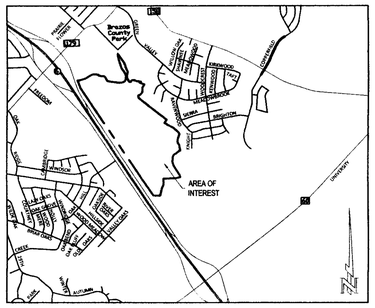

VICINITY MAP
SCALE 1" = 500'

LEGEND

5/8" IRON ROD FOUND	WATER VALVE
5/8" IRON ROD SET	RCP REINFORCED CONCRETE PIPE
POWER POLE	CMP CORRUGATED METAL PIPE
POWER POLE WITH TRANSFORMER	OHE OVERHEAD ELECTRIC
METER POLE	FENCE
GUY WIRE	PROPERTY LINE
ATMOS PIPELINE SIGN	ROW LINE
BLACKHAWK PIPELINE SIGN	PHASE LINE
ENERGY TRANSFER CO PIPELINE SIGN	BASE FLOOD ELEVATION (BFE)
EXXON MOBILE PIPELINE SIGN	FLOODPLAIN
RME ELECTRIC SIGN	FLOODWAY
SANITARY SEWER MANHOLE	
FIRE HYDRANT	

GENERAL NOTES:

1. PROPOSED ZONING IS C-2. EXISTING ZONING IS A-O.

2. SANITARY SEWER CONNECTIONS WILL BE MADE ON EXISTING 33" LINE AND PROVIDED AT FINAL PLAT STAGES OF INDIVIDUAL LOTS.

3. EASEMENT INFORMATION:
   - (A) J.W. LESTER TO GULF STATES UTILITIES COMPANY VOL. 130, PG. 509 BCDR
   - (B) C.E. JONES TO HUMBLE PIPELINE COMPANY VOL. 49, PG. 55 BCDR
   - (C) J.W. LESTER, JR. ET AL TO CITY OF BRYAN VOL. 283, PG. 872 BCDR
   - (D) J.W. LESTER, JR. ET AL TO CITY OF BRYAN VOL. 371, PG. 559 BCDR

0 200' 400'

MEADOWBROOK DRIVE
RAVENWOOD DRIVE
100 YR FLOODPLAIN ZONE AE
PROPOSED APPROXIMATE TRAIL ROUTE PER CITY OF BRYAN HIKE AND BIKE ACCESS PLAN
PROPOSED EAST OAK HILL DRIVE RIGHT OF WAY EXTENSION 80' ROW, 54' PAVEMENT WIDTH
PROPOSED WILDFLOWER DRIVE 80' ROW, 54' PAVEMENT WIDTH
PROPOSED WILDFLOWER DRIVE 120' ROW, 100' PAVEMENT WIDTH
PROPOSED WILDFLOWER DRIVE EXTENSION PER CITY OF BRYAN THOROUGHFARE PLAN 120' ROW, 100' PAVEMENT WIDTH
PHASE 3
PHASE 1
PHASE 2
PROPOSED WATER LINE IMPROVEMENTS(APPROXIMATE LOCATION)
PROPOSED EAST OAK HILL DRIVE 80' WIDE RIGHT OF WAY 54' WIDE PAVEMENT WIDTH
PROPOSED UNNAMED PUBLIC RIGHT OF WAY 60' WIDE RIGHT OF WAY 38' WIDE PAVEMENT WIDTH
TO BE ABANDONED AND REMOVED
TOWNE CENTER WAY
100 YR GULF STATES EASEMENT
70' PIPELINE EASEMENT
20' SANITARY SEWER EASEMENT
STATE HIGHWAY 6
(NEW RAMP CONFIGURATION)
POWERLINE

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TBPE F-4691

ENGINEERING • ARCHITECTURE • SURVEYING

THE SHOPS AT BRAZOS VALLEY MASTER PLAN
RICHARD CARTER LEAGUE (AB #8), BLOCK 3
LOTS 1 (TR-3.1), 1.3, 1.4
186.90 ACRES
NOW OR FORMERLY BCS CENTERPOINT, LLC.
2940 BOONVILLE ROAD, SUITE 100
BRYAN, TEXAS 77808

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APPROVED BY:	PB
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SCALE:	1"=200'
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