

Scale:  
1" = 50'

F.M. 874 TX  
Called 123.10 Acres  
New or Formerly  
Cibola Grant  
V.8629, P.252

1795 Reed Lane  
Called 11.668 Acres  
New or Formerly  
Mark & Stephanie Browning  
V.11662, P.61

N 48°33'49" W - 487.63'

**Block 1**

**Lot 3**  
328140.83 SF

N 42°26'48" E - 381.83'

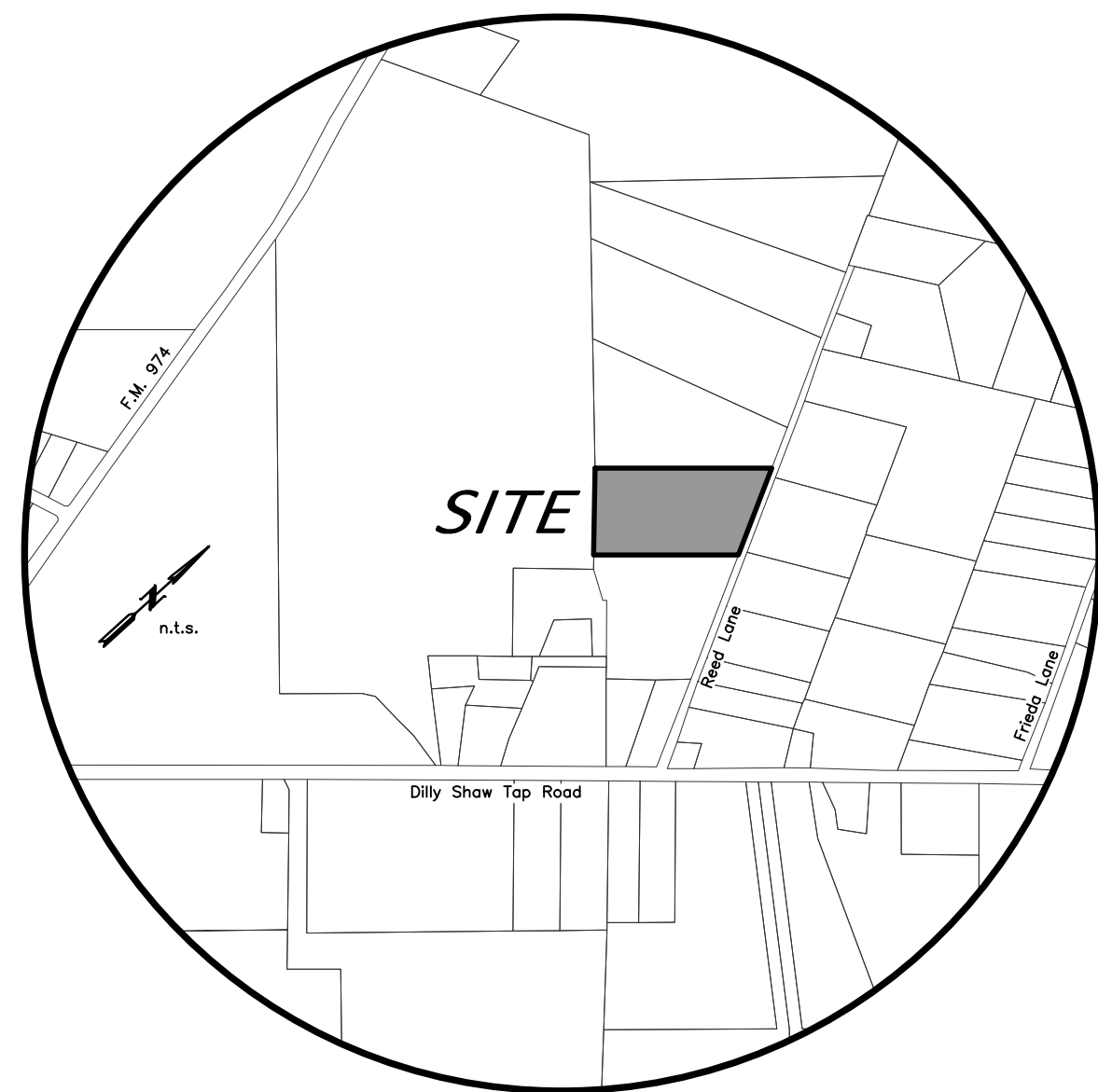
**Lot 2**  
63878.99 SF

N 41°22'38" E - 314.29'

**Lot 1**  
43560.81 SF

S 42°26'48" W - 798.86'

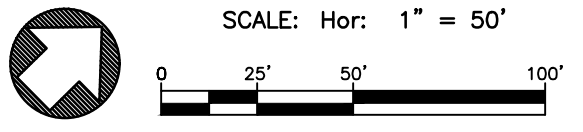
1661 Reed Lane  
Called 10.00 Acres  
New or Formerly  
Guadalupe Moreno  
V.14821, P.219



VICINITY MAP

**PRELIMINARY PLAN**

SCALE: Hor: 1" = 50'



**Legend**

— 8S — 8S —	Existing Sewer Line w/ size
— 8W — 8W —	Existing Water Line w/ size
— G — G —	Existing Gas Line
— 6W — 6W — 6W —	Proposed Water Line w/size
— 4S — 4S — 4S —	Proposed Sewer Line w/size
— 30SD — 30SD —	Proposed Storm Drain Line w/size
— — —	Boundary Line
— — —	Existing Easement Line
— — —	Proposed Property Line
— — —	Proposed Easement Line
— — —	Proposed Phase Boundary
— — —	Existing Contour Line
— — —	Fire Hydrant
□	Common Area

- GENERAL NOTES:**
- ZONING: ETJ
  - Proposed Land Use: 3 Lots.
  - Existing ground contours are based on aerial survey of the site.
  - Abbreviations:  
P.U.E. = Public Utility Easement  
P.D.E. = Public Drainage Easement  
H.O.A. = Homeowner's Association  
R.O.W. = Right of Way
  - Common Areas and Landscape Easements shall be owned & maintained by Homeowners Association
  - All minimum setbacks shall be in accordance with the City of Bryan Code of Ordinances.
  - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0205F effective 05/16/2012, no portion of this property is located in a 100-year flood hazard area.
  - Where electric facilities are installed, B.T.U. 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 P.U.E., and the right of ingress and egress on property adjacent to the P.U.E. to access electric facilities.

1763 Reed Lane

**PRELIMINARY PLAN**

**REED MEADOWS**  
**Lots 1, 2 & 3, Block 1**  
10.000 ACRES

OUT OF  
GREEN H. COLEMAN SURVEY, A-10  
BRYAN, BRAZOS COUNTY, TEXAS  
SEPTEMBER, 2021  
SCALE: 1" = 50'  
Lots 1-3, Block 1

Owner:  
Juan Mauricio  
Elvira Maldonado

Engineer: Texas Firm Registration No. 10103300  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3838  
Firm Reg. No. F-458