

BY GRAPHIC SCALING ONLY THIS PROPERTY LIES IN FLOOD ZONE - X, A & ACCORDING TO FEMA MAP PANEL No. 48041C0215F EFFECTIVE APRIL 2 2014

THE MODS
BEING THE SAME CALLED 6.224 ACRE TRACT OF LAND RECORDED IN CLERK'S FILE No. 1474671, JOHN AUSTIN LEAGUE ABSTRACT 2 BRYAN, BRAZOS COUNTY TEXAS 2 LOTS IN 2 BLOCKS MARCH 2022

OWNERS:
JL CLASSIC HOMES LLC
2257 N LOOP 336 #104-204 CONROE, TX 77304

SURVEYORS:
SURVTECH
2020 FM 2854 CONROE TX 77301

ENGINEER:
L SQUARED ENGINEERING
3307 WEST DAVIS STREET, SUITE 100
CONROE, TX 77304

STATE OF TEXAS, COUNTY OF BRAZOS
JL CLASSIC HOMES LLC, ACTING BY THROUGH JUSTIN WALTON, MANAGING MEMBER, THE OWNERS AND DEVELOPERS OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO ME IN THE DEEDS RECORDS OF BRAZOS COUNTY IN COUNTY CLERK'S FILE No. 1474671 AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

JUSTIN WALTON, MANAGING MEMBER, JL CLASSIC HOMES LLC

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JUSTIN WALTON KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2023.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS
(NOTARY SEAL)

CERTIFICATION BY THE COUNTY CLERK:

STATE OF TEXAS
COUNTY OF BRAZOS

I, KAREN MCGUEN, COUNTY CLERK IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____ 2023 IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN

VOLUME _____ PAGE _____

COUNTY CLERK BRAZOS COUNTY, TEXAS

APPROVAL OF THE CITY PLANNER

_____, THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE _____ DAY OF _____ 2023

CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE CITY ENGINEER

I, W. PAUL KASPAR, P.E., THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE _____ DAY OF _____ 2023

CITY ENGINEER, BRYAN, TEXAS

GENERAL NOTES:
BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NAD2011) EPOCH 2010. CONTOURS ARE GENERATED USING THE CITY OF BRYAN LIDAR DATA.

DISTANCES SHOWN HEREON ARE GRID DISTANCES. TO OBTAIN SURFACE DISTANCE, DIVIDE BY A COMBINED SCALE FACTOR OF 1.0001955519377

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE REPORT ISSUED BY FIRST NATIONAL TITLE COMPANY OF NO. 295230.

UNDERGROUND UTILITIES ARE APPROXIMATED BASED ON ABOVE GROUND FEATURES, AVAILABLE MAPS AND MARKINGS BY UTILITY PROVIDERS. ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY.

THIS PLAT WAS PREPARED IN CONJUNCTION WITH A FIELD NOTES DESCRIPTION (METES AND BOUNDS). THE PLAT AND FIELD NOTES ARE INTENDED TO BE ONE INSTRUMENT.

WHERE ELECTRIC FACILITIES ARE INSTALLED, ITU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.

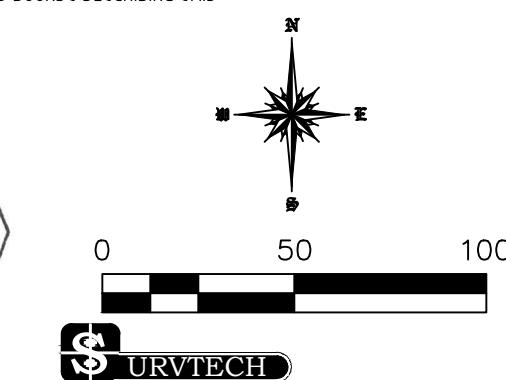
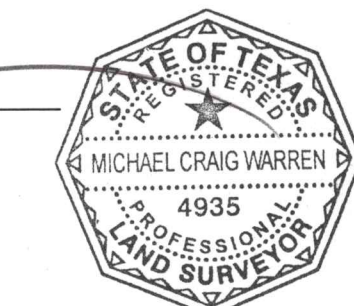
PRELIMINARY FLOODPLAIN DATA IS BASED ON THE FLOOD STUDY PERFORMED BY WALTER P MOORE AND ASSOCIATES AND IS DISPLAYED BY GRAPHIC PLOTTING ONLY CASE NO. 19-06-2360P

CERTIFICATION OF THE SURVEYOR.

