

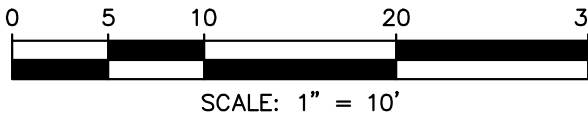
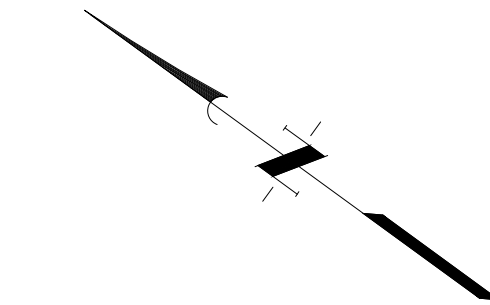
BENCHMARK
ALL ELEVATIONS AND BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS UTILIZING THE ALLTERA RTK NETWORK. NAVD (88) DATUM, (GEOID 12A)

TBM A
A 3" IRON ROD FOUND FOR AN EAST CORNER OF THIS TRACT, ALSO BEING A POINT IN THE INTERSECTION OF WEST CARSON STREET (VARIABLE WIDTH R.O.W.) AND REESE AVENUE (VARIABLE WIDTH R.O.W.)

TBM B
SOUTH 41°07'11" WEST, A DISTANCE OF 100.04 FEET ALONG THE COMMON LINE BETWEEN THIS TRACT AND SAID WEST CARSON STREET TO A 3" IRON ROD FOUND BENT FOR THE SOUTH CORNER OF THIS TRACT

TBM C
SOUTH 37°52'14" WEST, A DISTANCE OF 4.89 FEET ACROSS SAID WEST CARSON STREET TO A 3" IRON ROD FOUND FOR AN EAST CORNER OF THIS TRACT.

100-YEAR FLOOD PLAIN
ACCORDING TO MAP NO. 48041C0215F OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY DATED APRIL 2, 2014, THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X"; DEFINED AS AREA OF MINIMAL FLOOD HAZARD.



LEGEND

- PROPERTY LINE
- PROP. 8" REINFORCED CONCRETE
- PROP. 6" REINFORCED CONCRETE
- PROP. 5" REINFORCED CONCRETE
- PROP. 4" REINFORCED CONCRETE SIDEWALK


NOTES

- ALL DIMENSIONS ARE SHOWN PERPENDICULAR AND TO THE FRONT OF THE CURB UNLESS OTHERWISE NOTED.
- ALL PROPOSED CURBS, INCLUDING ISLANDS, SHALL BE 6" (SEE DETAIL ON SHEET C-15), UNLESS NOTED OTHERWISE.
- ALL CURB IS PERMANENT UNLESS NOTED OTHERWISE.
- VEHICLE SHOWN IS AN E-ONE HP50 TELEBOOM REFUSE TRUCK AS THE CLOSEST APPROXIMATION OF SPECS GIVEN BY SOLID WASTE. TRUCK USED IS 35.2' WITH A 38' TURNING RADIUS.

CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

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No.	Date
REVISIONS	



QUIDDITY
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400 Westwood Plaza Drive, Suite 200, Fort Worth, Texas 76104-2020

SCALE:	AS SHOWN	DESIGNED BY:	ACH
DATE:	NOVEMBER 2025	CHECKED BY:	ACH
JOB NO.:	29280-0015-01	DRAWN BY:	AM

INTERIM REVIEW
Not intended for construction, bidding or permit purposes.

Engineer: **AARON C. HAWKINS**
P.E. Serial No.: 149709
Date: **NOVEMBER 2025**

CARSON STREET TOWNHOMES - REESE AVENUE & WEST CARSON STREET
200 WEST CARSON STREET, BRYAN, 77801

AUTOTURN EXHIBIT

SHEET NO.

OF C-20