

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.

PROPERTY IS CURRENTLY ZONED PD-M PER ORDINANCE NO. 2583 APPROVED BY CITY COUNCIL ON OCTOBER 11, 2022.

ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48041C0195 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 PD-M ORDINANCE REQUIREMENTS.

- A 1/2" Iron Rod with Cap Set at all corners unless otherwise shown.

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.

**PRELIMINARY PLAN  
OF  
LOTS 1-3, BLOCK 1  
BRYAN ISD  
OPERATIONS DISTRICT  
95.29 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' NOVEMBER 21, 2022  
SHEET ONE OF TWO

Leonard Road F.M. 1688  
[58/221]  
(Asphalt Pavement)  
80' w. ROW

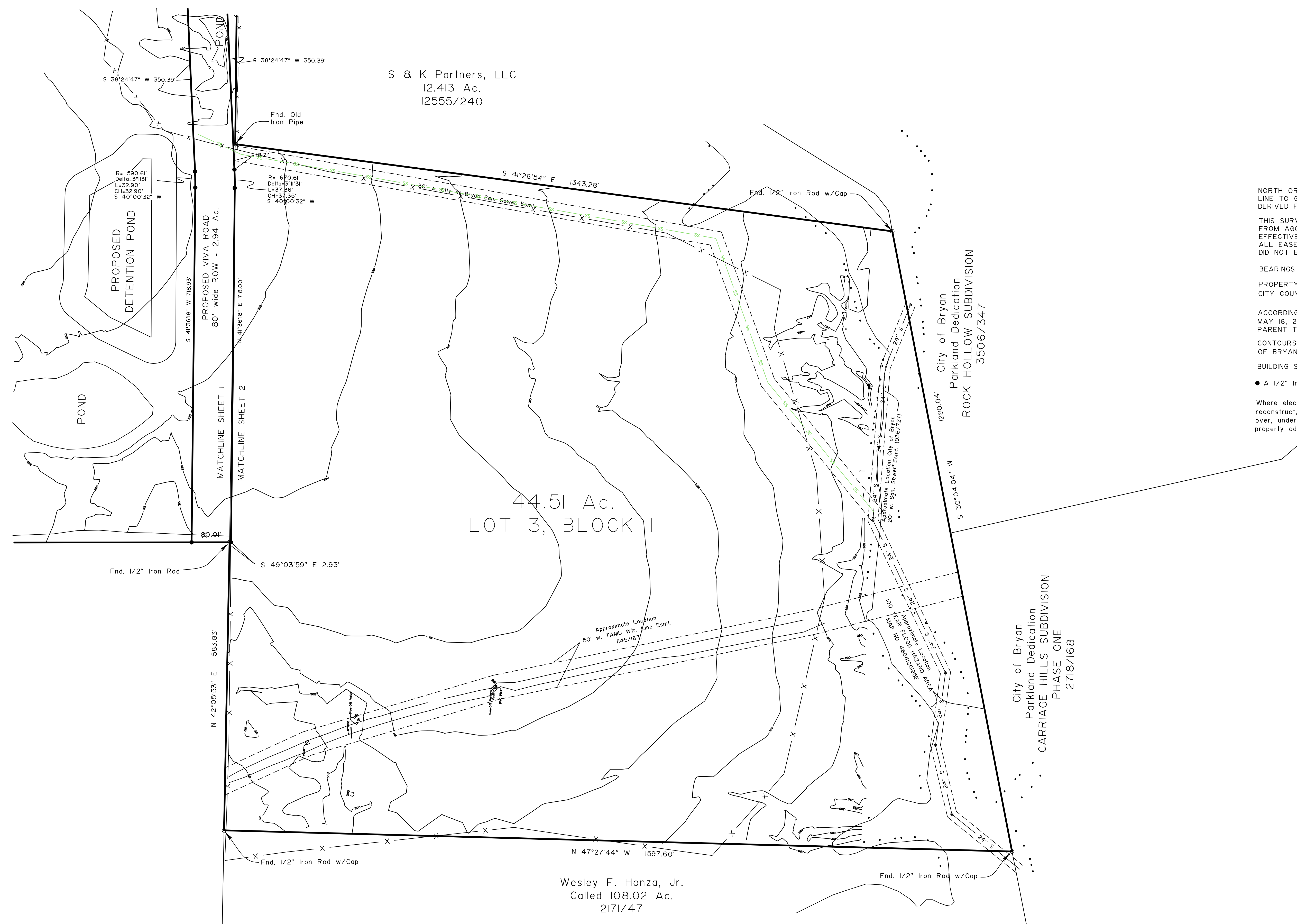
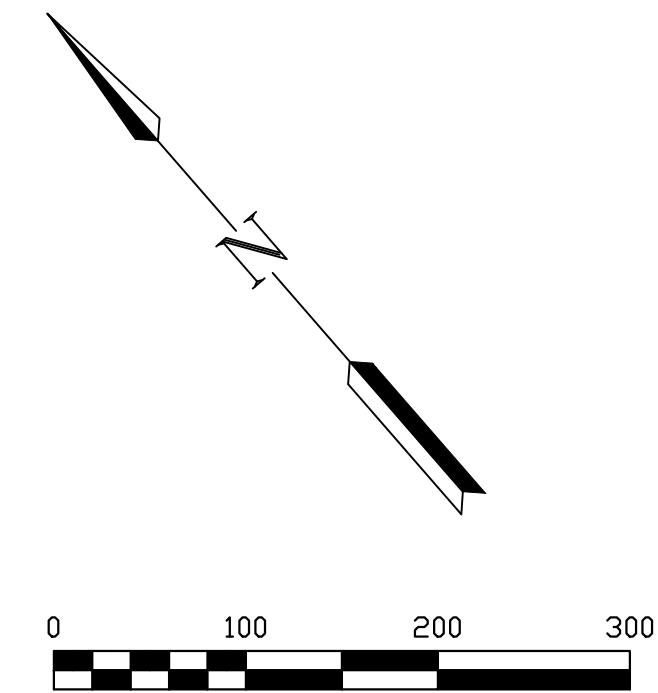
Kelly Renee Weido  
Called 2.345 Ac.  
16494/32

Jason R. Seymour  
Called 22.67 Ac.  
11104/74

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

1722 Broadmoor, Suite 105  
Bryan, Texas 77802  
Phone: (979) 776-9836  
Fax: (979) 731-0096  
email: [curtis@strongsurveying.com](mailto:curtis@strongsurveying.com)

**STRONG SURVEYING, LLC**  
FIRM No. 10093500



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 SHEET TWO OF TWO

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