STATE OF TEXAS COUNTY OF BRAZOS

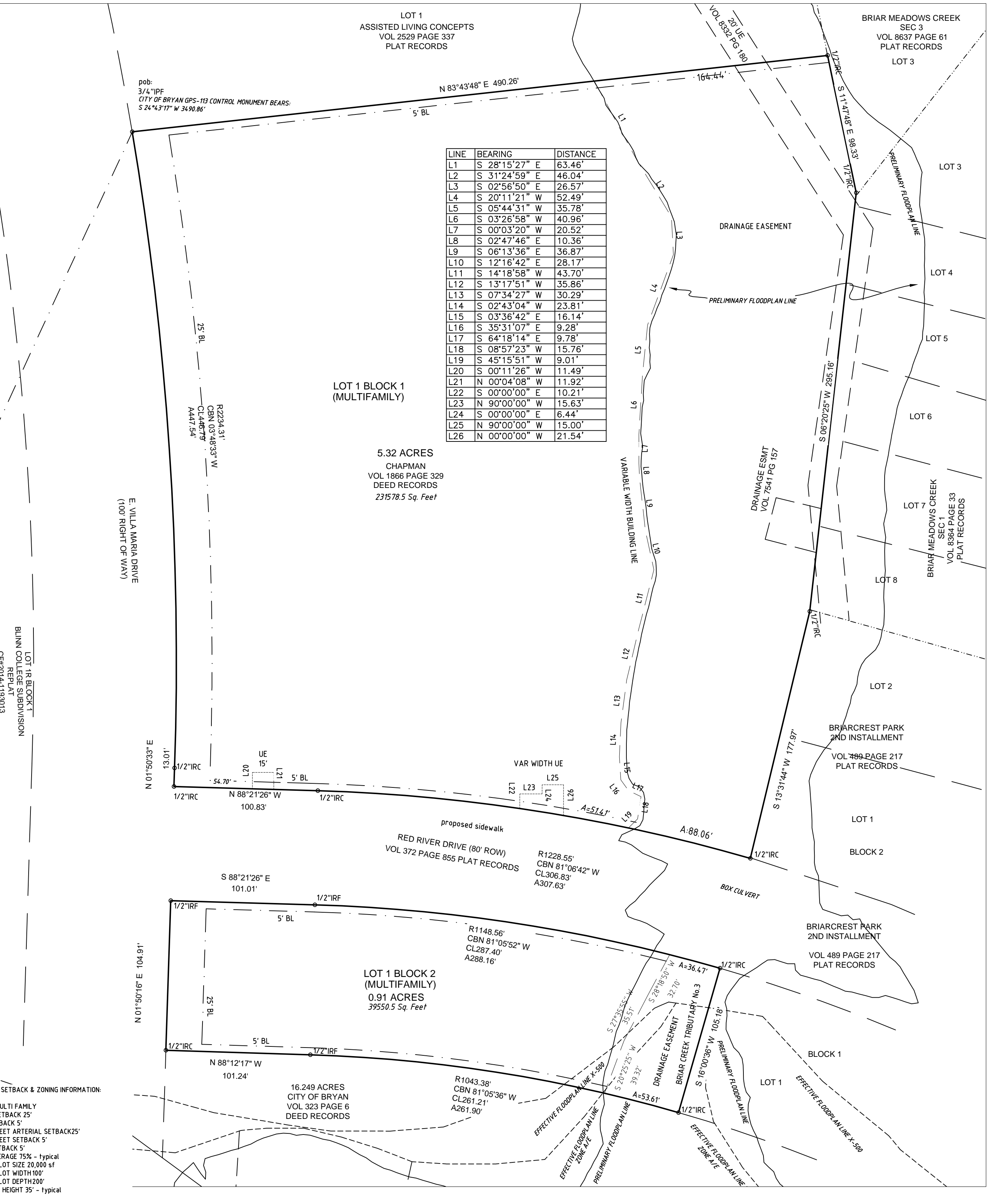
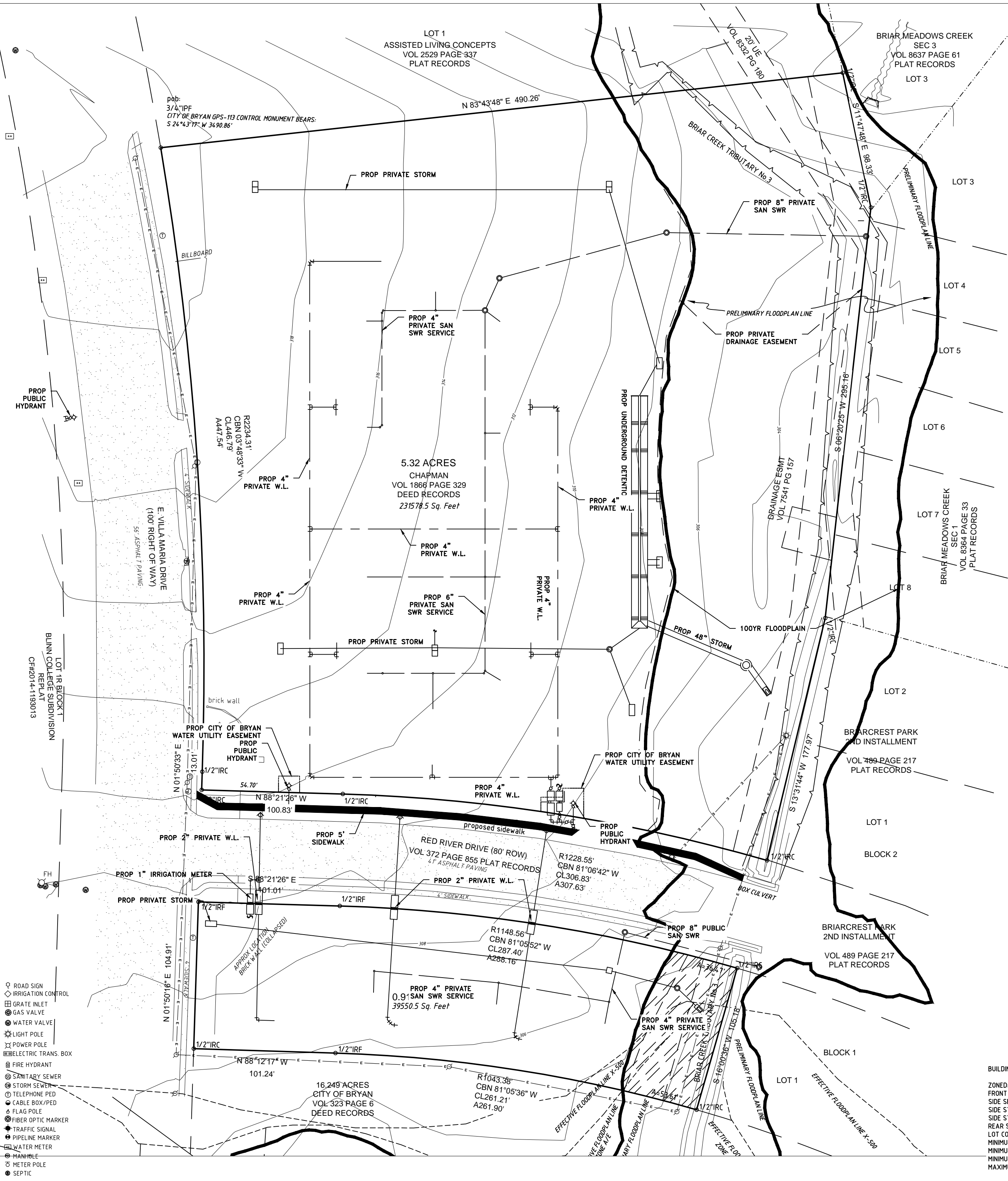
I, MICHAEL WARREN, REGISTERED PUBLIC SURVEYOR NO. 4935, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND, AND THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED GEOMETRIC FIGURE.

MICHAEL WARREN R.P.L.S. # 4935



PRELIMINARY PLAN

FINAL PLAT



BUILDING SETBACK & ZONING INFORMATION
ZONED MULTI-FAMILY
FRONT SETBACK 25'
SIDE SETBACK 5'
SIDE STREET ARTERIAL SETBACKS 5'
SIDE STREET SETBACK 5'
REAR SETBACK 5'
LOT COVERAGE 75% - typical
MINIMUM LOT SIZE 20,000 sq ft
MINIMUM LOT WIDTH 100'
MINIMUM LOT DEPTH 1000'
MAXIMUM HEIGHT 35' - typical