



VICINITY MAP

PRELIMINARY PLAN

SCALE: Hor: 1" = 50'



Legend

— 8S — 8S —	Existing Sewer Line w/ size
— 8W — 8W —	Existing Water Line w/ size
— G — G —	Existing Gas Line
— 6W — 6W —	Proposed Water Line w/size
— 4S — 4S —	Proposed Sewer Line w/size
— 30SD — 30SD —	Proposed Storm Drain Line w/size
— — —	Boundary Line
— — —	Existing Easement Line
— — —	Property Line
— — —	Proposed Easement Line
— — —	Proposed Phase Boundary
— — —	Existing Contour Line
— — —	Fire Hydrant
□	Common Area

GENERAL NOTES:

- ZONING: ETJ
- Proposed Land Use: 4 Lots.
- Existing ground contours are based on aerial survey of the site.
- Abbreviations:
 P.U.E. = Public Utility Easement
 P.D.E. = Public Drainage Easement
 H.O.A. = Homeowner's Association
 R.O.W. = Right of Way
- Common Areas and Landscape Easements shall be owned & maintained by Homeowners Association
- All minimum setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0205F effective 05/16/2012, no portion of this property is located in a 100-year flood hazard area.

PRELIMINARY PLAN

**REED MEADOWS
Lots 1, 2 & 3, Block 1
10.000 ACRES**

OUT OF
GREEN H. COLEMAN SURVEY, A-10
BRYAN, BRAZOS COUNTY, TEXAS
SEPTEMBER, 2021

SCALE: 1" = 50'
Lots 1-3, Block 1

Owner:
Juan Mauricio
Elvira Maldonado

Engineer: Texas Firm Registration No. 10103300
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 683-3838
Firm Reg. No. F-458

