



BENCHMARK 1:
 SQUARE CUT IN SOUTH SIDE OF ABANDONED
 SANITARY SEWER MANHOLE COLLAR AT THE
 EAST CORNER OF BENNETT ST. AND OAK
 KNOLL PL.
 ELEVATION = 329.62'

LEGEND

NOTES:

- 1/2" CAPPED IRON ROD SET MARKED "GESSNER"
- 5/8" CAPPED IRON ROD SET MARKED "GESSNER"
- FOUND IRON ROD
- - - ADJOINING LOT LINE
- BOUNDARY LINE
- - - LOT LINE
- - - BUILDING SETBACK LINE
- - - TREE LINE
- SA EXISTING SANITARY SEWER
- SA PROPOSED SANITARY SEWER
- W EXISTING WATER
- W PROPOSED WATER
- CE OVERHEAD ELECTRIC
- UE UNDERGROUND ELECTRIC
- COMMON AREA

1. BASIS OF BEARINGS AND COORDINATES REFER TO NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM, CNTRL ZONE (4203) AS OBTAINED BY GPS OBSERVATIONS AND ARE GRID REPRESENTATIONS.
2. THE PROPERTY IS CURRENTLY ZONED RD-7 (RESIDENTIAL DISTRICT-7000) AS SHOWN ON SURVEY.
3. NO PORTION OF THIS PROPERTY FALLS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FEMA FIRM MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY MAP NO. 48006E PANEL NO. 0215F, MAP NO. 4804C0215F, REVISED EFFECTIVE DATE OF APRIL 2, 2014.
4. ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
5. THE COMMON AREA SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.

OWNER/DEVELOPER:
 ALTON OFCZARZAK
 C/O BRAD CROWLEY
 TDG MANAGEMENT, LP
 4060 HIGHWAY 6 SOUTH
 COLLEGE STATION, TEXAS 77845

SURVEYOR:
 MICHAEL KONETSKI, R.P.L.S.
 GESSNER ENGINEERING, LLC.
 2501 ASHFORD DR.
 COLLEGE STATION, TEXAS 77840
 JULY 28 - SEPTEMBER 18, 2017

**PRELIMINARY PLAN
 NOT FOR RECORD**

**CARTER HEIGHTS SUBDIVISION
 LOTS 1-11 AND COMMON AREA "A", BLOCK 1**

**4.637 ACRES
 ZENO PHILLIPS, A-45
 BRYAN, BRAZOS COUNTY, TEXAS**

**ADDRESS:
 BENNETT STREET
 BRYAN, BRAZOS COUNTY, TEXAS**

GESSNER ENGINEERING
 Corporate Office
 2501 Ashford Drive
 College Station, Texas 77840
 www.gessnerengineering.com

FIRM REGISTRATION NUMBER:
 TBPE F-7451, TBLPS F-10193910

COLLEGE STATION 979.680.8840
BRENNHAM 979.836.6855
FORT WORTH 817.405.0774
SAN ANTONIO 210.556.4124

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