

LOT 1, BLOCK 1

LEGEND PROPERTY CORNER ---- PUBLIC UTILITY EASEMENT LINE O SURVEY LEAGUE LINE 100-YEAR FLOODWAY LIMITS BASE FLOOD ELEVATIONS

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED

3. IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS

4. A PORTION OF THIS TRACT IS WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN (ZONE "AE") ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0142 C, REVISED TO REFLECT THE L.O.M.R. DATED JANUARY 11, 2005. PER A LETTER OF MAP REVISION BASED ON FILL (LOMR-F) DETERMINATION DOCUMENT, LOTS 9 & 10, BLOCK 1 AND LOTS 13 THRU 19, BLOCK 1. HAVE BEEN REMOVED FROM THE FLOODPLAIN AREA AND ARE DETERMINED TO LIE WITHIN FLOOD ZONE "X" (UNSHADED). LOTS 1 THRU 13, BLOCK 2, HAVE BEEN REMOVED FROM THE 100-YEAR FLOODPLAIN AREA AND ARE DETERMINED TO LIE WITHIN FLOOD ZONE

DEVELOPMENT REVIEW ORDINANCE FOR PATIO HOMES. ZERO LOT LINE CONSTRUCTION IS PROPOSED FOR THE RESIDENTIAL STRUCTURES IN THIS

6. CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE

7. MAINTENANCE OF THE COMMON AREAS (INCLUDING STREET MEDIAN ISLANDS) WILL BE BY THE PARK VILLAGE HOMEOWNERS ASSOCIATION. LANDSCAPING OR OTHER AMENITIES PROPOSED WITHIN THE STREET MEDIAN ISLANDS OR PUBLIC UTILITY EASEMENTS SHALL BE APPROVED BY THE CITY OF BRYAN.

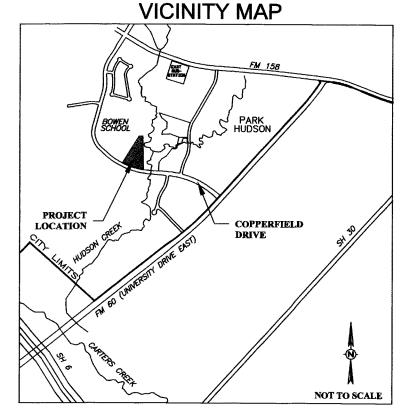
8. THE COMMON AREAS WILL BE OWNED BY THE PARK VILLAGE HOMEOWNERS

9. THE OWNER OF THIS PROPERTY IS BRYAN DEVELOPMENT, LTD., P.O. BOX 3462,

 IN ADDITION TO THE REQUIREMENT THAT THE FINISH FLOOR BE CONSTRUCTED. MINIMUM OF TWO FEET ABOVE THE BFE (BASE FLOOD ELEVATION), A DEVELOPMENT PERMIT AND AN ELEVATION CERTIFICATE WILL ALSO BE REQUIRED FOR LOTS 9, 10 AND 13 THRU 19 OF BLOCK 1, AND LOTS 1 THRU 13 OF BLOCK 2.

11. THE MINIMUM LOT SIZE WILL BE 5,500 SQUARE FEET. THE MINIMUM LOT WIDTH WILL BE 31 FEET AT THE RIGHT-OF-WAY LINE OR THE REAR LOT LINE. THE MINIMUM LOT DEPTH WILL BE 90 FEET. THE MINIMUM LOT WIDTH AT THE

12. ADDITIONAL EASEMENTS WILL NEED TO BE GIVEN THROUGH THE COMMON AREA BY SEPARATE INSTRUMENT ONCE FINAL POLE AND TRANSFORMER LOCATIONS HAVE



NOTE: THE PURPOSE OF THIS AMENDING PLAT IS TO AMMEND THE FLOODPLAIN NOTATION IN NOTE #4 AND THE FLOODPLAIN LIMITS SHOWN ON THIS PLAT. NO

AMENDING PLAT PARK VILLAGE SUBDIVISION

RICHARD CARTER SURVEY, A-8 J.W. SCOTT SURVEY, A-49

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