

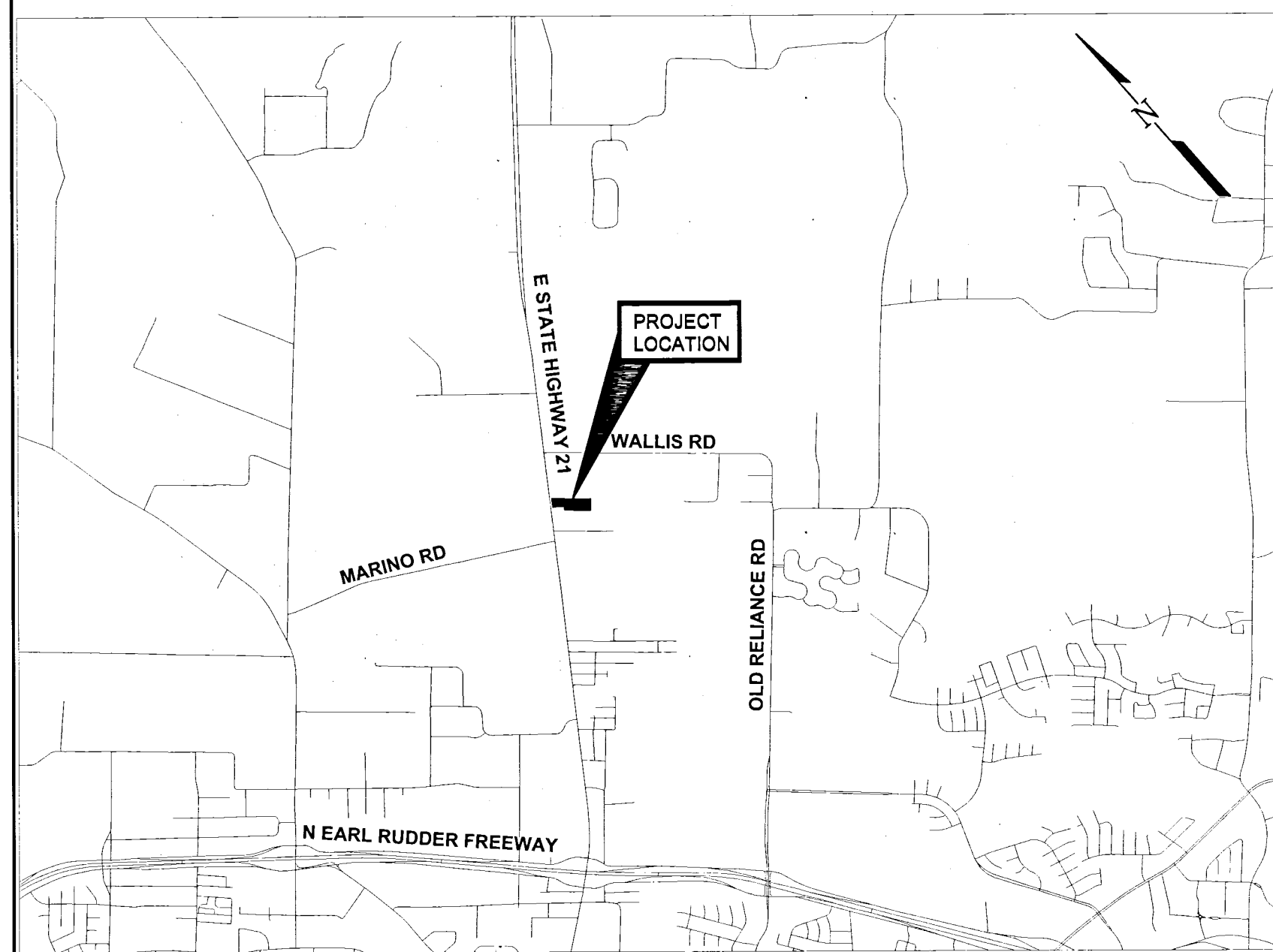
LEGEND

- PROPERTY BOUNDARY
- - - PROP. EASEMENT
- - - EXIST. EASEMENT
- SS PROP. SAN. SEW. LINE
- EXIST. SAN. SEW. LINE
- W EXIST. WATER LINE
- WA PROP. FIRE WATER LINE
- 345 PROP. CONT.
- 345 EXIST. CONT.
- ⊙ FIRE HYDRANT (FH)
- ⊙ SAN. SEW. MANHOLE (MH)
- ⊙ WATER METER (WM)



