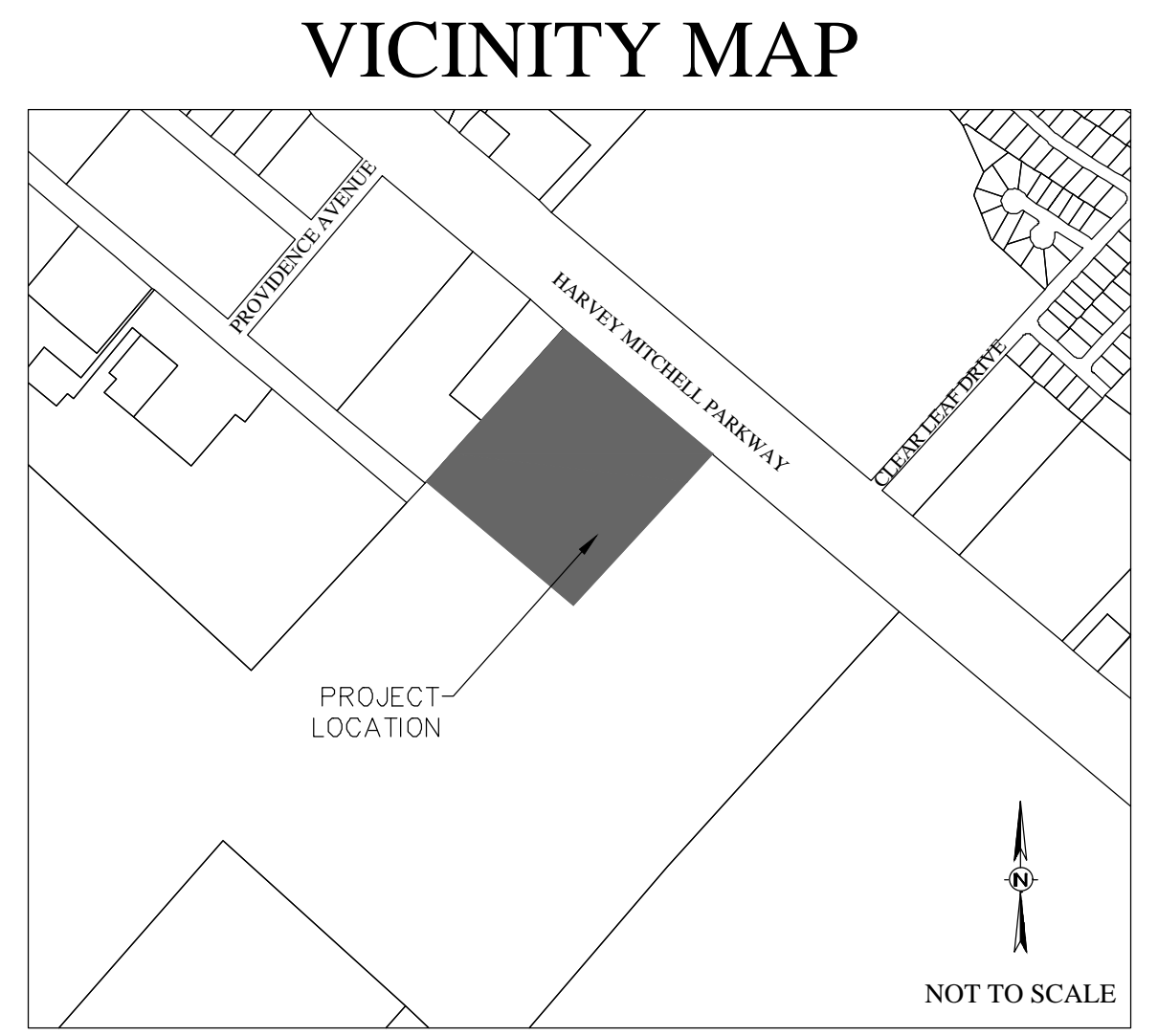


**LEGEND**

	PROPERTY BOUNDARY
	PROPERTY ADJACENT
	LOT LINE
	PROPERTY CORNER
	BLOCK NUMBER
	EXISTING CONTOUR
	PROPOSED PUBLIC UTILITY EASEMENT (PUE)
	EXISTING PUBLIC UTILITY EASEMENT (PUE)
	PROPOSED PRIVATE DRAINAGE EASEMENT (PIDE)
	EXISTING EX DRAINAGE EASEMENT (PIDE)
	EXISTING ELECTRICAL EASEMENT (EE)
	EXISTING WATERLINE, SIZE NOTED
	PROPOSED WATERLINE, SIZE NOTED
	EXISTING SANITARY SEWER LINE, SIZE NOTED
	PROPOSED SEWER LINE, SIZE NOTED
	PROPOSED STORM PIPE
	EXISTING SANITARY MANHOLE
	PROPOSED SANITARY MANHOLE
	EXISTING FENCE
	EXISTING OVERHEAD ELECTRIC
	OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
	DEED RECORDS OF BRAZOS COUNTY, TEXAS

- 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 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).
  - THE TOPOGRAPHY SHOWN IS FROM FIELD SURVEY DATA.
  - THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0195E, REVISED DATE: 05-16-2012.
  - ZONING FOR THIS TRACT IS COMMERCIAL (C3).
  - ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF BRYAN DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
  - THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE CITY OF BRYAN. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF BRYAN SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN UTILITY EASEMENTS AT THE FRONT OF THE RESIDENTIAL LOTS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
  - A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
  - ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
  - ALL PUBLIC DRAINAGE EASEMENTS WILL BE IMPROVED ACCORDING TO THE DRAINAGE POLICY AND DESIGN STANDARDS.
  - THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNER OR THE POA, PROPERTY OWNERS ASSOCIATION. LANDSCAPE, FENCES, STRUCTURES, GRADING ETC. CANNOT IMPEDE THE FLOW OF THE PRIVATE DRAINAGE EASEMENT.
  - DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION (POA). POA DOCUMENTS WILL BE PROVIDED WITH THE FINAL PLAN.
  - THIS DOCUMENT WAS NOT PREPARED BY A PROFESSIONAL LAND SURVEYOR AND IS NOT TO BE USED AS PROFESSIONAL SURVEYING WORK. THIS DOCUMENT IS BASED ON AN ON THE GROUND SURVEY DOCUMENT PREPARED BY NATHAN PAUL KERR RPLS NO. 6834.
  - THE INFORMATION SHOWN ON THIS PLAN IS NOT FOR CONSTRUCTION, REFER TO SEALED CONSTRUCTION PLANS FOR FINAL INFORMATION.
  - WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU 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 PLAN  
NOT FOR RECORD**

**PRELIMINARY PLAN**  
**2818 BUSINESS PARK**  
15.000 ACRES - 1 LOT  
2.656 ACRES COMMON AREA  
ROBERT STEVENSON LEAGUE, A-54  
BRYAN, BRAZOS, TEXAS

SCALE: AS SHOWN  
JULY, 2023

**OWNER/DEVELOPER:**  
2818 Investments, LLC  
P.O. Box 4508  
Bryan, Texas 77805  
(979) 412-1386

**SURVEYOR:**  
Nathan Paul Kerr, RPLS No. 6834  
Kerr Surveying, LLC  
409 N. Texas Ave.  
Bryan, TX 77803  
(979) 268-3195  
TBPES FIRM # 10018300

**ENGINEER:**  
SCHULTZ  
TBPES NO. 12327  
911 SOUTHWEST PKWY E.  
College Station, Texas 77840  
www.schultzllc.com  
(979) 764-3900