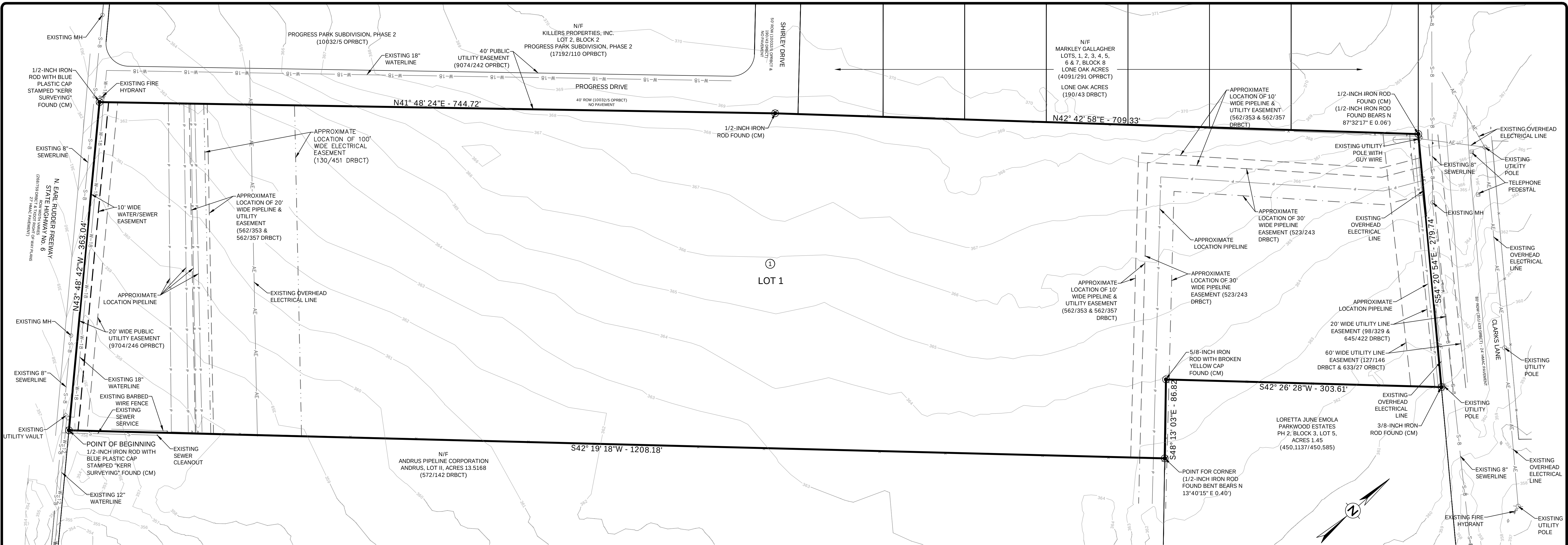




NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).
2. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00011834312928 (CALCULATED USING GEOID128).
3. THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (THE 100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0205F, REVISED DATE: APRIL 12, 2014, REFERENCED ON 03-31-2026.
4. 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
5. DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
6. THIS PROPERTY IS ZONED COMMERCIAL DISTRICT (C-3) AS APPROVED BY THE BRYAN CITY COUNCIL ON OCTOBER 13, 2026, BY ORDINANCE NO. _____.
7. ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF BRYAN DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
8. ALL PUBLIC DRAINAGE EASEMENTS WILL BE IMPROVED ACCORDING TO THE DRAINAGE POLICY AND DESIGN STANDARDS.
9. THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE POA, PROPERTY OWNERS ASSOCIATION, FENCES, GRADING AND LANDSCAPING CANNOT IMPEDE THE FLOW IN THE PRIVATE DRAINAGE EASEMENT.
10. DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA).
11. ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
12. THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE CITY OF BRYAN. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF BRYAN SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN UTILITY EASEMENTS AT THE FRONT OF THE RESIDENTIAL LOTS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
13. A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
14. THIS DOCUMENT WAS NOT PREPARED BY A PROFESSIONAL LAND SURVEYOR AND IS NOT TO BE USED AS PROFESSIONAL SURVEYING WORK. THIS DOCUMENT IS BASED ON AN ON THE GROUND SURVEY DOCUMENT PREPARED BY MICHAEL ANDREW SHERROD RPLS NO. 7103.
15. THE INFORMATION SHOWN ON THIS PLAN IS NOT FOR CONSTRUCTION, REFER TO SEALED CONSTRUCTION PLANS FOR FINAL INFORMATION.
16. 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.

