engineering Services