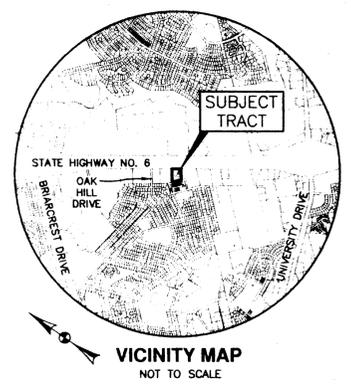
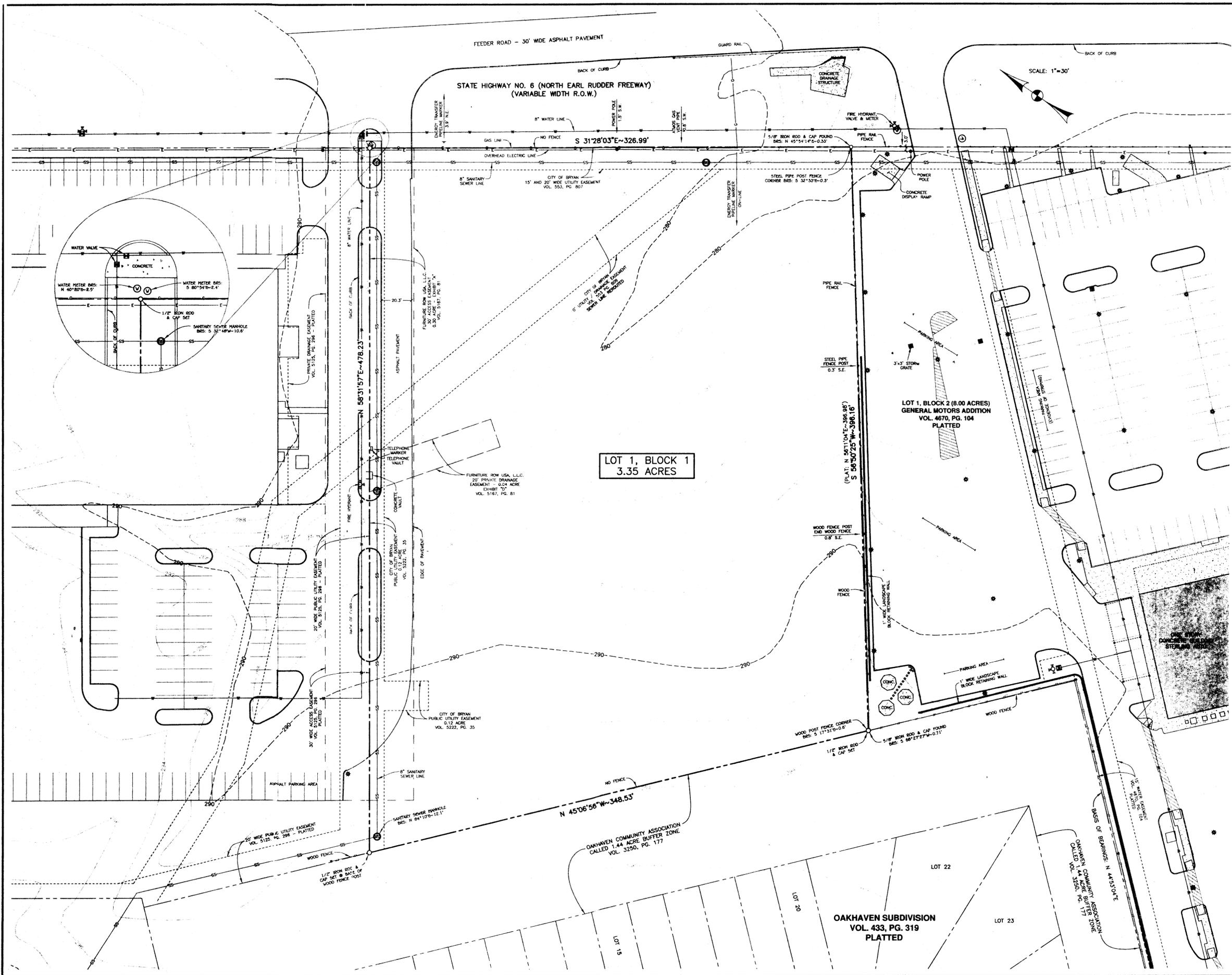


Mid Towne Center A-B Mid Towne Center Plating & Final Platting 8/26/2013 3:40:01 PM CDT



- NOTES:**
1. BASIS OF BEARINGS IS THE RECONSTRUCTED SOUTHEAST LINE OF THE 1.44 ACRE TRACT TO OAKHAVEN COMMUNITY ASSOCIATION ACCORDING TO THE DEED RECORDED IN VOL. 3250, PG. 177 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. RECORD BEARING: N 44°53'04\".
  2. CURRENT TITLE APPEARS VESTED IN PATRICIA GAYE LESTER BY VIRTUE OF DEED RECORDED IN VOL. 2779, PG. 107 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
  3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480082, PANEL NO. 0215E, MAP NO. 48041C0215E. EFFECTIVE DATE: MAY 16, 2012.
  4. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. NO DEED RESEARCH WAS CONDUCTED TO DETERMINE APPLICABLE EASEMENTS. THIS SURVEY DOES NOT REPRESENT THAT ALL APPLICABLE EASEMENTS ARE SHOWN HEREON.
  5. 1/2\" IRON RODS & CAP SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.
  6. THIS PROPERTY IS CURRENT ZONED \"C-3 - COMMERCIAL\" SETBACKS ARE AS FOLLOWS:  
FRONT: 25'  
SIDE: 7.5'  
REAR: 7.5'
  7. TOPOGRAPHIC INFORMATION SHOWN HEREON IS TAKEN FROM CITY OF BRYAN ELECTRONIC DATA.

**LEGEND**

SANITARY SEWER MANHOLE	SS
SANITARY SEWER LINE	SS
STORM SEWER MANHOLE	ST
STORM SEWER LINE	ST
STORM GRATE (SIZE VARIES)	SG
TELEPHONE PEDESTAL	T
TELEPHONE LINE	T
TELEVISION PEDESTAL	TV
TELEVISION CABLE	TV
WATER METER	W
WATER LINE	W
WATER VALVE	WV
FIRE HYDRANT	HD
OVERHEAD ELECT. LINE	EL
POWER POLE	P
LIGHT POLE	L
IRRIGATION CONTROL VALVE	ICV
WOOD FENCE (& FENCE CORNER)	WF
CHAIN LINK FENCE	CLF

**PRELIMINARY PLAN  
(NOT FOR RECORD)  
OF  
MID TOWNE CENTER  
SUBDIVISION**

**3.35 ACRES**

RICHARD CARTER SURVEY, A-8  
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:  
PATRICIA GAYE LESTER  
% KAHANEK FRANK & ASSOCIATES  
2727 ALLEN PARKWAY, STE 1500  
HOUSTON, TEXAS 77019

SCALE: 1\"=30\" AUGUST, 2013  
PREPARED BY:

KLING ENGINEERING & SURVEYING

OCT 15 2013