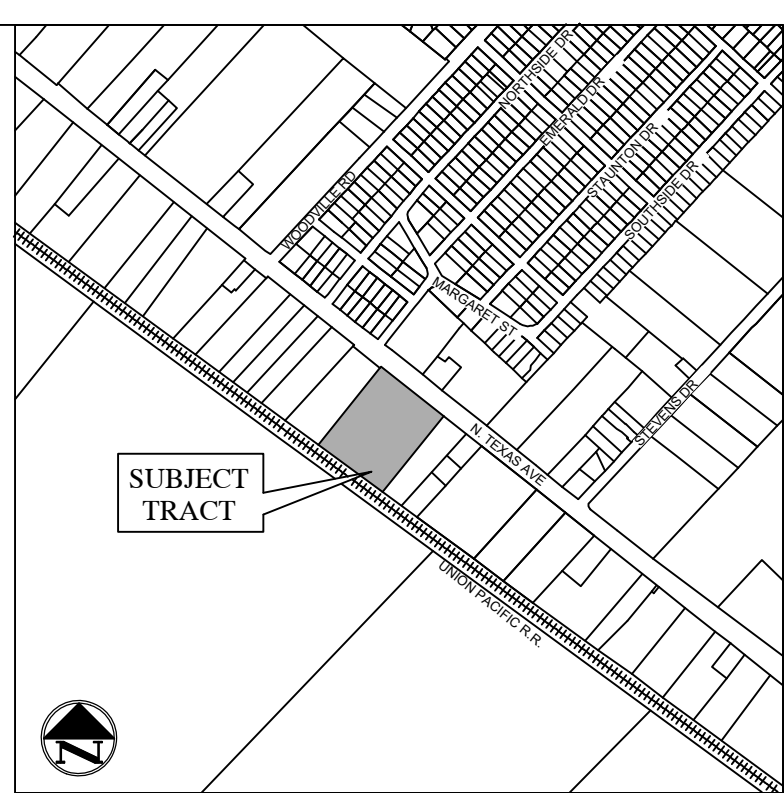
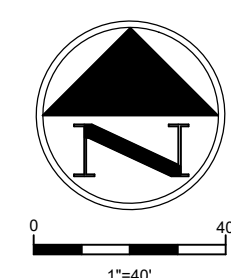
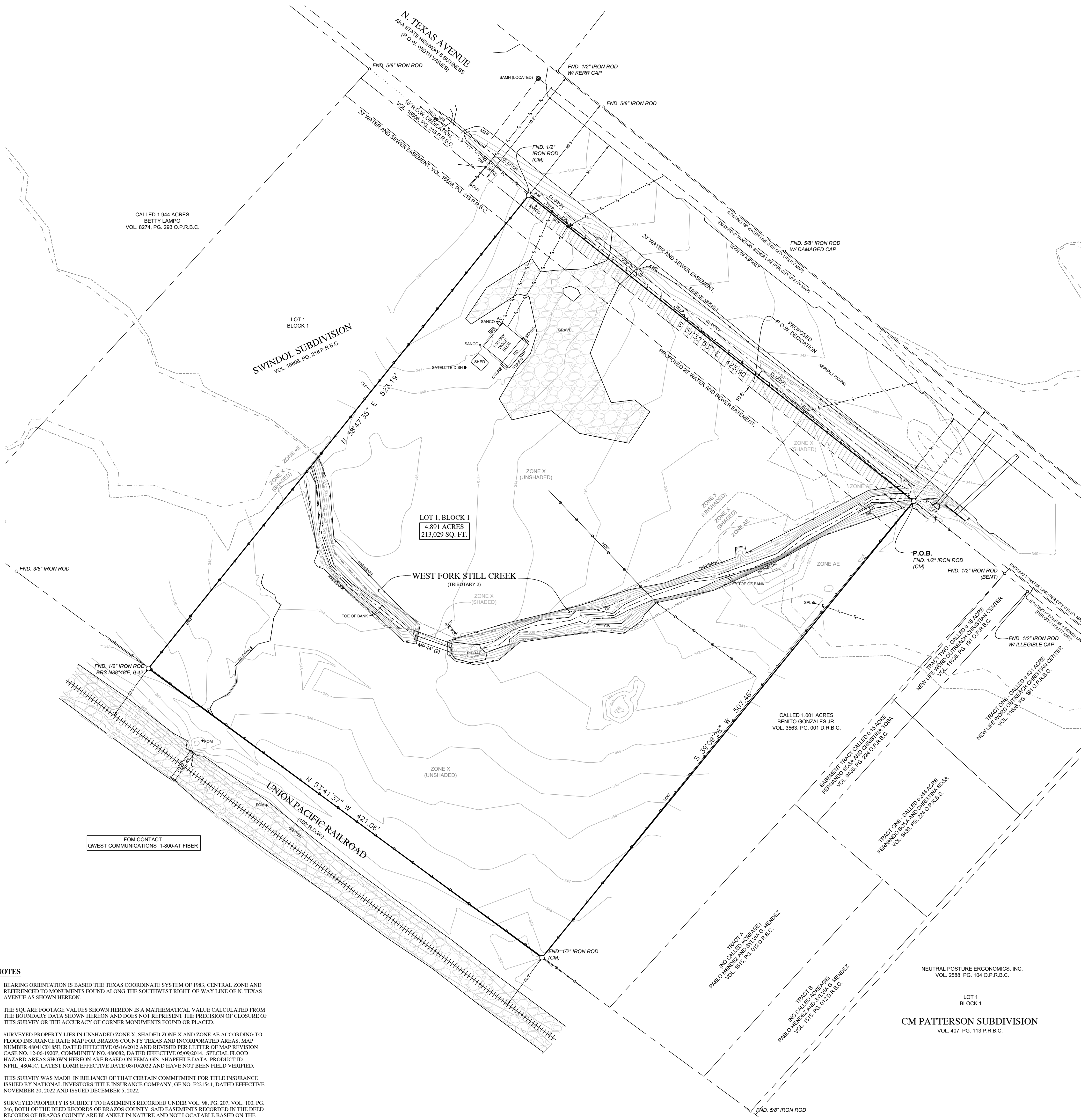


**LEGEND**

AG	AIR CONDITIONER
APL	ABOVE-GROUND PIPE LINE
BLDG	BLDG
BO	BUILDING
CL	CENTERLINE
CM	CONTROLLING MONUMENT
CMP	CORRUGATED METAL PIPE
CONC.	CONCRETE
ELEV.	ELEVATION
FF	FINISHED FLOOR
FL	FLOWLINE
FND	FOUND
FOM	FIBER OPTIC MARKER
GM	GAS METER
HWF	HOG WIRE FENCE
I	IRON
MB	MAILBOX
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS BRAZOS COUNTY
P.O.B.	POINT OF BEGINNING
P.R.B.C.	PLAT RECORDS BRAZOS COUNTY
PG.	PAGE
PPG	POWER POLE W/GUY
PPTG	POWER POLE W/ TRANSFORMER AND GUY
R.O.W.	RIGHT-OF-WAY
RCP	REINFORCED CONCRETE PIPE
SAMH	SANITARY MANHOLE
SANCO	SANITARY CLEAN OUT
SPL	SERVICE POLE W/LAMP
SQ. FT.	SQUARE FEET
TBM	TEMPORARY BENCHMARK
TELP	TELEPHONE POLE
TELPG	TELEPHONE POLE W/GUY
VOL.	VOLUME
WM	WATER METER
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING OVERHEAD TELEPHONE



VICINITY MAP  
NOT TO SCALE



- NOTES**
- BEARING ORIENTATION IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE AND REFERENCED TO MONUMENTS FOUND ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF N. TEXAS AVENUE AS SHOWN HEREON.
