

### VICINITY MAP

SCALE: Hor: 1" = 500'

0 250' 500' 1000'

- GENERAL NOTES:**
1. ZONING: Residential District – 5000 (RD-5) as passed and approved by the Bryan Council, Ordinance No. 2338.
  2. Proposed Land Use: Single Family Residential.
  3. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0195E effective 05/16/2012, no portion of this property is located in a 100-year flood hazard area.
  4. Existing ground contours are based on an aerial data of the site.
  5. Water, Sewer, and Electricity will be served by City of Bryan.
  6. Where electric facilities are installed, STU 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.
  7. Streets will be asphalt with concrete aprons.
  8. Utility locations and sizes are approximate and may vary with development of construction plans.
  9. All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
  10. Minimum Lot Size:  
Area – 5000 SF  
Lot Width – 50'  
Lot Depth – 100'
  11. Building Setback Lines shall be:  
Front yard – 25'  
Side yard – 5'  
Side Street Arterial – 25'  
Side Street – 15'  
Rear yard – 5'
  12. ORIGIN OF BEARING SYSTEM: Bearings shown hereon are Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observations.
  13. All Existing structures shall be removed prior to filing the Final Plat.

#### Legend

- |        |                                       |
|--------|---------------------------------------|
| — GW — | Proposed Water Line w/size            |
| — W —  | Existing Water Line Field Verify Size |
| — 4S — | Proposed Sewer Line w/size            |
| — SD — | Proposed Storm Drain Line             |
| — —    | Boundary Line                         |
| — —    | Property Line                         |
| — —    | Proposed Easement Line                |
| — —    | Proposed Phase Boundary               |
| — —    | Overhead Electric Line                |
| — —    | Wire Fence                            |
| — —    | Wood Fence                            |
| — —    | Existing Contour Line                 |
| — —    | Proposed Contour Line                 |
| — —    | Additional R.O.W. Dedication          |

## PRELIMINARY PLAN

### MATEO 1926 SUBDIVISION LOT 1, BLOCK 1

BEING ALL OF THE CALLED 0.56 ACRE TRACT AS  
RECORDED IN VOLUME 19800, PAGE 30

0.56 ACRES

STEPHEN F. AUSTIN LEAGUE NO. 9, A-62  
BRYAN, BRAZOS COUNTY, TEXAS

JULY, 2025

SCALE: 1" = 20'

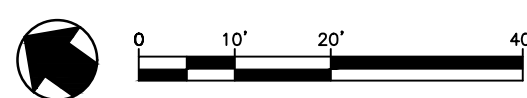
Owner(s):  
Nancy Marcela Zarato and Jose Ignacio  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3838

Engineer/Surveyor: Texas Firm Registration No. 458  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3838



### Preliminary Plan

SCALE: Hor: 1" = 20'



Drawn By: JF  
Date: 07/30/2025