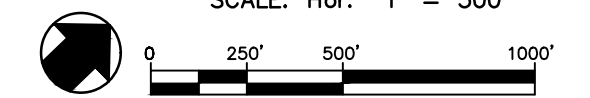


VICINITY MAP

SCALE: Hor: 1" = 500'



GENERAL NOTES:

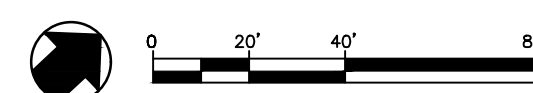
1. **ORIGIN OF BEARING SYSTEM:** Bearings shown hereon are Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observations.
2. **ZONING:** RD-5, Proposed Land Use: Single Family Residential.
3. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 4804100105E effective 05/16/2012, no portion of this property is located in a 100-year flood hazard area.
4. Existing ground contours are based on an aerial data of the site.
5. Water, Sewer, and Electricity will be served by City of Bryan.
6. 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.
7. Utility locations and sizes are approximate and may vary with development of construction plans.
8. A Homeowner's Association (HOA) shall be established with direct responsibility to, and controlled by, the property owners involved to provide for operation, repair and maintenance of all common areas, private drainage easements, and private stormwater detention facilities which are a part of this subdivision. The City of Bryan shall not be responsible for any operation, repair and maintenance of these areas.
9. Common Areas and Landscape Easements (including detention area) shall be owned & maintained by Homeowners Association and may not be enclosed or screened from the ROW by fencing.
10. Building Setback Lines shall be:
 - Front yard- 25'
 - Side yard- 5'
 - Side Street Arterial- 25'
 - Side Street- 15'
 - Rear yard- 5'
11. Minimum Lot Size:
 - Area- 5000 SF
 - Lot Width- 50'
 - Lot Depth- 100'

Legend

| | | |
|----|----|---------------------------------------|
| 6W | 6W | Proposed Water Line w/size |
| 4S | 4S | Existing Water Line Field Verify Size |
| SD | SD | Proposed Sewer Line w/size |
| | | Proposed Storm Drain Line |
| | | Boundary Line |
| | | Property Line |
| | | Proposed Easement Line |
| | | Proposed Phase Boundary |
| | | Existing Contour Line |
| | | Proposed Contour Line |
| | | City of Bryan R.O.W. Abandonment |

Preliminary Plan

SCALE: Hor: 1" = 40'



PRELIMINARY PLAN

Dixie Street Subdivision

LOTS 1-5, BLOCK 1
0.506 ACRE COMMON AREA
±2.798 ACRES

STEPHEN F. AUSTIN LEAGUE NO. 9, A-62
BRYAN, BRAZOS COUNTY, TEXAS

MAY 2025
SCALE: 1" = 40'

Owner/Developer:
Jose de Jesus Lara-Rodriguez
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Reddior:
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Texas Firm Registration No. 458
Texas Firm Registration No. 10103300

MB

Drawn By: E
Date: 05/21/2025

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