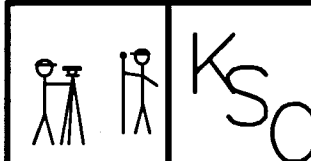



PRELIMINARY PLAN NOTES:

- THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A. - FIRM COMMUNITY PANEL NO. 48041C0205F, APRIL 2, 2014.
- BASIS OF BEARING:** 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-125 (Y:10242367.294; X:3545959.049) 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 1.00010004959 (CALCULATED USING GED0128).
- PROPERTY CORNERS ARE 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET UNLESS OTHERWISE NOTED.
- THE BOUNDARY DATA SHOWN WAS SURVEYED AND PROVIDED BY KERR SURVEYING, UNDER THE DIRECTION OF MR. BRAD KERR, RPLS 4502.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY LAWYERS TITLE COMPANY (G.F. No. S40101). THE FOLLOWING BLANKET EASEMENTS DO APPLY TO THIS TRACT:
 - HUMBLE PIPE LINE CO. 48/537
 - LONE STAR GAS CO. 71/399
 - CITY OF BRYAN 98/329
 - MAGNOLIA PIPE LINE CO. 127/146
 - CITY OF BRYAN 645/422
- EASEMENT TO GULF STATES UTILITIES 130/451 DOES NOT CROSS THIS TRACT.
- THERE IS NO EASEMENT CROSSING THIS TRACT RESERVED IN JUDGEMENT 271/867.
- MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF BRYAN CODES AND ORDINANCES.
- ALL LOTS ARE CURRENTLY VACANT AND UNDEVELOPED. PROPOSED USES WILL BE IN ACCORDANCE WITH THE CURRENT ZONING AT THE TIME OF DEVELOPMENT.
- TOPOGRAPHICAL & UTILITY INFORMATION WAS OBTAINED FROM CITY OF BRYAN TOPOGRAPHIC & UTILITY MAPS.
- THE PROPERTY IS CURRENTLY ZONED AGRICULTURAL OPEN (A-O).
- THE PROPOSED USE OF THE PROPERTY IS UNDETERMINED AT THE TIME OF THIS PRELIMINARY PLAN. ANY DEVELOPMENT WILL BE IN CONFORMANCE WITH THE ZONING AT THE TIME OF DEVELOPMENT.
- THE PROPOSED DRIVEWAY IMPROVEMENTS ARE PRELIMINARY AND WILL BE PERMITTED BY TxDOT DURING SITE DEVELOPMENT.
- THE PROPOSED SEWER LINE EXTENSION, AND UPSTREAM LIMITS, IS BASED ON TCEQ MINIMUM GRADES WITH A MINIMUM COVER OF APPROXIMATELY 2.5 FEET AND ADDITIONAL IMPROVEMENTS IMMEDIATELY DOWNSTREAM.
- APPROXIMATE LIMITS OR PROPOSED DETENTION FACILITY. THE DETENTION POND AND OUTFALL STRUCTURE WILL BE APPROPRIATELY SIZED AT SITE DEVELOPMENT OF THIS PROPERTY.


 SURVEYED BY: KERR SURVEYING, LLC
 409 NORTH TEXAS AVENUE
 BRYAN, TEXAS 77803
 PHONE (979) 268-3195

PRELIMINARY PLAN
NOT FOR RECORD
 OF
WRI TRACTOR
 LOT 1, BLOCK ONE
 11.907 ACRE TRACT
 STEPHEN F. AUSTIN LEAGUE NO. 10, A-63
 CITY OF BRYAN, BRAZOS COUNTY, TEXAS
 SURVEYED: JANUARY 2019

	CLIENT INFORMATION MAS DEVELOPMENT c/o TREVOR WILLIAMS 8326 W. HIGHWAY 21 BRYAN, TX 77807 PH: (979) 822-4445 EMAIL: twilliams@soninc.com
	FILENAME: 0692PPIA SCALE: 1"=50' SUBMITTED DATE: 3/8/19 REVISIONS: 4/10/19, 4/17/19, 5/15/19 5/2/19
POST OFFICE BOX 9253 COLLEGE STATION, TEXAS 77842 EMAIL: civil@rmengineer.com OFFICE - (979) 764-0704 FAX - (979) 764-0704	DRAWN BY: R.A.M. CHECKED BY: FIELD BOOK: N/A PAGES: N/A RME CONSULTING ENGINEERS CLIENT NO. PROJECT NO. 274 - 0692