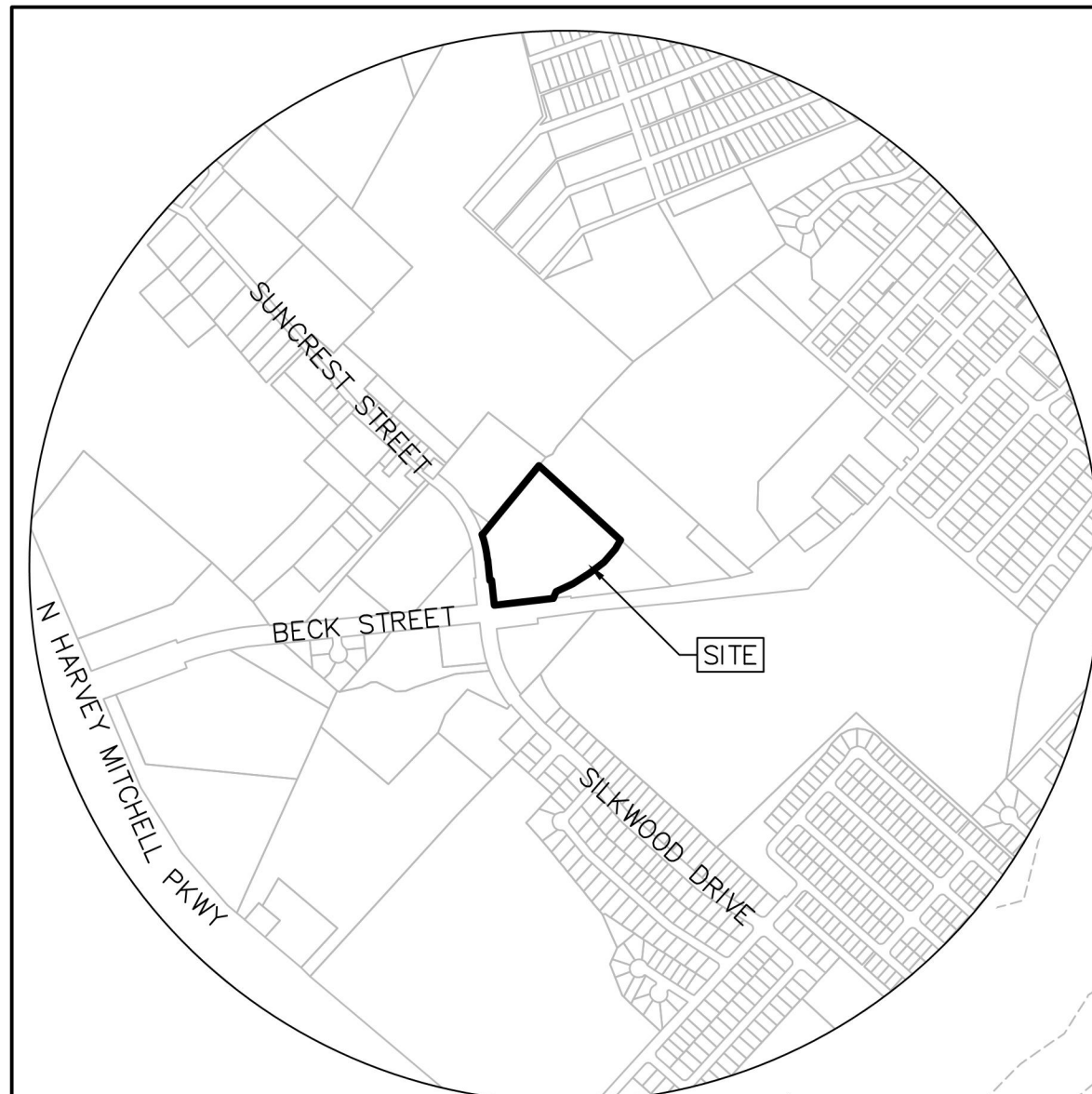


PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT



VICINITY MAP  
N.T.S.

