



NOTES:

NORTH ORIENTATION IS BASED ON ROTATING THE NORTHEAST LINE TO GRID NORTH NAD83 (CORS 2011) epoch 2010.00 AS DERIVED FROM GPS RTK OBSERVATIONS.

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT FROM AGGIELAND TITLE COMPANY AS SHOWN ON GF. NO. 51409 WITH AN EFFECTIVE DATE OF OCTOBER 11, 2021, AND ISSUED ON OCTOBER 12, 2021. ALL EASEMENTS SHOWN ARE BASED ON THIS COMMITMENT. STRONG SURVEYING, LLC DID NOT ENGAGE IN ANY EASEMENT RESEARCH.

BEARINGS AND DISTANCES ARE CALL AND ACTUAL UNLESS OTHERWISE NOTED.

CURRENT ZONING: PLANNED DEVELOPMENT

ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 4804IC0195 E, MAP REVISED DATE OF MAY 16, 2012 AND REVISED TO REFLECT LOMR EFFECTIVE JULY 7, 2014, PART OF THIS PARENT TRACT OF 95.29 ACRES IS LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA.

CONTOURS SHOWN ARE BASED ON AN ACTUAL ON THE GROUND SURVEY BASED ON CITY OF BRYAN MONUMENTATION.

BUILDING SETBACKS SHALL MEET THE CITY OF BRYAN SUBDIVISION ORDINANCE REQUIREMENTS.

**PRELIMINARY PLAN  
OF  
LOT 1, BLOCK 1  
BRYAN ISD  
OPERATIONS DISTRICT  
44.02 ACRES  
OUT OF THE BRYAN ISD  
95.29 ACRE TRACT  
VOLUME 18014, PAGE 1  
ZENO PHILLIPS LEAGUE, A - 45  
BRYAN, BRAZOS COUNTY, TEXAS**

SCALE: 1" = 100'    JUNE 15, 2022  
SHEET TWO OF TWO

OWNER:  
Bryan Independent School District  
801 South Ennis  
Bryan, Tx. 77803  
Phone No. 979-209-1137  
Contact: Mr. Paul Buckner  
Director of Construction and Energy Management

