

Called 6.16 Acres
Now or Formerly
Brazos County Post No. 4692 Veterans
of Foreign Wars of the United States
V.12591, P.173

Called 24.826 Acres
Now or Formerly
Edna Neal, Sr.
V.450 P.864

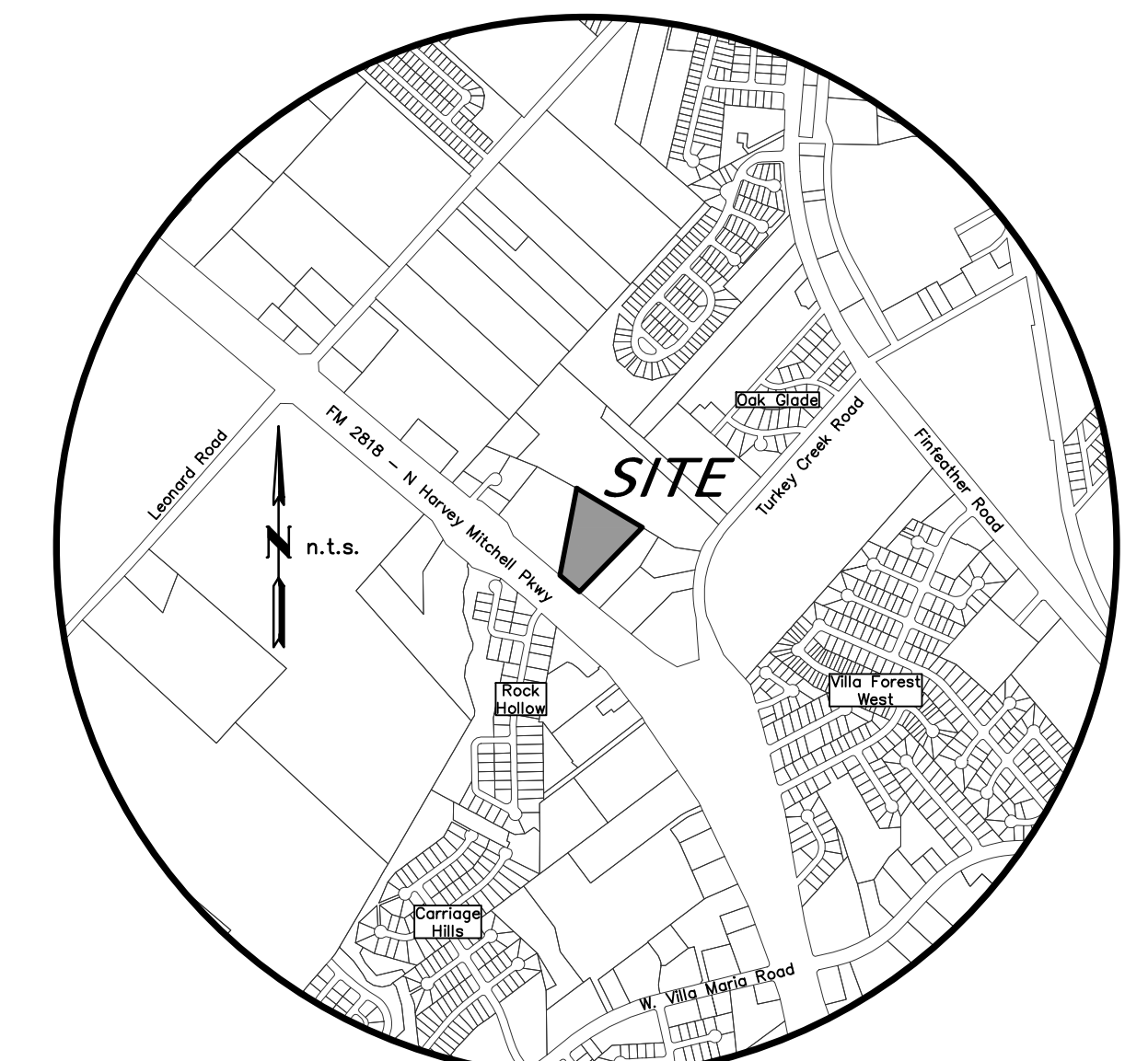
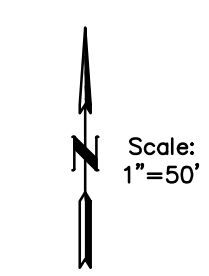
Lot 1R-A
Now or Formerly
Corpet Brothers, LP
V.7134, P.35

19701
3386.720
TBM 910
Cone Addition
V.14680, P.70

N 50°02'25\"/>

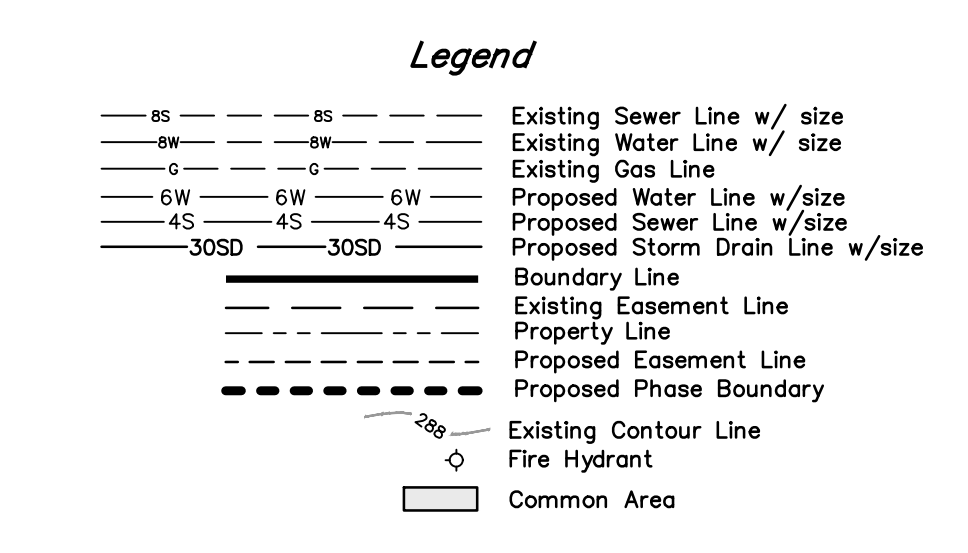
North Harvey Mitchell Parkway
Variable Width R.O.W. ~ 20' Asph. Paved

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 50°02'25\"/>	



VICINITY MAP

- GENERAL NOTES:**
- ZONING: I (Industrial)
 - Proposed Land Use: Storage Buildings
 - Abbreviations:
P.U.E. - Public Utility Easement
P.D.E. - Public Drainage Easement
H.O.A. - Homeowner's Association
R.O.W. - Right of Way
 - Building Side Setback Lines shall be per Industrial Zoning District
 - 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 egress and ingress on property adjacent to the PUE to access electric facilities.



PRELIMINARY PLAN

ZGABAY SUBDIVISION
6.180 ACRES
LOT 1, BLOCK 1
ZENO PHILLIPS LEAGUE, A-45
BRYAN, BRAZOS COUNTY, TEXAS
AUGUST, 2024
SCALE: 1" = 50'

Owners:
Stephen Craig Zgaboy
390 Broadway
New Braunfels, Texas 78130

Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcrest Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

Texas Firm Registration No. 10103300

MB