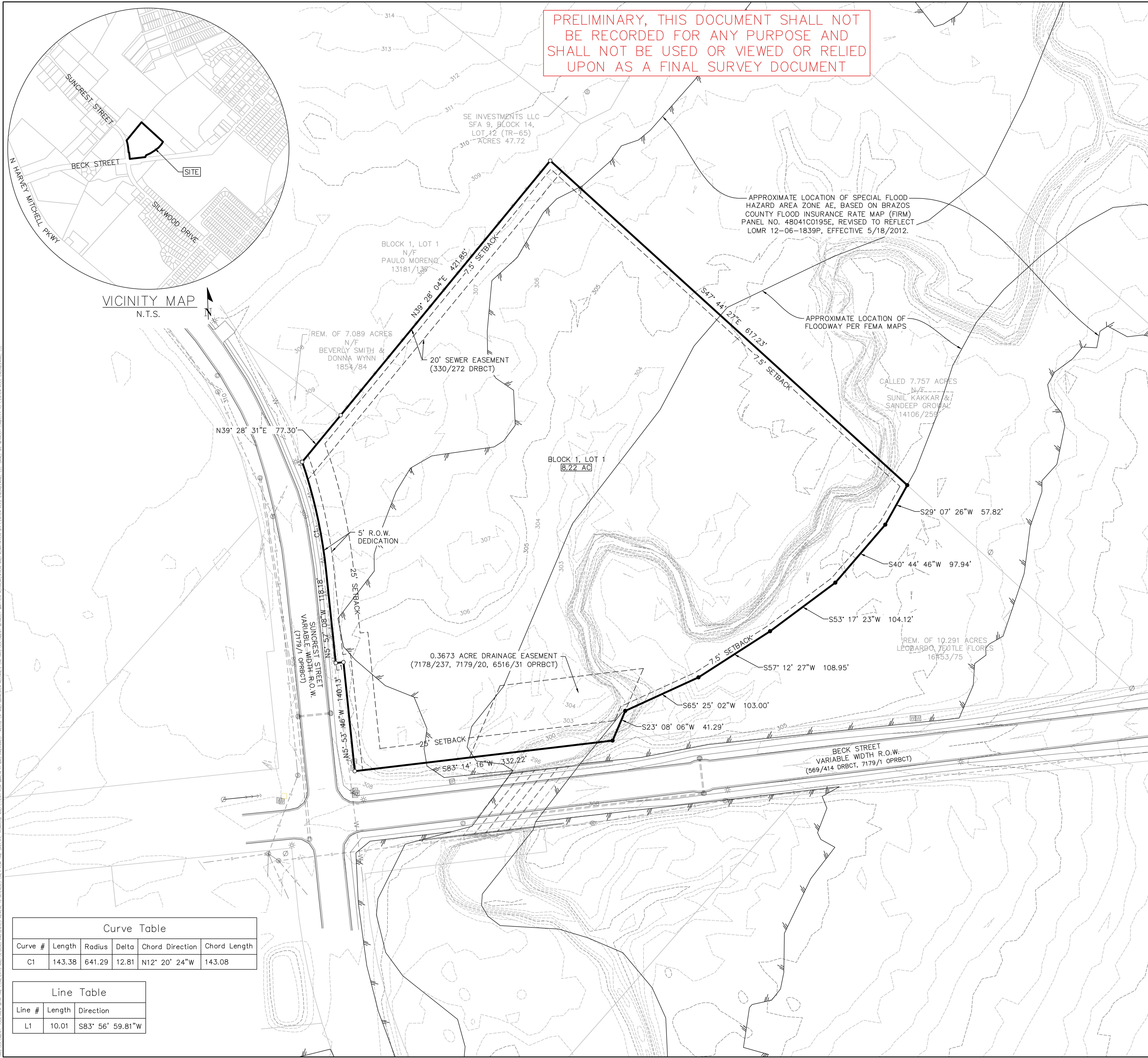
**NOTES**

- BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).
- A PORTION OF THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED, 'X' SHADED, AND 'AE' AND DOES PARTIALLY LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOODPLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0195E, REVISED TO REFLECT LOMR 12-06-1839P, EFFECTIVE 5/18/2012.
- ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
- ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS.
- THE PROPERTY IS ZONED RETAIL C-2.
- THE PROPERTY PROPOSED USE IS SOCCER FIELDS WITH PARKING.
- CONTOURS WITHIN THE PROPERTY BOUNDARY ARE FROM SURVEY DATA.
- 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.
- THE FOLLOWING EASEMENTS APPLY:  
CITY OF BRYAN 7178/237, 7179/20, 6516/31  
CITY OF BRYAN 330/272  
CITY OF BRYAN 569/414, 7179/1  
CITY OF BRYAN 7179/1

**LEGEND**

DRBCT DEED RECORDS OF BRAZOS COUNTY, TEXAS  
OPRBT OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS  
123/456 VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS  
N/F NOW OR FORMERLY  
( ) RECORD INFORMATION  
o FOUND IRON PIN  
• SET IRON PIN

SCALE: 1"=60'



**Curve Table**

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	143.38	641.29	12.81	N12° 20' 24"W	143.08

**Line Table**

Line #	Length	Direction
L1	10.01	S83° 56' 59.81"W

PRELIMINARY PLAN OF  
**PUEBLA SOCCER COMPLEX**



BLOCK 1, LOT 1  
8.22 ACRES  
STEPHEN F. AUSTIN LEAGUE NO. 9, ABSTRACT 62  
BRAZOS COUNTY, TEXAS

MARCH 2024

**OWNER/DEVELOPER** LEONARDO TEUTLE FLORES  
1008 WELLINGTON AVE  
BRYAN, TX 77803  
(979) 739-0035

**ENGINEER** CENTER POLE ENGINEERING, LLC  
4816 KNIGHT DR  
BRYAN, TX 77802  
(713) 564-8105  
TBPELS F-23601

**SURVEYOR** TICE ENGINEERING, INC.  
11400 HWY 30 STE 305  
COLLEGE STATION, TX 77845  
(979) 205-8860  
TBPELS F-24467

THIS DOCUMENT, INCLUDING BUT NOT LIMITED TO THE COORDINATES AND SETBACKS, IS INTENDED ONLY FOR THE SPECIFIC PROJECT AND CANNOT BE USED FOR ANY OTHER PROJECT. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION AND ASSUMING ALL LIABILITY FOR ANY ERRORS OR OMISSIONS. THE USER SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGES, INCLUDING BUT NOT LIMITED TO, CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS DOCUMENT.