

BY GRAPHIC SCALING ONLY THIS PROPERTY LIES IN FLOOD ZONE: X, A, AE. ACCORDING TO FEMA MAP PANEL No. 48041C0215F EFFECTIVE APRIL 2, 2014

THE MODS  
BEING THE SAME CALLED 6.224 ACRE TRACT OF LAND RECORDED IN  
CLERK'S FILE No. 1474671, JOHN AUSTIN LEAGUE ABSTRACT 2  
BRYAN, BRAZOS COUNTY TEXAS  
2 LOTS IN 2 BLOCKS  
APRIL 2023

OWNERS:  
JL CLASSIC HOMES LLC  
2257 N LOOP 336 #104-204 CONROE, TX 77304

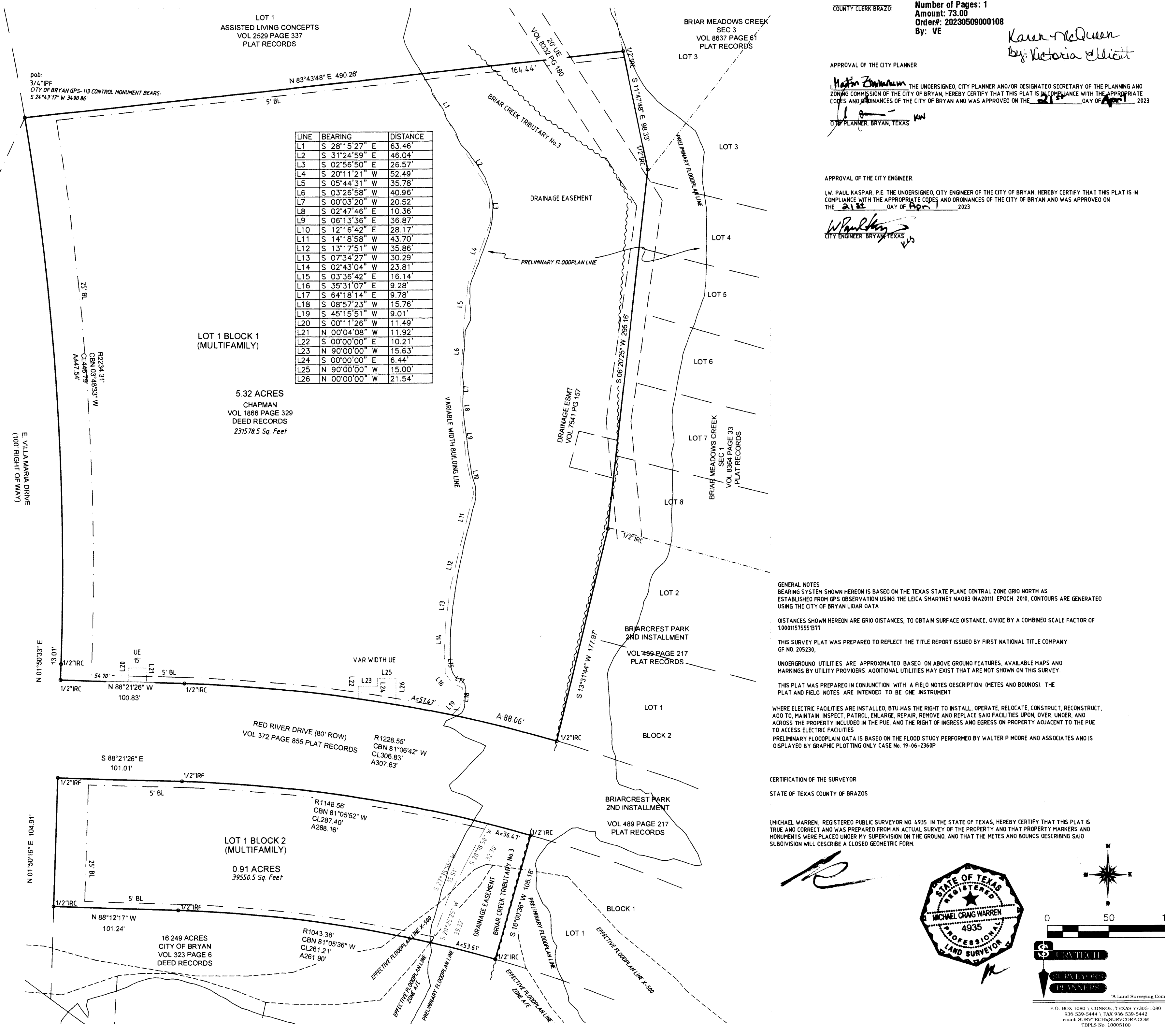
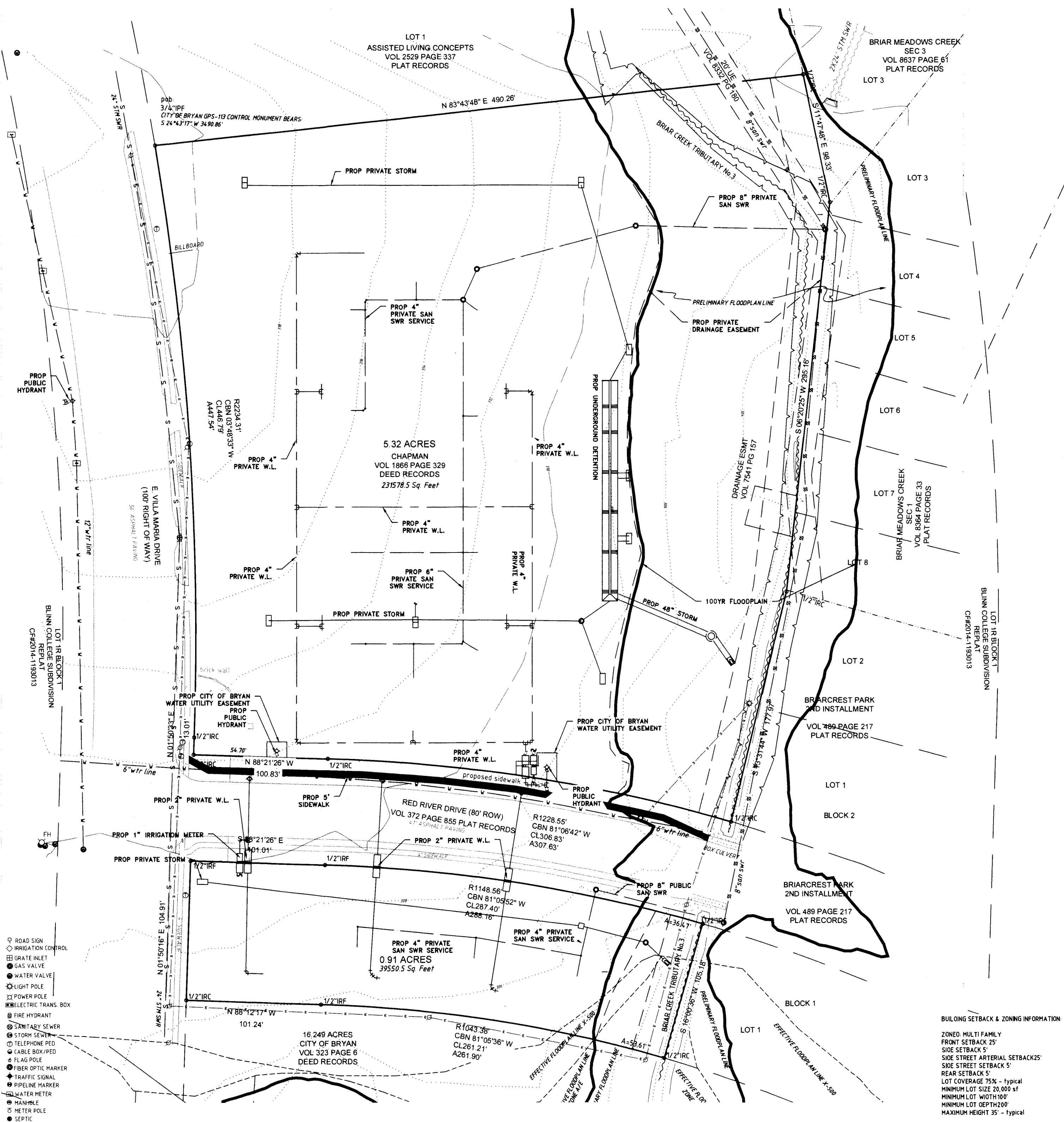
SURVEYORS:  
SURVTECH  
2020 FM 2854 CONROE TX 77301

