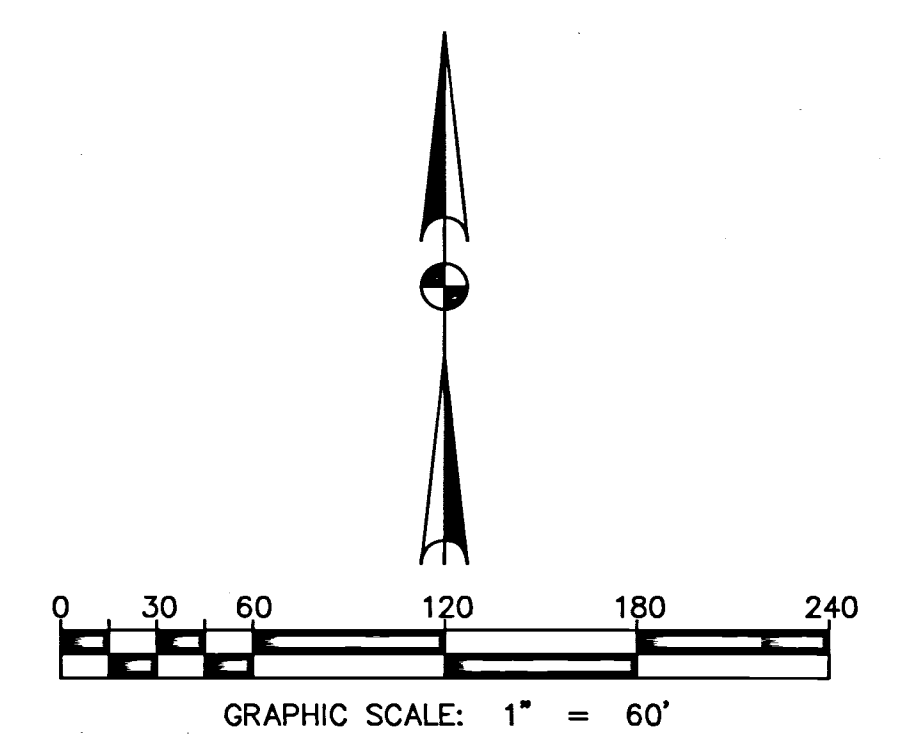
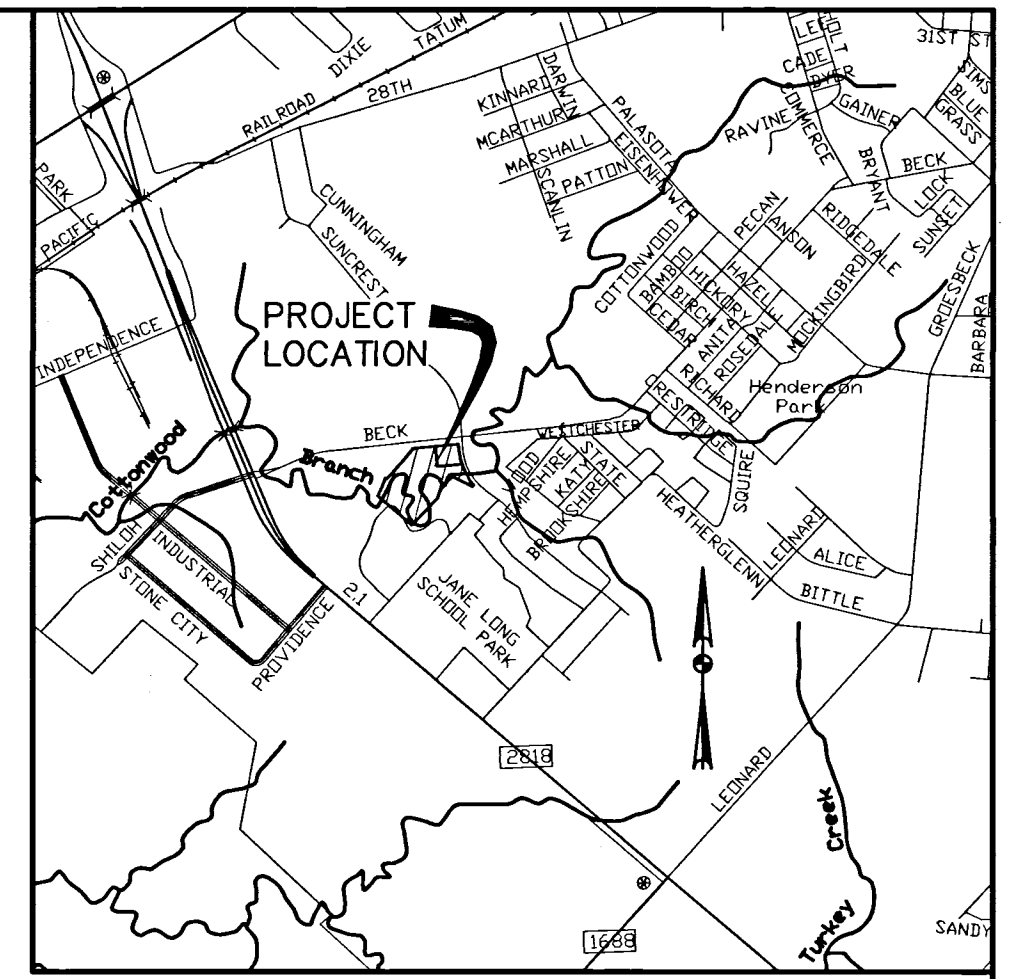


CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD LENGTH
C1	720.00'	399.34'	31°46'43"	S 23°40'15" E	394.24'

LINE TABLE		
LINE	LINE BEARING	DISTANCE
L1	S 06°17'24" E	91.25'
L2	S 43°33'21" W	20.09'
L3	S 47°41'31" E	4.94'
L4	S 71°51'40" E	12.82'
L5	N 44°56'50" E	72.04'
L6	N 41°08'58" E	89.43'



- ALL BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83.
- THIS TRACT LIES IN ZONE "X", "AE" & FLOODWAY AND DOES LIE WITHIN THE 100-YEAR FLOOD PLAIN, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR CITY OF BRYAN, COMMUNITY PANEL NO. 48041C0195E, DATED MAY 16, 2014. THIS STATEMENT IS FURNISHED FOR INFORMATION AND IS BASED ON GRAPHIC PLOTTING ONLY.
- THE CURRENT ZONING IS AGRICULTURAL OPEN DISTRICT (A-0)
- BUILDING SET BACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN STANDARDS.
- MAINTENANCE OF THE PRIVATE ACCESS EASEMENT WILL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF EASEMENTS AND DETENTION ON THEIR PROPERTY.

PRELIMINARY PLAN BECK PLAZA SUBDIVISION

11.0760 ACRES OF LAND LOCATED IN THE
STEPHEN F. AUSTIN LEAGUE NO. 9, SURVEY,
ABSTRACT-62, BRYAN, BRAZOS COUNTY,
TEXAS.

LOT 1, 2 & 3 1 BLOCK

DATE: JULY, 2019 SCALE: 1" = 100'

OWNERS:
BRYAN-BECK G2K DEVELOPMENT, LLC
33300 EGYPT LANE, SUITE D-200, MAGNOLIA, TX. 77854

SURVEYOR:
CENTURY ENGINEERING, INC.
3030 S. GESSNER SUITE 100 HOUSTON, TEXAS 77063
OFFICE: (713) 780-8871 FAX: (713) 780-7662
e-mail: drabala@centuryengineering.com
T.B.P.E. REGISTRATION NO. F-380 T.B.P.L.S. REGISTRATION NO. 00665-0

PROPERTY ADDRESS:
000 BECK STREET
BRYAN, TX. 77805

STEPHEN F. AUSTIN LEAGUE NO. 9
SURVEY, A-62

3301 PROVIDENCE, LLC
CALLED 18.835 AC.
VOL. 12450, PG. 205

3301 PROVIDENCE, LLC
CALLED 18.835 AC.
VOL. 12450, PG. 205

ARABIA HARRIS
LOT 1, BLK. 1
VOL. 15208, PG. 186

BLOCK 1
LOT 1
PLAT OF
ESTATES OF VICKIE DRAKE
VOL. 6230, PG. 263 B.C.M.R.

SUSAN LYNN JONES, ELIZABETH ELLAN JONES AND
JUDITH JONES, JOHNSON AND AUBREY MILTON SMITH
RESIDUE OF
CALLED 106.9 ACRE TRACT
VOL. 258, PG. 737 B.C.D.R.
& VOL. 13053, PG. 226 B.E.D.R.

H. BROOKS ENTERPRISES, LLC
LOT 2
VOL. 12242, PG. 240

TIMBER RIDGE
RV PARK
VOL. 12450, PG. 206

SAN SWR MH.
RIM=297.60
FND. 1/2" I.R.
(C.M.)

N 24°06'28" E
111.32'
104.61'
N 21°45'21" E

DIWAKAR SINGH &
PRAFULHAHAI PATEL, ETAL
CALLED 1.13 AC.
VOL. 14336, PG. 46

LOT 2
FOUR POINT O SOUTH
VOL. 15361, PG. 100

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7

BECK STREET
(100' R.O.W.)
VOL. 569, PG. 414 B.C.D.R.

EXIST. 12" WATER
EXIST. CONCRETE PAVEMENT
EXIST. 30" SAN.
EXIST. STREET LIGHT

SAN SWR MH.
RIM=307.92
F/L 18"(N)=291.97
F/L 18"(SE)=290.02
F/L 18"(SE)=295.67
F/L 24"(W)=289.47

STM SWR MH.
RIM=307.18
F/L 30"(N)=297.83
F/L 30"(E)=297.78
F/L 24"(W)=302.68