

VICINITY MAP

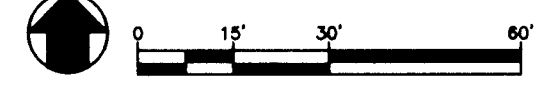
**Legend**

- Existing Sewer Line w/ size
- Existing Water Line w/ size
- Existing Gas Line
- Proposed Water Line w/size
- Proposed Sewer Service w/size
- Proposed Sewer Line w/size
- Existing Overhead Electrical
- Existing Communications Table
- Existing Wood Fence
- Boundary Line
- Existing Easement Line
- Property Line
- Proposed Easement Line
- 100 yr. Floodplain
- Minimum Habitable Finished Floor Elevation (NAVD88 Datum)
- Existing Contour Line
- Existing Sewer Manhole
- Existing Fire Hydrant
- Common Area
- Sidewalk
- Private Access Easement
- Right-of-Way
- Fire Hydrant
- Public Utility Easement
- Public Drainage Easement
- 5/8" Iron Rod Found (CM)
- 1/2" Iron Pipe Found (CM)

- GENERAL NOTES:**
- ORIGIN OF BEARING SYSTEM: Bearings are Texas State Plane, NAD83, Central Zone Datum, based on 2009 City of Bryan Control Monument No. 55 and No. 56 (S 81° 46' 17" W).
  - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 4084100195 E, Map Revised May 9, 2014, a portion of this property is located in a 100-year Flood Hazard Area.
  - The current zoning is Multiple-Family Residential District (MF).
  - Building setback lines shall be in accordance with City of Bryan Standards.
  - Lots 2 and 6 shall only take access via Craftman Court.
  - Right-of-way acreage: 0.236 Ac.
  - Existing ground contours are based on a ground survey of the site.
  - Individual lot owners shall be responsible for the maintenance of easements and detention areas located on their property.

**PRELIMINARY PLAN**

SCALE: Hor: 1" = 30'



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 71°51'34" W	12.82'
L2	S 5°24'57" E	27.98'
L3	S 5°24'57" E	27.98'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	41°24'35"	50.00'	36.14'	18.90'	S 15°17'20" W	35.36'
C2	262°49'09"	50.00'	229.35'	-56.69'	S 84°35'03" W	75.00'
C3	41°24'35"	50.00'	36.14'	18.90'	S 26°07'14" E	35.36'

**NOT FOR RECORD**

**PRELIMINARY PLAN**

**FOUR POINT O SOUTH SUBDIVISION**  
**LOTS 1-7, BLOCK 1**  
**2.195 ACRES**

STEPHEN F. AUSTIN LEAGUE NO. 9, A-62  
 BRYAN, BRAZOS COUNTY, TEXAS  
 AUGUST, 2018  
 SCALE: 1"=30'

**Owner:** Wayne Adamik, LLC  
 4557 Hillmark Drive  
 Plano, TX 75024  
 (972) 208-1752

**Surveyor:** McClure & Browne Engineering/Surveying, Inc.  
 1008 Woodcreek Dr., Suite 103  
 College Station, Texas 77845  
 (979) 693-3838

Texas Firm Registration No. 10103300