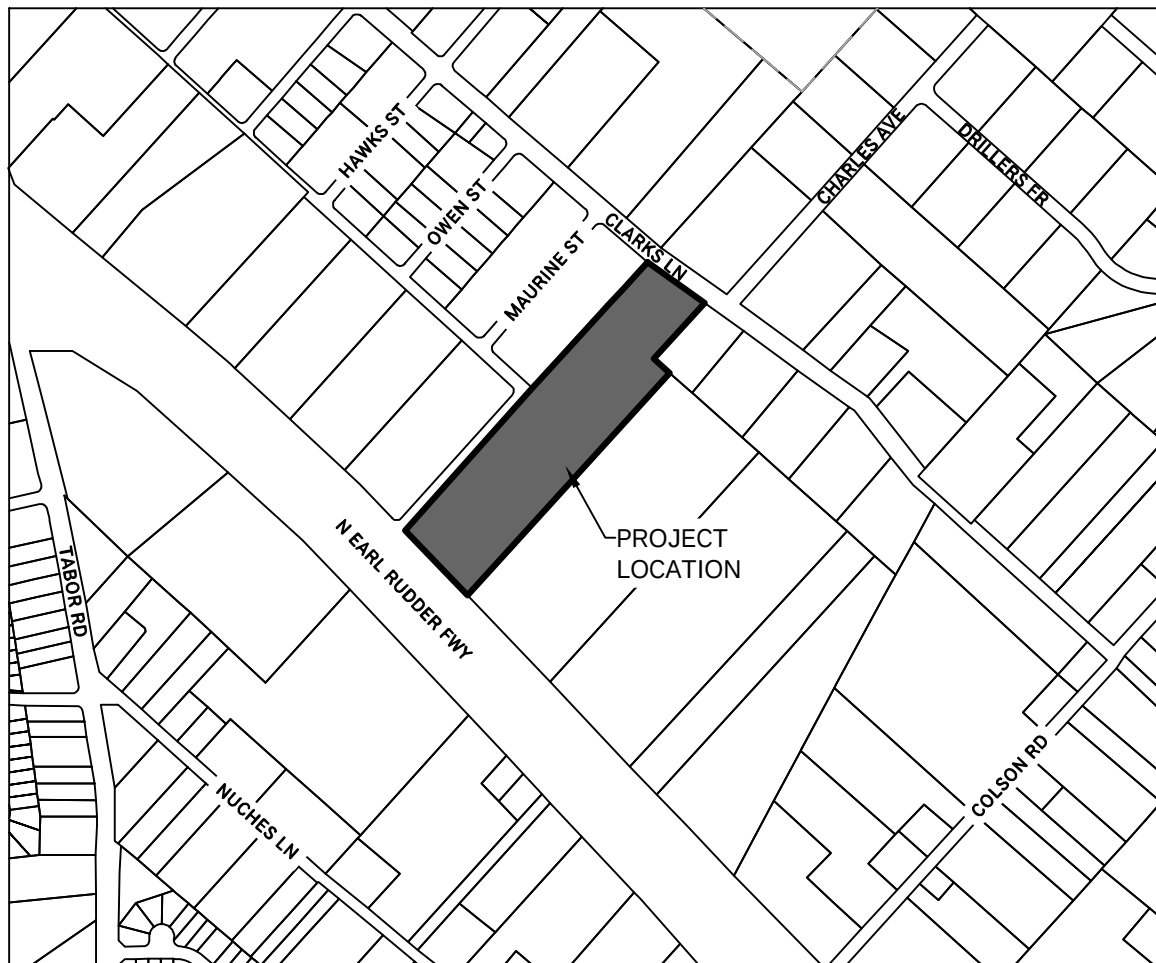
27. THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE REPORT ISSUED BY LAWYERS TITLE COMPANY, GF NO. M3090, DATED: 01-25-2026. ITEMS LISTED ARE ADDRESSED AS FOLLOWS:

