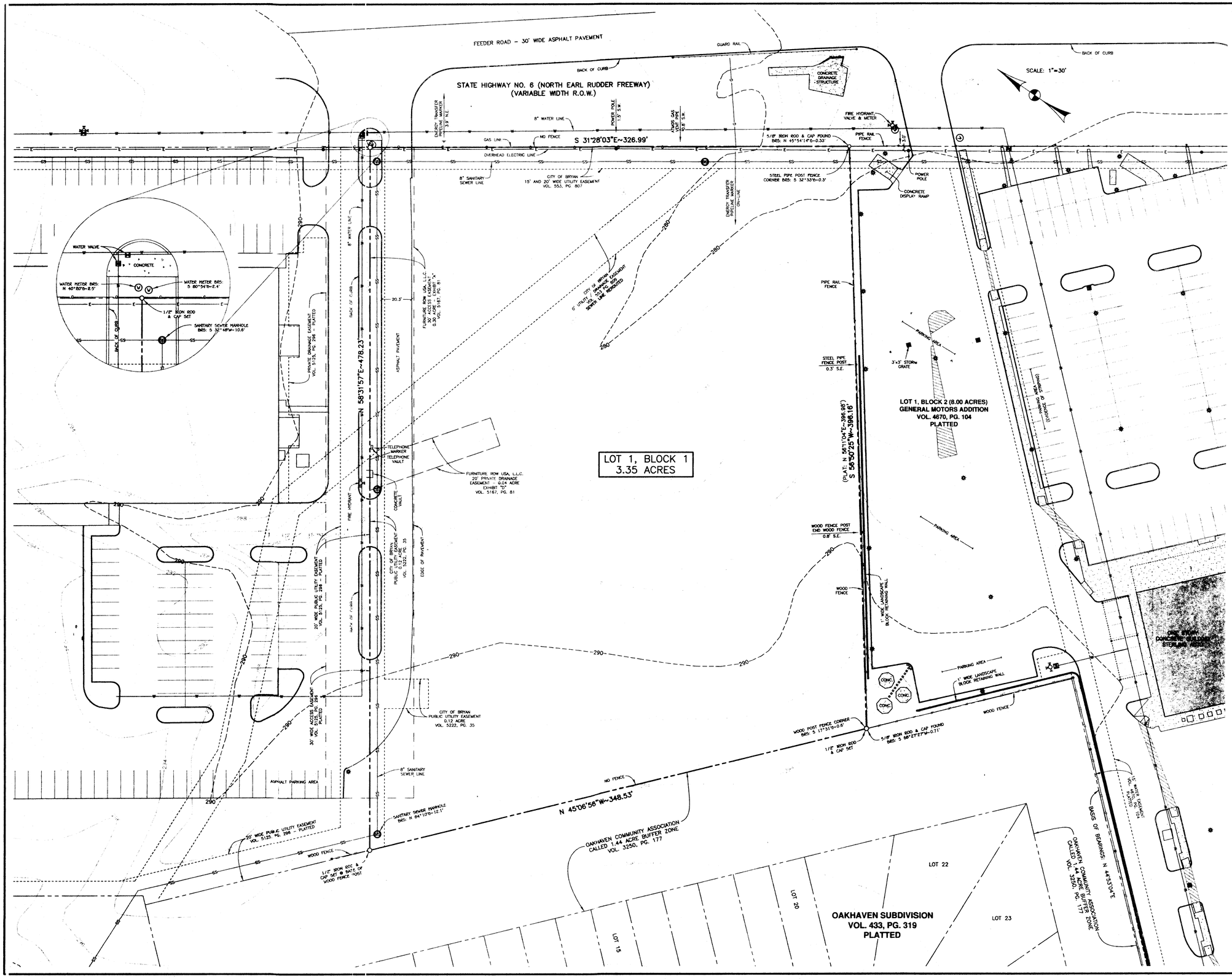

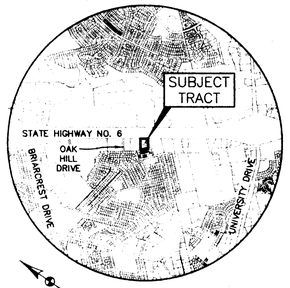

VICINITY MAP
NOT TO SCALE

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"E.

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	
SANITARY SEWER LINE	SS
STORM SEWER MANHOLE	
STORM SEWER LINE	ST
STORM GRATE (SIZE VARIES)	
TELEPHONE PEDESTAL	
TELEPHONE LINE	T
TELEVISION PEDESTAL	
TELEVISION CABLE	TV
WATER METER	
WATER LINE	W
WATER VALVE	
FIRE HYDRANT	
OVERHEAD ELECT. LINE	E
POWER POLE	
LIGHT POLE	
IRRIGATION CONTROL VALVE	
WOOD FENCE (& FENCE CORNER)	
CHAIN LINK FENCE	

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 FRANKE & ASSOCIATES
2727 ALLEN PARKWAY, STE 1500
HOUSTON, TEXAS 77019

OCT 15 2013

SCALE: 1"=30' AUGUST, 2013

PREPARED BY:

KLING ENGINEERING & SURVEYING
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN,TEXAS + PH.979/846-6212

H:\Land Projects R2\041\Richard Carter A-8\Mid Towne Center\Platting\Preliminary & Final Plat.dwg 8/26/2013 3:40:01 PM CDT