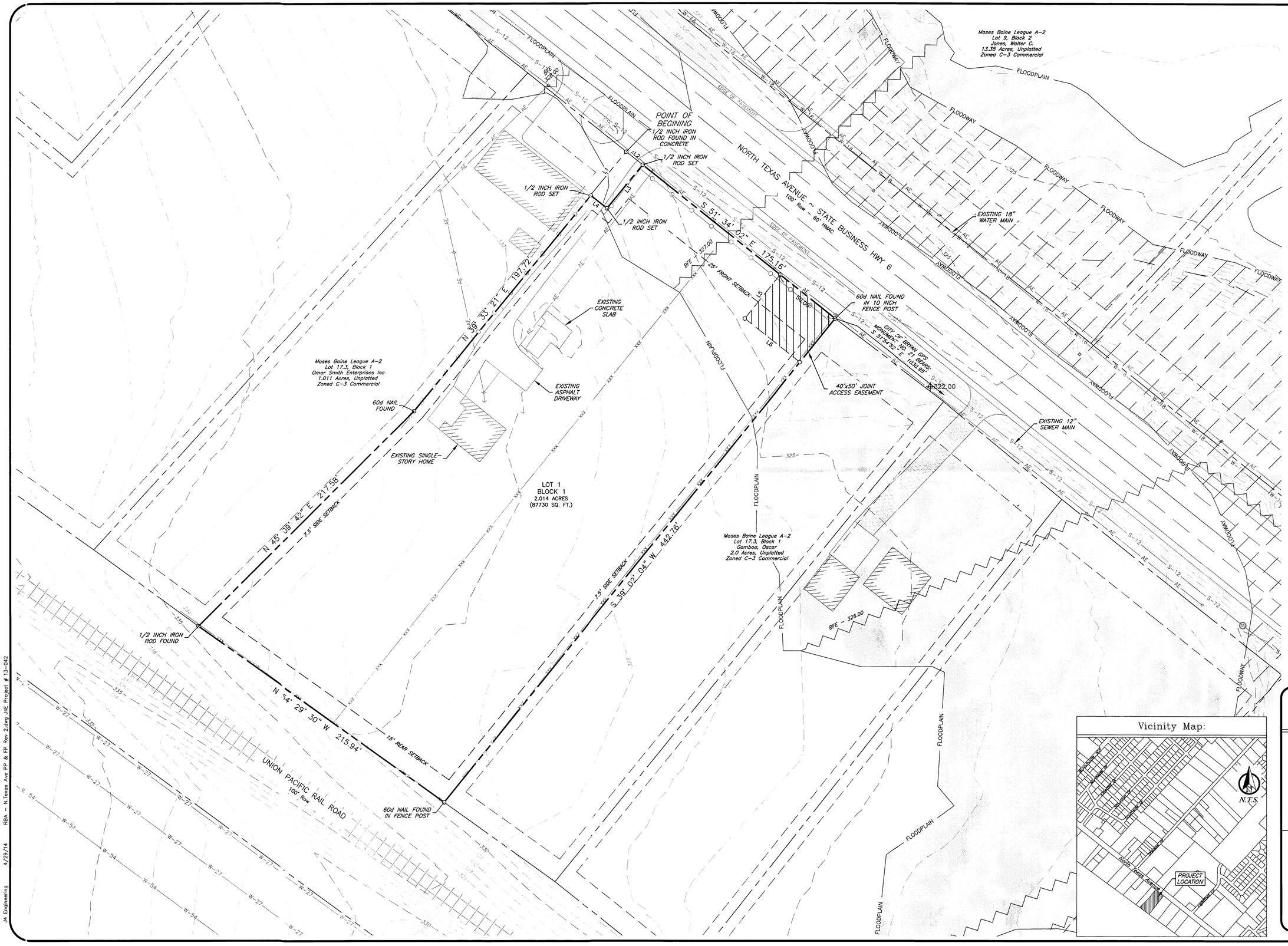

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	40.00'	S 39° 33' 21" W
L2	15.00'	N 51° 34' 02" W
L3	40.00'	N 39° 33' 21" E
L4	15.00'	S 51° 34' 02" E
L5	40.00'	S 39° 02' 04" W
L6	50.00'	S 51° 34' 02" E

NOTES:

1. TOPOGRAPHY SHOWN HERE IS BASED ON FIELD SURVEY DATA.
2. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
3. PROPERTY IS CURRENTLY ZONED C-3 COMMERCIAL PER CITY OF BRYAN ORDINANCE.
4. THE FOLLOWING BLANKET EASEMENTS DO APPLY TO THIS TRACT:
   A. CITY OF BRYAN 98/205
   B. CITY OF BRYAN 100/254
5. A PORTION OF THIS TRACTS OF LAND IS WITHIN A DESIGNATED 100 YEAR FLOODPLAIN ACCORDING TO THE FIRM MAP #48041C0185E, EFFECTIVE MAY 16, 2012.
6. THE FINISHED FLOOR ELEVATION OF ANY PROPOSED STRUCTURE(S) SHALL BE ONE FOOT ABOVE THE APPLICABLE BFE AT THE TIME OF DEVELOPMENT.
7. HIS SURVEY WAS PREPARED TO REFLECT THE TITLE COMMITMENT PREPARED BY ALAMO TITLE COMPANY, GF NO. 4041003429, EFFECTIVE DATE: 08-17-2013.

Legend

Line Types

- Proposed Conditions
- Existing Conditions
- W-6 — Existing Water Line
- S-6 — Existing Sanitary Sewer
- GAS — Existing Gas Line
- AE — Existing Aerial Electrical
- 360 — Existing Contour
- Existing Easement
- Existing Storm Piping
- Existing Wood Fence
- Existing Chainlink Fence
- XXX — Existing Wire Fence
- FLOODPLAIN — Floodplain Boundary
- Property Line
- Light Pole
- Power Pole
- SS — Sewer Manhole
- Sewer Cleanout
- Water Meter
- Water Valve
- Hydrant

PRELIMINARY PLAN

RBA - N. Texas Ave. Subdivision

2.014 Acres
Block 1, Lot 1
Moses Baine League, A-3
Bryan, Brazos County, Texas
April 2014

Developer:
RBA Investments LLC
1598 Imperial Center Suite 2001
West Plains, MO 65775

Owner:
Mauro Ayala
21811 Pepperberry Tr
Spring, TX 77388

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951