  - THE SQUARE FOOTAGE VALUES SHOWN HEREON IS A MATHEMATICAL VALUE CALCULATED FROM THE BOUNDARY DATA SHOWN HEREON AND DOES NOT REPRESENT THE PRECISION OF CLOSURE OF THIS SURVEY OR THE ACCURACY OF CORNER MONUMENTS FOUND OR PLACED.
  - SURVEYED PROPERTY LIES IN UNSHADED ZONE X, SHADED ZONE X AND ZONE AE ACCORDING TO FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY TEXAS AND INCORPORATED AREAS, MAP NUMBER 4804H(01)85E, DATED EFFECTIVE 05/16/2012 AND REVISED PER LETTER OF MAP REVISION CASE NO. 12-06-1920P, COMMUNITY NO. 480082, DATED EFFECTIVE 05/09/2014. SPECIAL FLOOD HAZARD AREAS SHOWN HEREON ARE BASED ON FEMA GIS SHAPEFILE DATA, PRODUCT ID NFHL\_48041C, LATEST LOMR EFFECTIVE DATE 08/10/2022 AND HAVE NOT BEEN FIELD VERIFIED.
  - THIS SURVEY WAS MADE IN RELIANCE OF THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY NATIONAL INVESTORS TITLE INSURANCE COMPANY, GF NO. F221541, DATED EFFECTIVE NOVEMBER 20, 2022 AND ISSUED DECEMBER 5, 2022.
  - SURVEYED PROPERTY IS SUBJECT TO EASEMENTS RECORDED UNDER VOL. 98, PG. 207, VOL. 100, PG. 246, BOTH OF THE DEED RECORDS OF BRAZOS COUNTY. SAID EASEMENTS ARE RECORDED IN THE DEED RECORDS OF BRAZOS COUNTY ARE BLANKET IN NATURE AND NOT LOCATABLE BASED ON THE PARENT TRACT DESCRIPTION.
  - DATE OF SURVEY: JANUARY 9, 2023.
  - ELEVATIONS ARE BASED ON GPS OBSERVATION AND REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1985 (NAVD85), AND FURTHER REFERENCED TO CITY OF BRYAN, TEXAS BENCHMARK MONUMENT GPS-22.
  - SUBJECT PROPERTY IS ZONED C-3 COMMERCIAL. FRONT SETBACK: 25 FEET. SIDE SETBACK: 5'. REAR SETBACK: 5'.
  - CURRENT TITLE APPEARS TO BE VESTED IN BARBARA JO RECTOR BY VIRTUE OF DEED RECORDED UNDER VOLUME 18376, PAGE 183 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY.
  - THE INTENDED LAND USE OF RECTOR SUBDIVISION IS A RECREATIONAL VEHICLE PARK.
  - THIS PRELIMINARY PLAN SHALL NOT BE USED FOR ESTIMATING, CONSTRUCTION OR RECORDING.
  - PROPERTY OWNER /DEVELOPER IS AWARE THE PROPOSED DEVELOPMENT OF THE SURVEYED PROPERTY AS SHOWN HEREON WILL BE SUBJECT TO A DRAINAGE EASEMENT TO ENSURE PROPER DRAINAGE. SAID DRAINAGE EASEMENT WILL BE RECORDED BY SEPARATE INSTRUMENT.
  - WHERE ELECTRIC FACILITIES ARE INSTALLED, BUT 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**  
(NOT FOR RECORD)  
OF  
**LOT 1, BLOCK 1**  
**RECTOR SUBDIVISION**  
4.995 ACRES  
MOSES BAINE SURVEY, ABSTRACT 3  
CITY OF BRYAN  
BRAZOS COUNTY, TEXAS  
OWNED AND DEVELOPED BY:  
BARBARA JO RECTOR  
4610 N. TEXAS AVENUE  
BRYAN, TX 77803  
(979) 311-7753  
SCALE 1"=40'  
JANUARY, 2023  
SURVEYED BY:  
**CONLEY LAND SERVICES, LLC**  
11003 BUFTONWOOD CREEK TR.  
FONBELL, TX 77705  
TEL: (832) 726-4997  
CONLEYLAND.COM  
TBP13-FIRM NO. 10194732