PRELIMINARY PLAN NOTES:

1. CURRENT ZONING OF SUBJECT SITE : C-3
2. CURRENT SITE USE : VACANT
3. PROPOSED SITE USE : MINI STORAGE
4. THE PROJECT PROPERTY DOES NOT LIE WITHIN THE LIMITS OF THE 100-YEAR FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. MAP NUMBER 48041C0205F, EFFECTIVE DATE APRIL 2, 2014.
5. THE BUILDING SETBACK REQUIREMENTS FOR THIS TRACT ARE ESTABLISHED BY THE CITY OF BRYAN SITE DEVELOPMENT ORDINANCE AS FOLLOWS:
 - FRONT BUILDING SETBACK - 25'
 - SIDE BUILDING SETBACK - 7.5'
 - REAR BUILDING SETBACK - 7.5'
6. THE METES AND BOUNDS DESCRIPTION SHOWN HEREIN WERE PROVIDED BY CARLOMAGNO SURVEYING, JANUARY 2017.
7. **SANITARY SEWER:** SANITARY SEWER SERVICE FOR THIS SUBDIVISION SHALL BE PROVIDED BY THE EXTENSION OF THE EXISTING CITY OF BRYAN SANITARY SEWER INFRASTRUCTURE ALONG HIGHWAY 21. 979-209-5030
8. **DOMESTIC WATER SERVICE:** THE DOMESTIC WATER SERVICE FOR THIS SUBDIVISION SHALL BE PROVIDED BY WICKSON WATER SPECIAL UTILITY DISTRICT. 979-589-3030
9. **ELECTRICAL SERVICE:** BRYAN TEXAS UTILITIES (BTU) SHALL BE PROVIDING ELECTRICAL SERVICE TO THIS SUBDIVISION. 979-821.5784
10. ALL PUBLIC UTILITY EASEMENTS (PUE) SHOWN HEREON SHALL BE DEDICATED WITH THE PLATTING OF THIS SUBDIVISION.
11. BOUNDARY SURVEY COMPLETED BY CARLOMAGNO SURVEYING, INC. ON JANUARY 17, 2017
12. COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-10 (N: 10246462.51, E: 3548539.11) AND AS ESTABLISHED BY GPS OBSERVATION.



VICINITY MAP
NOT TO SCALE

DEVELOPER PROPOSES TO ABANDON 70'x70' S.S.E. IN ACCORDANCE WITH EASEMENT AGREEMENT FOR AEROBIC SEPTIC SYSTEM DATED FEBRUARY 2004

OWNER/DEVELOPER

ROBERT BEVERLY
6054 STEEP HOLLOW CIRCLE
BRYAN, TEXAS 77808
713-385-6952

ENGINEER

JBS ENGINEERING AND ENVIRONMENTAL, LLC.
2129 E. WILLIAM J. BRYAN PKWY.
BRYAN, TEXAS 77802
979-485-2879

SURVEYOR

CARLOMAGNO SURVEYING, INC.
2714 FINFEATHER ROAD
BRYAN, TEXAS 77801
979-775-2873

PRELIMINARY PLAN

TEXAS 21 STORAGE, LLC.

BLOCK 1, LOT 1
R-O-W DEDICATION 0.03 ACRES
4.37 ACRES UNPLATTED TRACT,
S.F. AUSTIN LEAGUE No. A-63
LOCATED AT 6024 EAST HIGHWAY 21
BRYAN, BRAZOS COUNTY, TEXAS
JULY 2019

