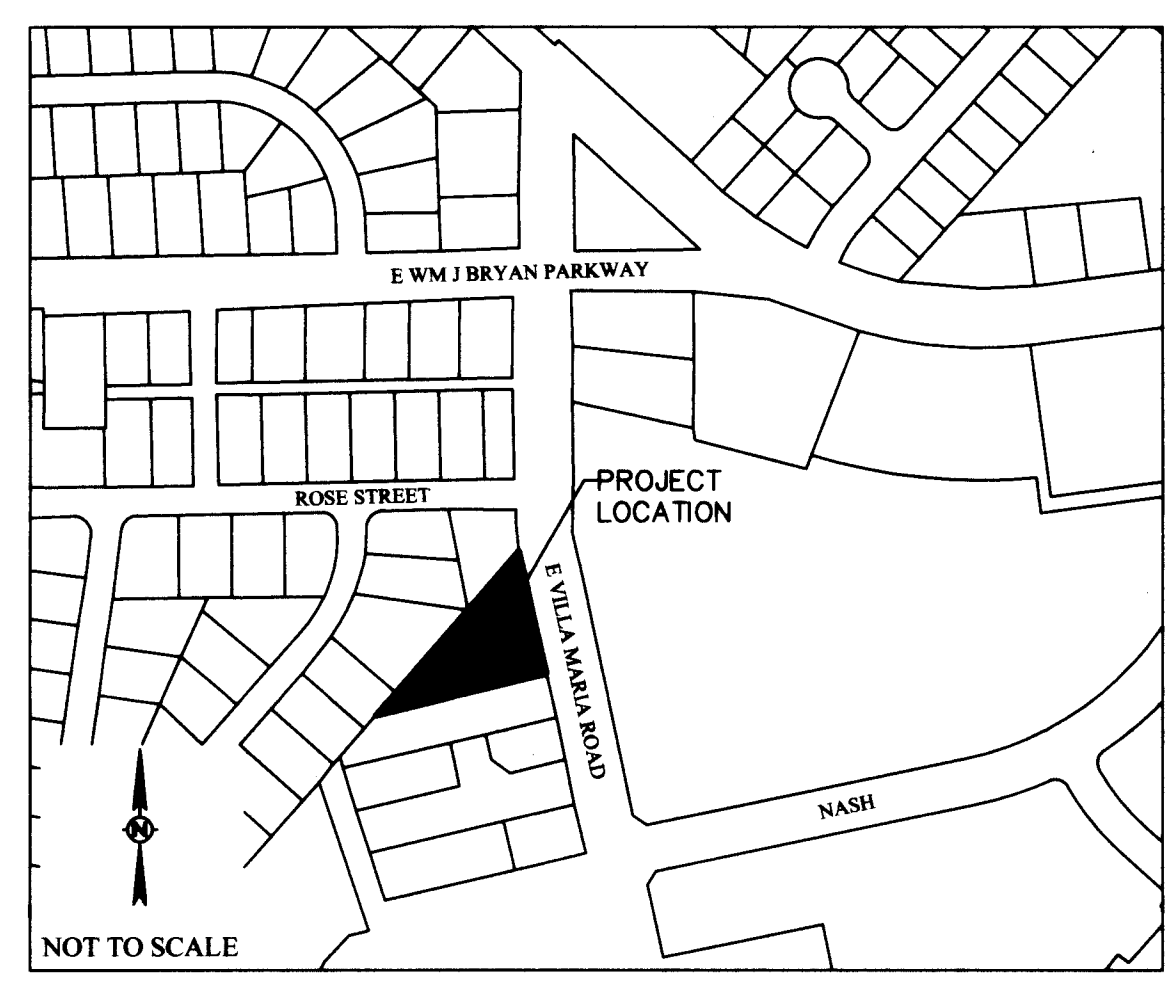


LEGEND

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING PUBLIC UTILITY EASEMENT & ROW
	EXISTING STORM PIPE
	EXISTING WATERLINE
	PROPOSED SANITARY SEWER LINE
	EXISTING FENCE
	EXISTING OVERHEAD ELECTRIC LINE

VICINITY MAP



- NOTES:**
- 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-33 (N:110230645.06; E:3550917.70) AND AS ESTABLISHED BY GPS OBSERVATION.
 - DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00011168 (CALCULATED USING GEOID12B).
 - BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 - NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 4804100215F, EFFECTIVE DATE: APRIL 21, 2014.
 - 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
 - ZONING FOR THIS TRACT IS MULTIFAMILY (MF).
 - ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF BRYAN DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.

PRELIMINARY PLAN NOT FOR RECORD

PRELIMINARY PLAN

THE ROW ON
VILLA MARIA
0.746 ACRES
JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS
BLOCK 1, LOT 1

SCALE: 1"=20'
JANUARY, 2018

OWNER:
LUXAIR, LLC
9307 LAKE FOREST CT. S.
COLLEGE STATION, TX 77845

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. TEXAS AVE.
BRYAN, TX 77803
(979) 268-3195

ENGINEER:

TBPE NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
(979) 764-3900