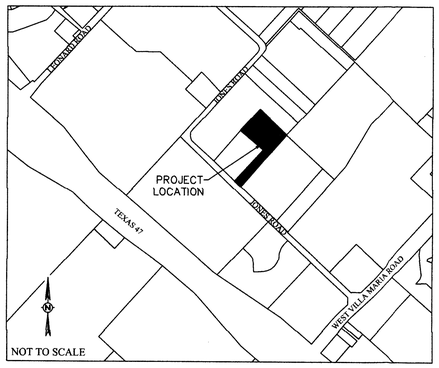
NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. THE TOPOGRAPHY SHOWN IS FROM FIELD SURVEY DATA.
3. NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0285E, EFFECTIVE DATE: MAY 16, 2012.
4. BUILDING SETBACKS ARE 25' ADJACENT TO ALL STREETS ACCORDING TO BRAZOS COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS. ADDITIONAL SETBACKS MAY BE REQUIRED BY DEED RESTRICTIONS OR THIS PLAT.
5. THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE CITY OF BRYAN. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF BRYAN SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN UTILITY EASEMENTS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
6. ELECTRIC SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
7. DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION (POA).
8. THE SUBJECT TRACTS LIES WITHIN THE EXTRA-TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF BRYAN.

APR 13 2016

PRELIMINARY PLAN
NOT FOR RECORD

VICINITY MAP



PRELIMINARY PLAN
JONES ROAD BUSINESS PARK
7.507 ACRES

T.J. WOOTEN LEAGUE, A-59
BRYAN, BRAZOS COUNTY, TEXAS
LOT 1, BLOCK 1

SCALE: AS SHOWN
APRIL 2016

OWNER:
Larakeyah Investments LLC
3515-B Longmire Dr PMB541
College Station, TX 77845

DEVELOPER:
Caprock Texas
Jesse Durden
P.O. Box 54
Wellborn, TX 77881

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

ENGINEER:
Schultz Engineering, LLC
TBPE NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
***
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SHEET 1 OF 1