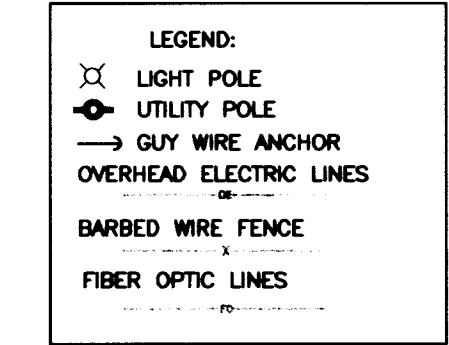


VICINITY MAP  
NTS

**NOTES:**

1. THERE IS NO 100-YR FEMA FLOODPLAIN LOCATED ON THIS PROPERTY PER FEMA FIRM PANEL48041C0220F, EFFECTIVE ON 04/02/2014.
2. THE FOLLOWING BLANKET EASEMENTS DO APPLY TO THIS TRACT:  
BRAZOS RIVER TRANSMISSION ELECTRIC COOP. INC. 134/33  
WIXON WATER SUPPLY CORP. 512/4
3. A PRIVATE SEPTIC FIELD WILL BE PROVIDED ON EACH LOT AS A TEMPORARY SEWER PLAN FOR BOTH LOTS. IT IS THE INTENT OF THIS DEVELOPMENT TO TIE INTO THE CITY OF BRYAN FUTURE SANITARY SEWER LINE AT THE REAR OF THE PROPERTY ONCE CONSTRUCTED.
4. THIS PROPERTY IS SUBJECT TO THE FM158 CORRIDOR OVERLAY.
5. CURRENT ZONING OF THIS PROPERTY IS COMMERCIAL DISTRICT (C-3).
6. ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.



Easement Line Table		
Line #	Length	Direction
L1	522.19	N42° 18' 56.95"E
L2	82.00	S47° 41' 03.05"E
L3	57.00	N42° 18' 56.95"E
L4	102.00	N47° 41' 03.05"W
L5	119.50	N47° 41' 03.05"W
L6	57.00	S42° 18' 56.95"W
L7	99.50	S47° 41' 03.05"E
L8	531.24	S42° 18' 56.95"W
L9	111.67	S47° 41' 03.05"E
L10	10.82	S41° 56' 45.69"W
L11	250.00	S48° 03' 14.31"E
L12	119.38	S41° 56' 45.69"W
L13	111.67	S47° 41' 03.05"E

**PRELIMINARY PLAN**

OF  
**LOTS 1 & 2, BLOCK 1  
PVD DEVELOPMENT SUBDIVISION  
9.466 AC**  
**A002801, MARIA KEGAN (ICL), TRACT 9**

SCALE 1"=50'  
BRYAN  
Brazos County, Texas  
FINAL PLAT  
PREPARED AND  
SUBMITTED  
MAY 2018

OWNER:  
PVD DEVELOPMENT CO LLC  
5222 ENCHANTED OAKS DR  
COLLEGE STATION, TX 77845

ENGINEER:  
MITCHELL & MORGAN, L.L.P.  
3204 EARL RUDDER FWY. SOUTH  
COLLEGE STATION, TX 77845  
PHONE (979) 260-6963

SURVEYOR:  
BRAD KERR RPLS  
KERR SURVEYING, LLC  
409 N. TEXAS AVE. SUITE A  
BRYAN, TX 77803  
(979) 268-3195