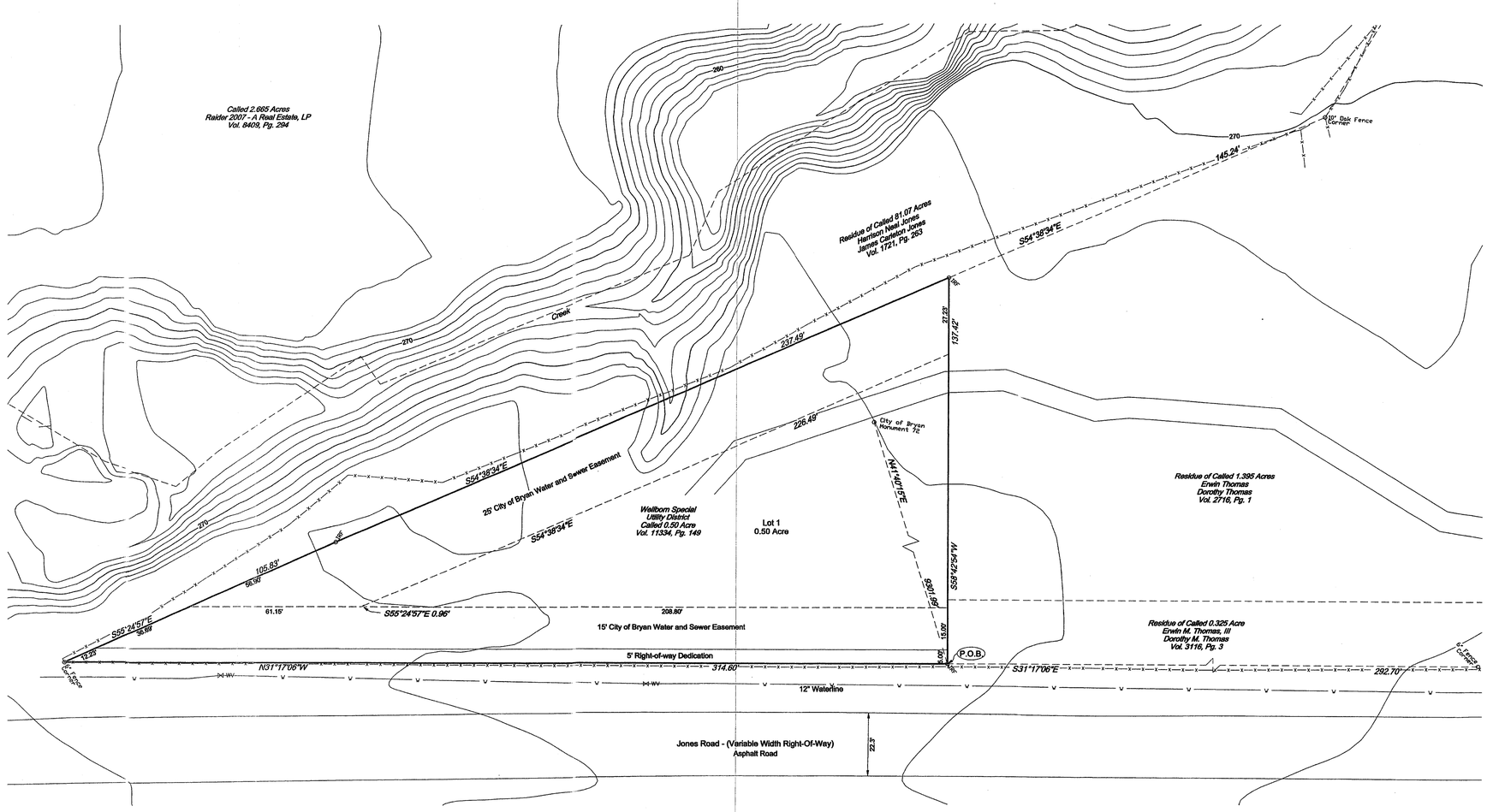
T. J. Wooten Survey, A-59
City of Bryan, Brazos County, Texas



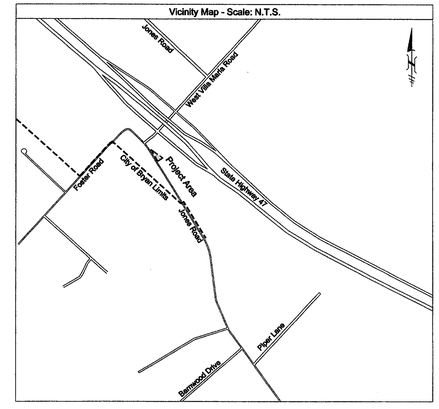
Notes:

1. The current zoning per the City of Bryan is C-2 Retail with the following building setback requirements:
   Minimum front setback - 25 feet
   Minimum rear setback - 7.5 feet
   Minimum side setback - 7.5 feet
   Minimum street side setback (arterial) - 25 feet
   Minimum street side stsback (non-arterial) - 15 feet
2. The blanket easements granted to the City of Bryan & recorded in Volume 98, Page 297 and Volume 356, Page 648 and to Brushy Water Supply Company in Volume 556, Page 188 of the Deed Records of Brazos County, Texas do affect the subject property and are not locateable.
3. Easements shown hereon are based on an Old Republic National Title Insurance Company title commitment, GF No. 30274, with an effective date of April 8, 2013, issued by Aggieland Title Company.
4. The subject property lies within Zone "X", areas determined to be outside the 500 year floodplain, according to the FEMA Flood Insurance Rate Map for Brazos County, Texas and Incorporated Areas, Map No. 48041C0285E, dated May 16, 2012.
5. Bearings are based on the Texas State Plane Coordinate System - Central Zone. Coordinates are surface measurements and have a grid factor of 1.00008958 applied.
6. All lots will need to be developed adhering to the development standards of the Highway 47 corridor overlay.

Legend

● IRS	Set 1/2" Iron Rod
○ IRF	Found Iron Rod
○ Conc. Mon.	Found Concrete Monument
——·——·——	Wire Fence
——·——·——	Pipeline
⋈ WV	Water Valve
R =	Record Measurement

Vicinity Map - Scale: N.T.S.



0 10 20 40
Scale: 1" = 20'

PRELIMINARY (Not For Recording)

PRELIMINARY PLAN
JONES ROAD INTERCONNECT SITE
0.50 ACRE
LOT 1, BLOCK 1
T. J. WOOTEN SURVEY, ABSTRACT NO. 59
CITY OF BRYAN, BRAZOS COUNTY, TEXAS
MAY, 2013

SURVEYOR:
GOODWIN LASITER, INC.
4077 CROSS PARK DRIVE
SUITE 100
BRYAN, TEXAS 77802

OWNER:
WELLBORN SPECIAL UTILITY DISTRICT
4118 GREENS PRAIRIE ROAD
COLLEGE STATION, TEXAS 77845

JOB NO: 644325