VICINITY MAP & EFFECTIVE FEMA MAP PANEL (NOT TO SCALE) MAP SCALE 1" = 1000' 000 0 1000 2000 0 0 300 600 PANEL 0215F FIRM FLOOD INSURANCE RATE MAP BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS PANEL 215 OF 475 fice to User: The Map Number shows below should be to when placing map codess; the Community Number two above should be used on insurance applications for the BY GRAPHIC SCALING ONLY THIS PROPERTY LIES IN FLOOD ZONE : X & AE __ACCORDING TO FEMA MAP PANEL No. 48041CO215F EFFECTIVE APRIL 2 2014 ASSISTED LIVING CONCEPTS VOL 2529 PAGE 337

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

COUNTY OF BRAZOS 3307 WEST DAVIS STREET, SUITE 100 I, KAREN MCQUEEN, COUNTY CLERK IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CONROE, TX 77304 PRELIMINARY PLAN FINAL PLAT COUNTY CLERK BRAZOS COUNTY, TEXAS LOT 1 BRIAR MEADOWS CREEK ASSISTED LIVING CONCEPTS BRIAR MEADOWS CREEK VOL 2529 PAGE 337 VOL 8637 PAGE 61 PLAT RECORDS SEC 3 PLAT RECORDS VOL 8637 PAGE 61 LOT 3 PLAT RECORDS PLAT RECORDS APPROVAL OF THE CITY PLANNER THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING AND N 83°43'48" E 490.26' CITY OF BRYAN GPS-113 CONTROL MONUMENT BEARS: ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE S 24°43'17" W 3490.86' CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE CITY OF BRYAN GPS-113 CONTROL MONUMENT BEARS: S 24°43'17" W 3490.86' CITY PLANNER, BRYAN, TEXAS LOT 3 - PROP PRIVATE STORM LOT 3 PROP 8" PRIVATE 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 DRAINAGE EASEMENT ____DAY 0F____ CITY ENGINEER, BRYAN, TEXAS LOT 4 PRELIMINARY FLOODPLAN LINE 4 S 02°43'04" W 23.81' PRELIMINARY FLOODPLAN LINE PROP 4" PROP PRIVATE LOT 1 BLOCK 1 (MULTIFAMILY) LOT 6 5.32 ACRES CHAPMAN 5.32 A¢RES VOL 1866 PAGE 329 CHA∲MAN DEED RECORDS VOL 1866 PAGE 329 PRIVATE W.L. 231578.5 Sq. Feet DEED RECORDS LOT 7 23157\$.5 Sq. Feet PRIVATE W.L. PROP 4" PRIVATE W.L. BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS LOT 2 ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010, CONTOURS ARE GENERATED DISTANCES SHOWN HEREON ARE GRID DISTANCES, TO OBTAIN SURFACE DISTANCE, DIVIDE BY A COMBINED SCALE FACTOR OF BRIARCREST PARK 2MD INSTALLMENT THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE REPORT ISSUED BY FIRST NATIONAL TITLE COMPANY RCREST PARK INSTALLMENT VOL 489 PAGE 217 VAR WIDTH UE PLAT RECORDS ~ UNDERGROUND UTILITIES ARE APPROXIMATED BASED ON ABOVE GROUND FEATURES, AVAILABLE MAPS AND HYDRANT VOL 489 PAGE 217 / WATER UTILITY EASEMENT MARKINGS BY UTILITY PROVIDERS. ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PLAT RECORDS THIS PLAT WAS PREPARED IN CONJUNCTION WITH A FIELD NOTES DESCRIPTION (METES AND BOUNDS). THE 1/2"IRC PROP 4" PRIVATE W.L. PLAT AND FIELD NOTES ARE INTENDED TO BE ONE INSTRUMENT 100.83 LOT 1 proposed sidewalk WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, RED RIVER DRIVE (80' ROW)

VOL 372 PAGE 855 PLAT RECORDS

R1228.55'

CBN 81°06'42" W
CL306.83' ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND LOT 1 ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES RED RIVER DRIVE (80' ROW) BLOCK 2 PROP 2" PRIVATE W.L. PRELIMINARY FLOODPLAIN DATA IS BASED ON THE FLOOD STUDY PERFORMED BY WALTER P MOORE AND ASSOCIATES AND IS VOL 372 PAGE 855 PLAT RECORDS DISPLAYED BY GRAPHIC PLOTTING ONLY CASE No. 19-06-2360P BLOCK 2 S 88°21'26" E CBN 81°06'42" W BOX CUL VERT 101.01' CL306.83' A307.63' PROP 2" PRIVATE W.L. CERTIFICATION OF THE SURVEYOR. 1/2"IRF STATE OF TEXAS COUNTY OF BRAZOS BRIARCREST PARK CBN 81°05'52" W 2ND INSTALLMENT BRIARCRES /R1148.56'L CL287.40' 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 2ND INSTALL VOL 489 PAGE 217 A288.16' PLAT RECORDS CL287.40' MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND, AND THAT THE METES AND BOUNDS DESCRIBING SAID LOT 1 BLOCK 2 VOL 489 PAGE 21 PLAT RECORDS (MULTIFAMILY) 0.91 ACRES 39550.5 Sq. Feet PROP 4" PRIVATE 0.91SAN SWR SERVICE **⊞** GRATE INLET **⊚** GAS VALVE PROP 4" PRIVATE S ₩ WATER VALVE MICHAEL WARREN R.P.L.S. # 4935 -‡;LIGHT POLE N 88°12'17" W **■■ELECTRIC TRANS. BOX** 4935 101.24' ☐ FIRE HYDRANT CBN 81°05'36" W 16.249 ACRES BUILDING SETBACK & ZONING INFORMATION: CL261.21' CITY OF BRYAN SANITARY SEWER CBN 81°05'36" W SM STORM SEWER-ZONED: MULTI FAMILY VOL 323 PAGE 6 CITY OF BRYAN FRONT SETBACK 25' DEED RECORDS ← CABLE BOX/PED VOL 323 PAGE 6 SIDE SETBACK 5' SIDE STREET ARTERIAL SETBACK25' SURVEYORS DÉED RECORDS SIDE STREET SETBACK 5' FIBER OPTIC MARKER REAR SETBACK 5' TRAFFIC SIGNAL LOT COVERAGE 75% - typical PIPELINE MARKER MINIMUM LOT SIZE 20,000 sf WATER METER P.O. BOX 1080 \ CONROE, TEXAS 77305-1080 936-539-5444 \ FAX 936-539-5442 email: SURVTECH@SURVCORP.COM TBPLS No. 10005100 MINIMUM LOT WIDTH 100' MANHOLE MINIMUM LOT DEPTH200' る METER POLE MAXIMUM HEIGHT 35' – typical

STATE OF TEXAS, COUNTY OF BRAZOS I 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

JUSTIN WALTON, MANAGING MEMBER, JL CLASSIC HOMES LLC

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 SOME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____DAY OF______, 2023.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

CERTIFICATION BY THE COUNTY CLERK.

STATE OF TEXAS

(NOTARY SEAL)

