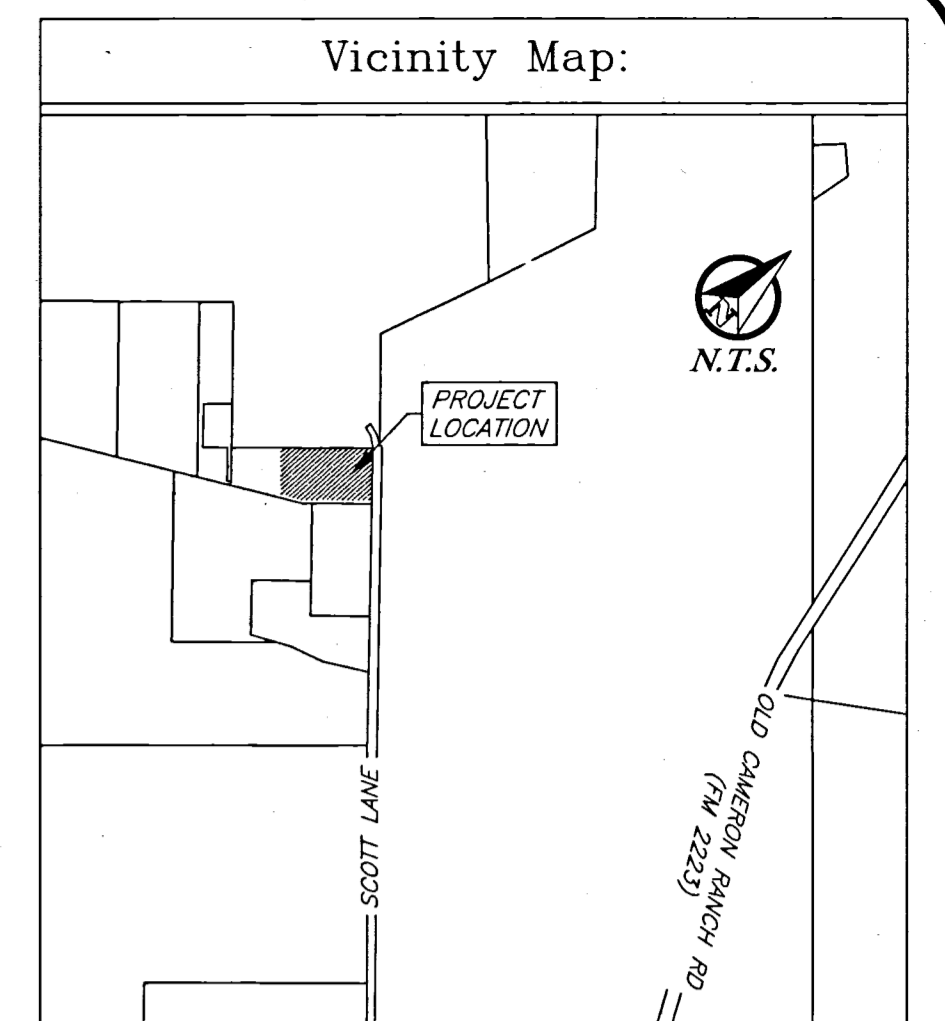
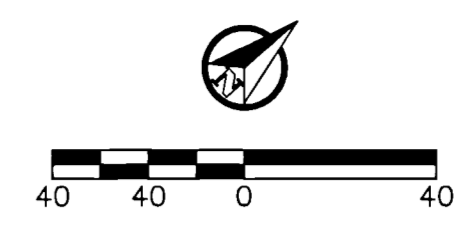


LINE #	LENGTH	DIRECTION
L1	6.52'	N 42° 35' 20" E
L2	30.00'	N 47° 22' 16" W
L3	9.98'	S 48° 17' 22" E
L4	348.10'	S 55° 07' 22" E
L5	19.10'	S 7° 42' 22" E
L6	62.64'	S 65° 08' 21" E
L7	93.58'	S 60° 31' 01" E
L8	30.68'	N 41° 33' 25" E
L9	101.21'	S 60° 31' 01" E
L10	54.74'	S 65° 08' 21" E
L11	11.57'	S 71° 58' 31" E
L12	274.91'	S 51° 09' 42" W



General Notes:

- Bearing system shown hereon is based on NAD83 (Texas State Plane Central Grid North) as established from GPS Network observation (Epoch 2010.00).
- Distances shown hereon are grid distances unless otherwise noted. To obtain surface distances multiply by a combined scale factor of 1.000125 (calculated using GEOID12B).
- 1/2" iron rods will be set at all angle points and lot corners, unless stated otherwise.
- This lot is not within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and incorporated areas, Map No. 48041C0100E, effective May 16, 2012.
- The following blanket easements do apply to this tract:
Wixon Water Supply Corp., 310/69
City of Bryan, 322/642
Wickson Creek SUD, 10526/177
- 10' wide easement to Ferguson Crossing Pipe Line Co., 681/836, does cross this tract.
- 15' wide easement to BTU, 12639/206, does apply to this tract. Easement calls to be centered on the buried electric line as installed. Approximate location is shown hereon.
- All lots served by on-site sewage facilities (OSSFs) must comply with county and state OSSF regulations. All OSSF construction must have an "authorization to construct" permit issued by the Brazos county health department. This permit ensured compliance with county order adopted by the Commissioners Court of Brazos county, pursuant to the provisions of Section 21.084 of the Texas Water Code.
- All lots will be required to have a site/soil evaluation on file with the Brazos county health department before on-site sewage facilities may be constructed.
- On-site sewage facilities disposal areas shall not encroach the 100 foot or the 150 foot sanitary zone of a private or public well, respectively.
- Water service is provided by Wickson Creek SUD.
- Building setback lines per Brazos County Ordinance Article 7, Section A.2.
- Minimum driveway culvert size shall be 15" for any proposed driveway.

Preliminary Plan

Doan Subdivision
Block 1, Lot 1

Being 5.568 Acres of
Abner Lee, Jr. Survey, A-31
Brazos County, Texas
Dec 2019

Owner/Developer:
Garth Doan/Todd Heatly
6307 Scott Lane
Bryan, TX 77808-8583

Engineer:
JA Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195