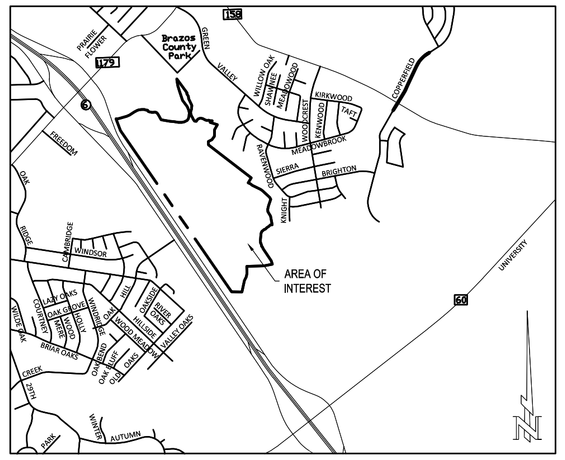


VICINITY MAP
SCALE 1" = 500'

LEGEND

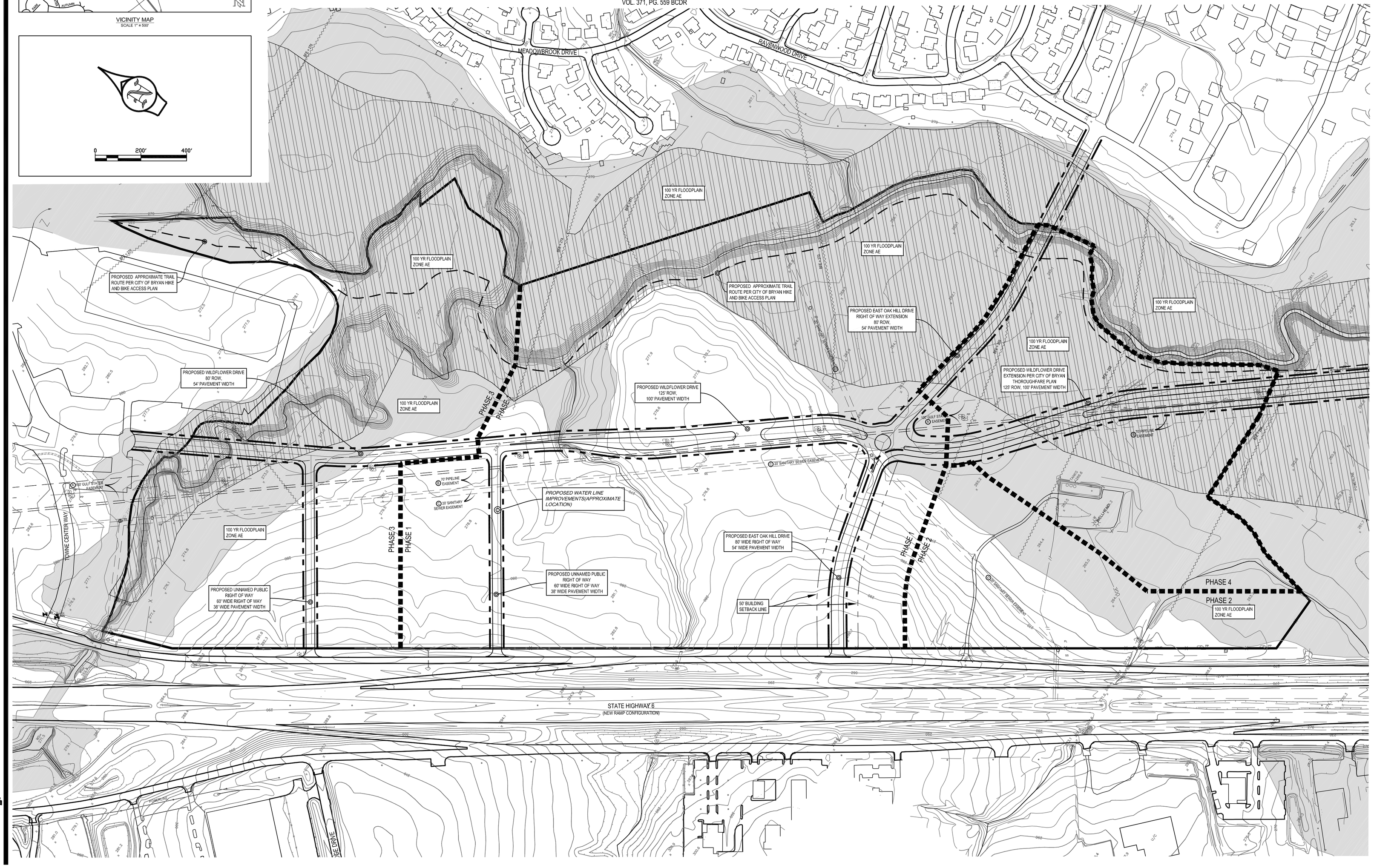
5/8" IRON ROD FOUND	WATER VALVE
5/8" IRON ROD SET	REINFORCED CONCRETE PIPE
POWER POLE	CORRUGATED METAL PIPE
POWER POLE WITH TRANSFORMER	OVERHEAD ELECTRIC
METER POLE	FENCE
GUY WIRE	PROPERTY LINE
ATMOS PIPELINE SIGN	ROW LINE
BLACKHAWK PIPELINE SIGN	PHASE LINE
ENERGY TRANSFER CO PIPELINE SIGN	BASE FLOOD ELEVATION (BFE)
EXXON MOBILE PIPELINE SIGN	FLOODPLAIN
RME ELECTRIC SIGN	FLOODWAY
SANITARY SEWER MANHOLE	
FIRE HYDRANT	

GENERAL NOTES:

1. PROPOSED ZONING IS PLANNED DEVELOPMENT - MIXED USE DISTRICT (PD-M). PROPOSED LAND USES INCLUDE COMMERCIAL, RESIDENTIAL, OUTDOOR ENTERTAINMENT, AND PARKLAND. EXISTING ZONING IS A-O.

2. SANITARY SEWER CONNECTIONS WILL BE MADE ON EXISTING 33" LINE AND PROVIDED AT FINAL PLAT STAGES OF INDIVIDUAL LOTS.

3. EASEMENT INFORMATION:
   - (A) J.W. LESTER TO GULF STATES UTILITIES COMPANY VOL. 130, PG. 509 BCDR
   - (B) C.E. JONES TO HUMBLE PIPELINE COMPANY VOL. 49, PG. 55 BCDR
   - (C) J.W. LESTER, JR. ET AL TO CITY OF BRYAN VOL. 283, PG. 872 BCDR
   - (D) J.W. LESTER, JR. ET AL TO CITY OF BRYAN VOL. 371, PG. 559 BCDR



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JOHNSON & PACE INCORPORATED
ENGINEERING • ARCHITECTURE • SURVEYING

THE SHOPS AT BRAZOS VALLEY MASTER PLAN
RICHARD CARTER LEAGUE (AB #8), BLOCK 3
LOTS 1 (TR-3.1), 1.3, 1.4
186.90 ACRES
BURTON CREEK VENTURES, LLC
5601 BINTLIFF DR. #553
HOUSTON, TEXAS 77036

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APPROVED BY:	PB
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SHEET NO.:	EXHIBIT