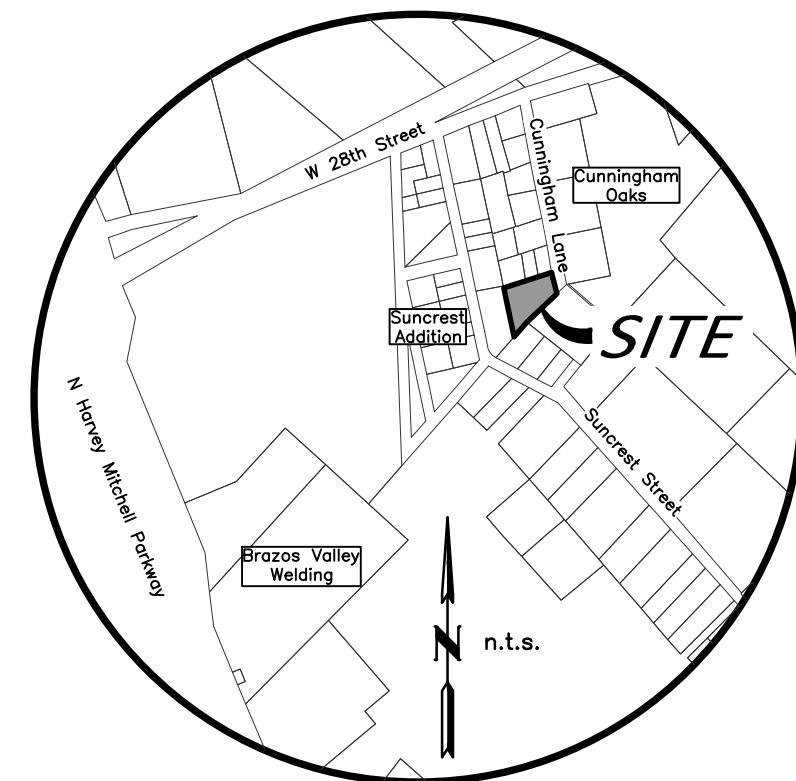


**Preliminary Plan**

SCALE: 1" = 20'



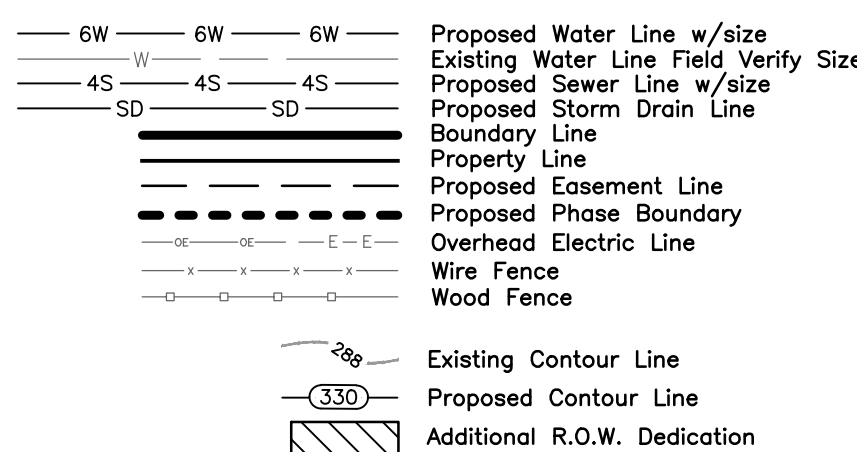
**VICINITY MAP**

**GENERAL NOTES:**

1. ZONING: Residential District - 5000 (RD-5) as passed and approved by the Bryan Council, Ordinance No. 2338.
2. Proposed Land Use: 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. ORIGIN OF BEARING SYSTEM: Bearings shown hereon are Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observations.
11. All Existing structures shall be removed prior to filing the Final Plat.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 49°07'09" W	16.22'

**Legend**



**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**

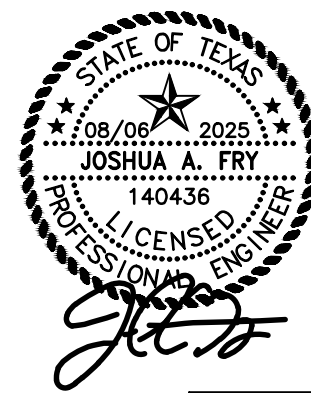
STEPHEN F. AUSTIN LEAGUE NO. 9, A-62  
BRYAN, BRAZOS COUNTY, TEXAS

AUGUST, 2025

SCALE: 1" = 20'

Owner(s):  
Nancy Marcela Zarata and Jose Ignacio  
College Station, Texas 77845

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



Drawn By: JF  
Date: 08/06/2025