ENGINEER:  
L SQUARED ENGINEERING  
3307 WEST DAVIS STREET, SUITE 100  
CONROE, TX 77304

STATE OF TEXAS, COUNTY OF BRAZOS  
JL CLASSIC HOMES LLC, ACTING BY THROUGH JUSTIN WALTON, MANAGING MEMBER THE OWNERS AND DEVELOPERS OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO ME IN THE DEEDS RECORDS OF BRAZOS COUNTY IN COUNTY CLERK'S FILE No. 1474671 AND WHOSE NAME IS REFERRED TO HEREIN, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERWAYS, DRAINAGE EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED HEREIN.  
*Justin Walton*  
JUSTIN WALTON, MANAGING MEMBER, JL CLASSIC HOMES LLC  
STATE OF TEXAS  
COUNTY OF BRAZOS  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JUSTIN WALTON KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSES STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20 DAY OF April 2023  
*Jessica McShan*  
JESSICA MCSHAN  
My Notary ID # 130082211  
Expires January 20, 2027  
NOTARY SEAL

PRELIMINARY PLAN

FINAL PLAT



CERTIFICATION BY THE COUNTY CLERK:  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, KAREN MCQUEEN, CO. CLERK OF BRAZOS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE 21st DAY OF April 2023.  
APPROVAL OF THE CITY PLANNER:  
I, Bryan, TEXAS  
APPROVAL OF THE CITY ENGINEER:  
I, Paul Kaspar, P.E., THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE 21st DAY OF April 2023.  
APPROVAL OF THE SURVEYOR:  
STATE OF TEXAS COUNTY OF BRAZOS  
MICHAEL WARREN, REGISTERED PUBLIC SURVEYOR NO. 4935 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND, AND THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED GEOMETRIC FORM.  
JESSICA MCSHAN  
My Notary ID # 130082211  
Expires January 20, 2027  
KAREN MCQUEEN  
By: Victoria Elliott

- ROAD SIGN
- IRRIGATION CONTROL
- GRATE INLET
- GAS VALVE
- WATER VALVE
- LIGHT POLE
- POWER POLE
- ELECTRIC TRANS. BOX
- FIRE HYDRANT
- STORM SEWER
- TELEPHONE PED
- CABLE BOX/POD
- FLAG POLE
- FIBER OPTIC MARKER
- TRAFFIC SIGNAL
- PIPELINE MARKER
- WATER METER
- MANHOLE
- METER POLE
- SEPTIC

BUILDING SETBACK & ZONING INFORMATION  
ZONED MULTIFAMILY  
FRONT SETBACK 25'  
SIDE SETBACK 5'  
SIDE STREET ARTERIAL SETBACKS  
SIDE STREET SETBACK 5'  
REAR SETBACK 5'  
LOT COVERAGE 75% - typical  
MINIMUM LOT SIZE 20,000 sq ft  
MINIMUM LOT WIDTH 100'  
MINIMUM LOT DEPTH 200'  
MAXIMUM HEIGHT 35' - typical

