



VICINITY MAP
NTS

- NOTES:**
1. There is no 100-YR FEMA floodplain located on this property per FEMA FIRM panel 48041C0195E, effective on 07/07/2014.
 2. The bearing basis on this survey is referenced to iron roads found for subject and adjoining property corners as recorded in VOLUME 2428, PAGE 161, VOLUME 4786, PAGE 6 and in VOLUME 6375, PAGE 156, all of the B.C.O.R.
 3. This property is located in the City of Bryan ETJ and therefore has not been designated a zoning district.
 4. Development Note - No structure or land within this plat shall hereafter be located or altered without first obtaining a Development Permit from the Brazos County floodplain administrator. The minimum lowest finished floor elevation shall be one (1) foot higher than the highest spot elevation that is located within five (5) feet outside the perimeter of the building, or two (2) feet above the Base Flood Elevation ("BFE"), whichever is higher.
 5. Mailboxes - Rural mailboxes shall be set five (5) feet from the edge of the pavement or behind curbs, when used. All mailboxes within county arterial right-of-way shall meet the current TxDOT standards. Any mailbox that does not meet this requirement may be removed by Brazos County. For Single-Family Residential Developments, Multi-Unit Residential Developments or Manufactured Home Communities, Neighbor Delivery and Collection Box Units ("NDCBUs"), or community mailboxes, shall be required. If possible, these mailbox units should be installed on low volume intersecting roadways or on private property. Locations for the NDCBUs shall be shown on the construction Plans.
 6. This property is currently served by an onsite septic system.

NOT FOR RECORD

PRELIMINARY PLAN

OF

LOT 1, BLOCK 1

AGGIELAND HUMANE SUBDIVISION

17.50 AC

T.J. WOOTEN LEAGUE, A-59

BRYAN
Brazos County, Texas

PRELIMINARY PLAN
PREPARED AND
SUBMITTED
JANUARY 2020

SCALE 1"=60'

OWNER: AGGIELAND HUMANE SOCIETY 5359 LEONARD ROAD BRYAN, TX 77807 PHONE (979) 775-5755	ENGINEER: MITCHELL & MORGAN, L.L.P. 3204 EARL RUDDER FWY. S. COLLEGE STATION, TX 77845 PHONE (979) 260-6963	SURVEYOR: CARLOMAGNO SURVEYING, INC 2714 FINFEATHER ROAD BRYAN, TX 77801 (979) 775-4787
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