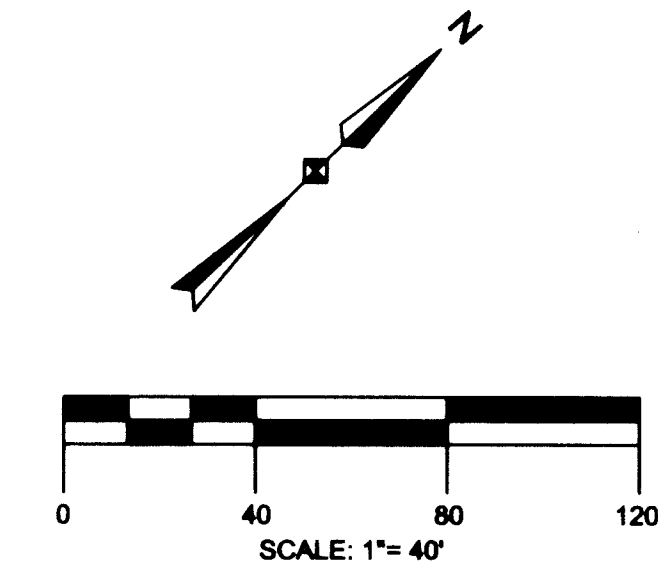


VICINITY MAP

BUILDING DATA SUMMARY	
FRM MAP NO.	May 16, 2012 48041C0285E
	(portions located in 100 year floodplain or floodway)
	MINIMUM BUILDING FFE = 251.50'

SUBJECT PROPERTY

LEGEND			
	PROPERTY LINE		PROPOSED WATER LINE
	ADJACENT PROPERTY LINE		EXISTING SANITARY SEWER
	BUILDING SETBACK LINE		PROPOSED SANITARY SEWER
	EXISTING PAVEMENT EDGE		EXISTING MANHOLE
	EXISTING MAJOR CONTOURS		PROPOSED WATER VALVE
	EXISTING MINOR CONTOURS		PROPOSED WATER METER
	PROPOSED MAJOR CONTOURS		PROPOSED FIRE DEPT. CONNECTION
	PROPOSED MINOR CONTOURS		PROPOSED SANITARY SEWER CLEANOUT
	EXISTING WATER LINE		PROPOSED SA DOUBLE CLEANOUT
	EXISTING FLOODWAY LIMITS		EXISTING FLOODPLAIN LIMITS



PROJECT BENCHMARK: BM  
 PROJECT BENCHMARK:  
 BM1: SQUARE SCRIBED IN CONCRETE WALL  
 243.250'

**PRELIMINARY PLAN**  
 OF  
 THE RANCH AT TURKEY CREEK  
 LOT 1, BLOCK 1  
 VOLUME 8710, PAGE 78  
 BEING A CALLED 6.17 ACRE TRACT  
 JOHN H. JONES SURVEY, A-26  
 BRYAN, BRAZOS COUNTY, TEXAS

OWNED BY:  
 THE RANCH AT HWY 47 L.L.C.  
 2509 RIVER FOREST DRIVE  
 BRYAN, TEXAS 7780

LEGAL DESCRIPTION:  
 TRACT 47.2, JOHN H. JONES SURVEY, 6.17 ACRES

ZONING:  
 MULTIFAMILY  
 SITE LIES IN THE SH-47 OVERLAY DISTRICT AND SUBJECT  
 TO THE DEVELOPMENT STANDARDS THEREIN

SURVEYOR:  
 GESSNER ENGINEERING  
 2501 ASHFORD DRIVE  
 COLLEGE STATION, TX 77840  
 TELEPHONE: (979) 680-8840  
 CONTACT: MICHAEL KONETSKI

SCALE 1"=40' JANUARY 24, 2017

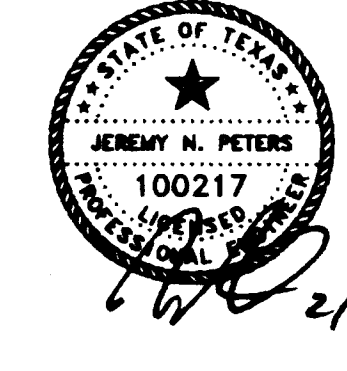
BRYAN COMMERCE & DEVELOPMENT, INC.  
 TRACT 50, JOHN H. JONES SURVEY  
 86.72 ACRES, VOL. 7874 PG. 214  
 ZONED: AGRICULTURAL OPEN

pp17-0)  
 Ranch @ Turkey  
 Creek  
 (Ranch/Jones)



**GESSNER**  
 ENGINEERING

**GESSNER ENGINEERING**  
 Corporate Office  
 2501 Ashford Drive  
 College Station, Texas 77840  
 www.gessnerengineering.com  
 FIRM REGISTRATION NUMBER:  
 TYPE F-7461, TYPE F-16153930  
 COLLEGE STATION 979.680.8840  
 BIRMINGHAM 979.836.6855  
 FORT WORTH 817.405.0774  
 SAN ANTONIO 210.556.4124



Issue Date: 02-21-17  
 Drawn By: PR  
 Checked By: JNP  
 Project Number: 16-0473

