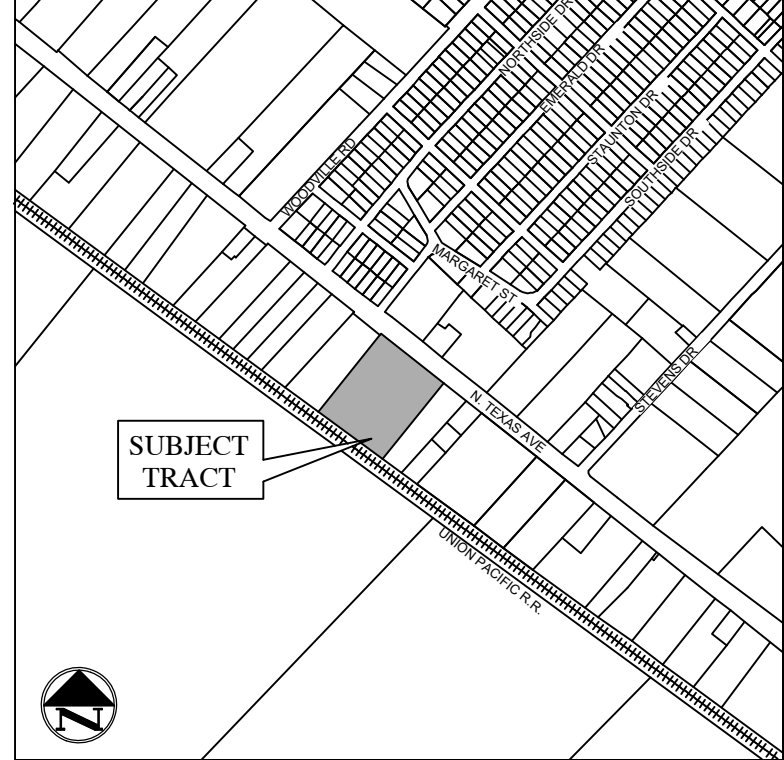
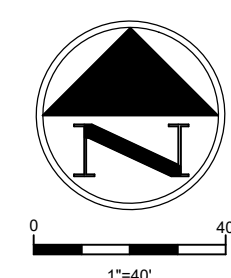
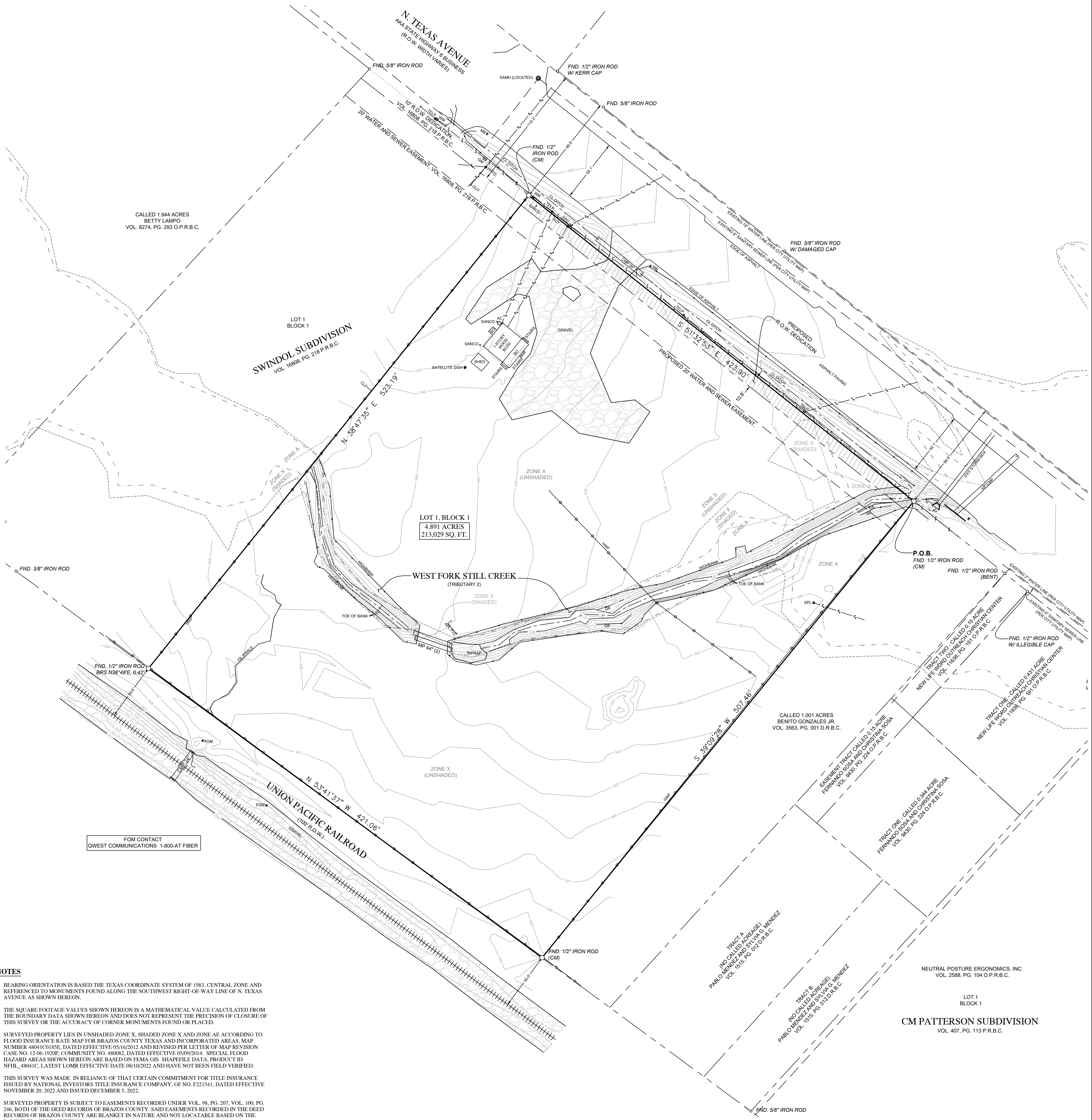


LEGEND

| | |
|------------|---------------------------------------|
| 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 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 1983 (NAVD83), 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 FEET. REAR SETBACK: 5 FEET.
 - 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
4.895 ACRES
MOSES BAINE SURVEY, ABSTRACT 3
CITY OF BRYAN
BRAZOS COUNTY, TEXAS
OWNED AND DEVELOPED BY:
BARBARA JO RECTOR
4610N. TEXAS AVENUE
BRYAN, TX 77803
679-3117353
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