

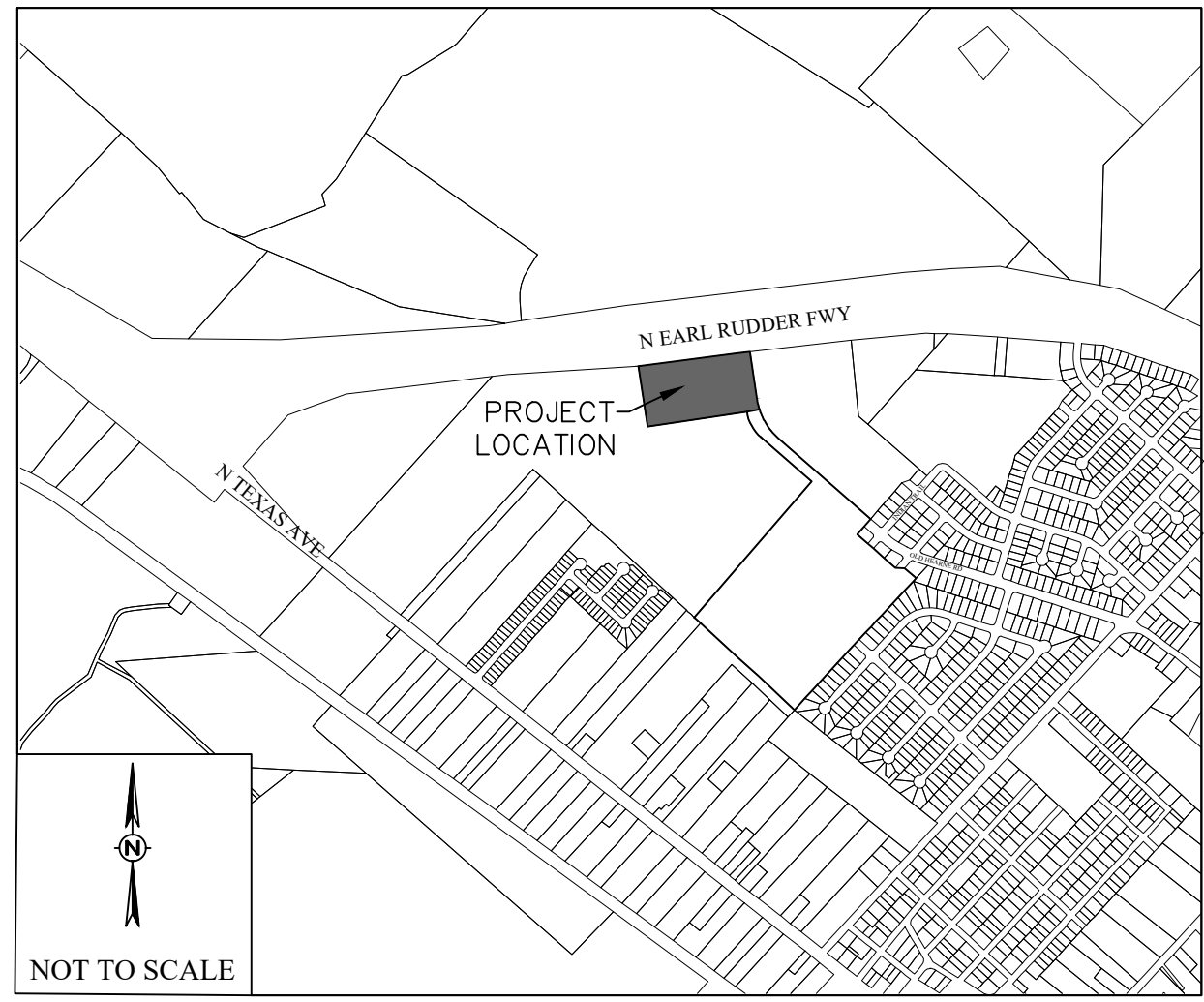
- NOTES:
1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 2. THE TOPOGRAPHY SHOWN IS FROM AERIAL DATA.
 3. NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0189F, EFFECTIVE DATE: MAY 16, 2012.
 4. ZONING FOR THIS TRACT IS COMMERCIAL (C-3).
 5. 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.
 6. 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. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
 7. A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
 8. ELECTRIC SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
 9. THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE POA, PROPERTY OWNERS ASSOCIATION, LANDSCAPE, FENCES, STRUCTURES, GRADING ETC.
 10. DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION (POA). POA DOCUMENTS WILL BE PROVIDED WITH THE FINAL PLAT IN ACCORDANCE WITH UDO SECTION 12-B.3.U OWNERS ASSOCIATIONS FOR COMMON AREAS AND FACILITIES.
 27. 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 CURTIS STRONG RPLS NO. 4961.
 28. THE INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE AND SUBJECT TO CHANGE WITH THE FINAL ENGINEERING DESIGN. THE PLAN IS PRELIMINARY AND SHOULD ONLY BE USED FOR PLANNING PURPOSES.
 29. 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.

LINE #	LENGTH	DIRECTION
L1	51.58'	N86° 24' 19"E

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	102.17'	535.00'	010°56'33"	51.24'	102.02'	S13°54'40"E

	PROPERTY BOUNDARY
	LOT LINE
	PROPERTY CORNER
	EXISTING CONTOUR
	PROPOSED PUBLIC UTILITY EASEMENT (PUE)
	EXISTING PUBLIC UTILITY EASEMENT (PUE)
	PROPOSED PUBLIC ACCESS EASEMENT (PAE)
	PROPOSED PRIVATE DRAINAGE EASEMENT (PDE)
	EXISTING PRIVATE DRAINAGE EASEMENT (PDE)
	PROPOSED WATERLINE, SIZE NOTED
	EXISTING WATERLINE, SIZE NOTED
	FIRE HYDRANT
	GATE VALVE
	PROPOSED SANITARY SEWER LINE, SIZE NOTED
	EXISTING SANITARY SEWER LINE, SIZE NOTED
	PROPOSED SANITARY MANHOLE
	EXISTING SANITARY MANHOLE
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND ELECTRIC

VICINITY MAP



PRELIMINARY PLAN
NOT FOR RECORD
PRELIMINARY PLAN
BTU SUBDIVISION
9.835 ACRES - 2 LOTS

MOSES BAINE SURVEY, A-3
BRYAN, BRAZOS, TEXAS
LOTS 1 & 2, BLOCK 1
SCALE: AS SHOWN
SEPTEMBER 2022

OWNER/DEVELOPER:
BRYAN TEXAS UTILITIES
PO BOX 1000
Bryan, TX 77805
(979) 821-5700

SURVEYOR:
Curtis Strong, RPLS No. 4961
Strong Surveying, LLC
1722 Broadmoor Dr #105
Bryan, TX 77802
(979) 776-9836
TBPES FIRM # 10093500

ENGINEER:

TBPES NO. 12327
911 SOUTHWEST PKWY E
College Station, Texas 77840
(979) 764-3900