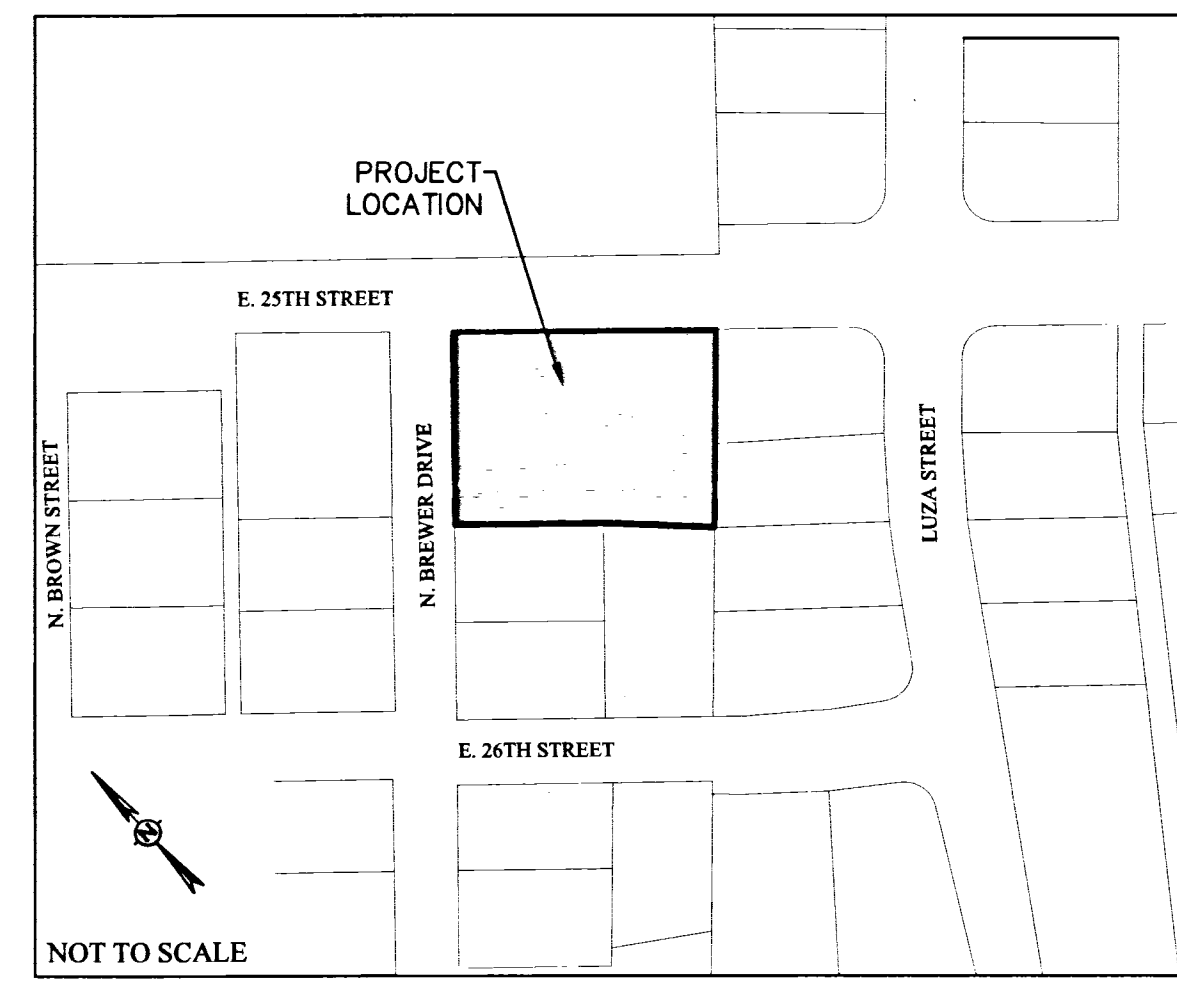


- NOTES:
1. ORIGIN OF BEARING SYSTEM: THE BEARING SYSTEM AND ACTUAL MEASURED DISTANCE ARE CONSISTENT WITH THE RECORDED PLAT IN VOLUME 97, PAGE 457 OF THE BRAZOS COUNTY DEED RECORDS AND AS DESCRIBED IN THE DEED FROM BEN NEBALEK TO SHIRLEY ODESSA GOODE RECORDED IN COLUMN 5982, PAGE 235 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY.
 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. 48041C0215F, EFFECTIVE DATE: APRIL 02, 2014.
 4. ZONING FOR THIS TRACT IS RESIDENTIAL DISTRICT 5000 (RD-5).
 5. EXISTING STRUCTURE ON LOT 1 PERMITTED TO REMAIN AS DESCRIBED IN VARIANCE CASE NO. _____ APPROVED BY THE CITY OF BRYAN PLANNING AND ZONING COMMISSION ON _____. ALL OTHER STRUCTURE SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.

LEGEND

	PROPERTY BOUNDARY
	RIGHT OF WAY (ROW)
	LOT LINE
	PROPERTY CORNER
	EXISTING CONTOUR
	PROPOSED PUBLIC UTILITY EASEMENT (PUE)
	EXISTING PUBLIC UTILITY EASEMENT (PUE)
	PROPOSED PUBLIC DRAINAGE EASEMENT (PDE)
	EXISTING PUBLIC DRAINAGE EASEMENT (PDE)
	PROPOSED PRIVATE DRAINAGE EASEMENT (PDE)
	EXISTING PRIVATE DRAINAGE EASEMENT (PDE)
	PROPOSED CURB AND GUTTER
	EXISTING SIDEWALK
	PROPOSED SIDEWALK
	FLOW ARROWS
	ST - ST STORM PIPE
	JUNCTION BOX
	STORM INLETS
	PROPOSED WATERLINE, SIZE NOTED
	EXISTING WATERLINE, SIZE NOTED
	FIRE HYDRANT
	GATE VALVE
	PROPOSED SANITARY SEWER LINE, SIZE NOTED
	EXISTING SANITARY SEWER LINE, SIZE NOTED
	PROPOSED SANITARY MANHOLE
	EXISTING SANITARY MANHOLE
	EXISTING PIPELINE
	EXISTING GAS
	EXISTING FENCE
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND ELECTRIC
	EXISTING TELECOMMUNICATIONS

VICINITY MAP



**PRELIMINARY PLAN
NOT FOR RECORD**

**PRELIMINARY PLAN
BREWER STREET SUBDIVISION**
0.689 ACRES - LOTS 1-4, BLOCK 1
JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS, TEXAS

SCALE: AS SHOWN
FEBRUARY 2021

OWNER/DEVELOPER:

SHABEER JAFFAR
P.O. Box 3135
College Station, TX 77842
(979) 229-4222

SURVEYOR:

Gregory Hopcus, RPLS No. 6047
McClure & Browne
Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, TX 77845
(979) 696-3838
TBPELS FIRM # 10103300

ENGINEER:

TBPE NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840

(979) 764-3900