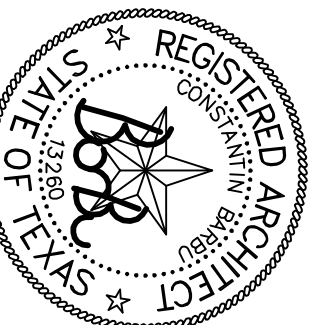


REVISIONS	
DATE	BY
9-6-25	CB

N/F
DBAP2 - ASPEN, LLC
CALLED 0.242 AC TRACT
CALLED TO BE ALL
OF LOT 7 & PTS
OF LOTS 6 & 8, BL 7
(18926/50 DPRBCT)

S 50°18'05" E - 51.88'
(CALLED DISTANCE: 50', P)

LOT 6-R, BLOCK 7
HIGHLAND PARK
ADDITION FIRST
INSTALLMENT
(13831/22 DPRBCT)

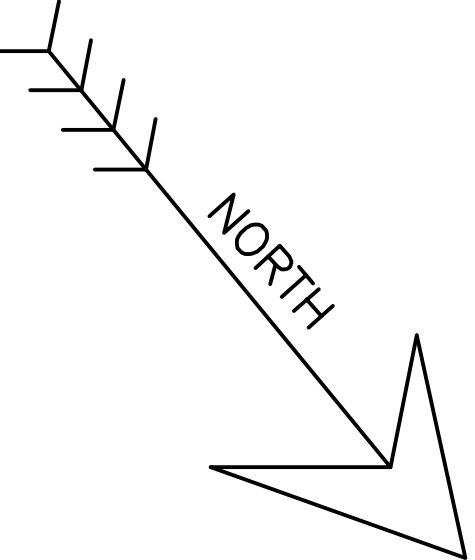


EXPIRATION DATE 7/31/26

CONSTANTIN BARBU
ARCHITECT
979-575-7310

PROJECT
LUXOR PARK APARTMENTS
3905 COLLEGE MAIN BRYAN, TEXAS

SP-1



1/2" INCH IRON
ROD WITH YELLOW
PLASTIC CAP
STAMPED KEER 4502'
FOUND (CM)

10" WIDE UTILITY
EASEMENT
(687/569 DRBCT)

10" PUBLIC
UTILITY EASEMENT
(13831/22 DPRBCT)

5/8" INCH IRON
ROD WITH YELLOW
PLASTIC CAP
STAMPED KEER
4502' FOUND (CM)

LOT 4
COLLEGE MAIN VILLAS
(3135/299 DPRBCT)
JOSEPH E. SCOTT
LEAGUE SURVEY,
ABSTRACT 50

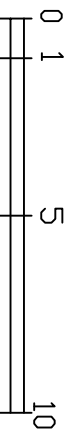
(CALLED DISTANCE: 125', P)
N 43°09'37" E 126.14'

3905 COLLEGE MAIN STREET

LOT 2
BLOCK 7
0.148 ACRES
N/F
AGGIE VILLAS, LLC
(18000/271 DPRBCT)

S 43°42'44" W 125.96'
(CALLED DISTANCE: 125', P)

1 EXISTING SITE PLAN



FLOOD PLAIN NOTES:

THIS TRACT LIES WITHIN
FLOOD ZONE 1% UNSHADED
AND DOES NOT LIE WITHIN
A SPECIAL FLOOD HAZARD
AREA SUBJECT TO THE 1%
ANNUAL CHANCE FLOOD
(100 YEAR FLOOD PLAIN)

ACCORDING TO THE
BRAZOS COUNTY FLOOD
INSURANCE RATE MAP
(FIRM PANEL NO. 45010151-
R01/ISSUED
DATE: 04-02-2014).

ZONING SETBACK NOTES

ACCORDING TO THE CITY OF BRYAN
ONLINE ZONING MAP REFERENCED ON
01-16-2025, THIS TRACT IS ZONED
MIDTOWN - HIGH DENSITY [M1-HD]
(BUILDING SETBACKS FOR THIS ZONE ARE
NOT DEFINED).

GENERAL NOTES

BEARING SYSTEM SHOWN HEREIN IS BASED ON THE
TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE
(4403), GRID NORTH AS ESTABLISHED FROM GPS
OBSERVATION USING THE LEICA SMARTNET NAD83
(NAD2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION
2 (WVCS2).

DISTANCES SHOWN HEREIN ARE SURFACE DISTANCES
UNLESS OTHERWISE NOTED TO BE AN GROUND
DISTANCE. DISTANCES DIVIDED BY A COMMON
SCALE FACTOR OF 10001099282 (CALCULATED USING
GEOID12D).

(CM) INDICATES CONTROLLING MONUMENT FOUND AND
USED TO ESTABLISH PROPERTY BOUNDARIES.

THIS SURVEY PLAT WAS PREPARED WITHOUT THE
BENEFIT OF A TITLE COMMITMENT. EASEMENTS AND
OTHER MATTERS MAY APPLY.

ORIGINAL SURVEY LINES SHOWN HEREIN (IF ANY)
ARE BASED ON RAILROAD COMMISSION GIS DATA,
ARE APPROXIMATED ONLY AND WERE NOT LOCATED
ON THE GROUND. THIS SURVEYOR DID NOT
EXERCISE DILIGENCE TO LOCATE ANY AGENCY,
EXERCISE DILIGENCE TO LOCATE ANY AGENCY,
ORIGINAL GRANTS SHOWN HEREIN.

LEGEND

- CLEAN OUT
 - UTILITY POLE
 - LIGHT POLE/STANDARD
 - CONCRETE
 - AERIAL ELECTRIC LINES
 - WOOD FENCE
 - CHAIN LINK FENCE
 - METAL OR PIPE FENCE
 - APPROXIMATE LOCATION OF
BURIED ELECTRICAL LINE
AS MARKED ON THE GROUND
- DBROT = DEED
RECORDS OF BRAZOS
COUNTY, TEXAS
- ORBCT = OFFICIAL
RECORDS OF BRAZOS
COUNTY, TEXAS
- ORPBCT = OFFICIAL
PUBLIC RECORDS OF
BRAZOS COUNTY,
TEXAS
- 123/456 = VOLUME
AND PAGE FROM
PUBLIC COUNTY
RECORDS
- N/F = NOW OR
FORMERLY
- () = RECORD
INFORMATION
- (P) = PER PLAT,
91/612 DRBCT

N 50°36'00" W 50.68'
(CALLED DISTANCE: 50', P)

CLEAN OUT

REMOVE EXIST CONCRETE DRIVE

1/2" INCH IRON ROD
WITH YELLOW PLASTIC CAP
STAMPED KEER 4502'
FOUND BEARS N
43°09'37" E - 58.7'

1/2" INCH IRON
ROD WITH BLUE PLASTIC
CAP STAMPED
KEER SURVEYING SET

POLE LIGHT

COLLEGE MAIN STREET
(CALLED 60' WIDE
RIGHT-OF-WAY, 86/314 DRBCT)

REMOVE EXIST
POLE LIGHT

1/2" INCH IRON
ROD WITH YELLOW
PLASTIC CAP
STAMPED KEER 4502'
FOUND (CM)

1/2" INCH IRON ROD
FOUND BEARS N
43°42'44" E 1.53'