- 27.1. EASEMENT TO HUMBLE PIPE LINE COMPANY RECORDED IN VOLUME 48, PAGE 537 (DRBCT) DOES AFFECT THIS TRACT. THIS EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE.
- 27.2. EASEMENT TO LONE STAR GAS COMPANY RECORDED IN VOLUME 71, PAGE 399 (DRBCT) DOES AFFECT THIS TRACT. THIS EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE.
- 27.3. EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 98, PAGE 329 (DRBCT) DOES AFFECT THIS TRACT AND PROVIDES A 20' EASEMENT CENTERED ON UTILITY POLES AS INSTALLED. LOCATION OF EASEMENT BASED ON UTILITY FEATURES IS SHOWN HEREON.
- 27.4. EASEMENT TO MAGNOLIA PIPE LINE COMPANY RECORDED IN VOLUME 127, PAGE 146 (DRBCT) AND DEFINED BY VOLUME 633, PAGE 27 DOES CROSS THIS TRACT AS SHOWN HEREON.
- 27.5. EASEMENT TO GULF STATES UTILITIES COMPANY RECORDED IN VOLUME 130, PAGE 451 (DRBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
- 27.6. EASEMENT TO THE STATE OF TEXAS RECORDED IN VOLUME 139, PAGE 507 (DRBCT) DOES NOT AFFECT THIS TRACT.
- 27.7. EASEMENT TO FERGUSON CROSSING PIPE LINE COMPANY RECORDED IN VOLUME 523, PAGE 243 (DRBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
- 27.8. EASEMENT TO FERGUSON CROSSING PIPE LINE COMPANY RECORDED IN VOLUME 541, PAGE 630 (DRBCT) DOES NOT AFFECT THIS TRACT.
- 27.9. EASEMENTS TO ANDRUS PIPELINE CORPORATION RECORDED IN VOLUME 562, PAGE 353 (DRBCT) DO CROSS THIS TRACT AS SHOWN HEREON.
- 27.10. EASEMENTS TO ANDRUS PIPELINE CORPORATION RECORDED IN VOLUME 562, PAGE 357 (DRBCT) DO CROSS THIS TRACT AS SHOWN HEREON.
- 27.11. EASEMENT TO ANDRUS PIPELINE CORPORATION RECORDED IN VOLUME 567, PAGE 380 (DRBCT) DOES NOT AFFECT THIS TRACT.
- 27.12. EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 645, PAGE 422 (ORBCT) DOES AFFECT THIS TRACT AND PROVIDES A 20' EASEMENT CENTERED ON UTILITY POLES AS INSTALLED. LOCATION OF EASEMENT BASED ON UTILITY FEATURES IS SHOWN HEREON.
- 27.13. EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 876, PAGE 313 (ORBCT) DOES NOT AFFECT THIS TRACT.
- 27.14. EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 9704, PAGE 248 (ORBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.

LEGEND

	PROPERTY BOUNDARY
	RIGHT OF WAY (ROW)
	LOT LINE
	PROPERTY CORNER
	EXISTING CONTOUR
	PROPOSED PUBLIC UTILITY EASEMENT (PUE)
	EXISTING PUBLIC UTILITY EASEMENT (PUE)
	PROPOSED CURB AND GUTTER
	EXISTING SIDEWALK
	PROPOSED SIDEWALK
	FLOW ARROWS
	JUNCTION BOX
	STORM PIPE
	STORM INLETS
	PROPOSED WATERLINE, SIZE NOTED
	EXISTING WATERLINE, SIZE NOTED
	FIRE HYDRANT
	GATE VALVE
	PROPOSED SANITARY SEWER LINE, SIZE NOTED
	EXISTING SANITARY SEWER LINE, SIZE NOTED
	PROPOSED SANITARY MANHOLE
	EXISTING SANITARY MANHOLE
	EXISTING PIPELINE
	EXISTING GAS
	EXISTING FENCE
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND ELECTRIC
	EXISTING TELECOMMUNICATIONS

VICINITY MAP



PRELIMINARY PLAN NOT FOR RECORD

PRELIMINARY PLAN
STAWNICZ ESTATE
11.885 ACRES - 1 LOT

BLOCK 1, LOT 1
STEPHEN F. AUSTIN LEAGUE SURVEY, A-63
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: AS SHOWN
OCTOBER, 2026

OWNER/DEVELOPER:

Estate of Marie &
Marion S. Stawnicz
1598 Copperfield Pkwy
Bryan, TX 77804
(979) 260-9696

SURVEYOR:



Kerr Surveying, LLC
1718 Briarcrest Dr.
Bryan, TX 77802
(979) 268-3195

TBPEL'S FIRM # 10018500
SURVEYS@KERRSURVEYING.NET
Kerr Job #: 26-0306

ENGINEER:



TBPE NO. 12327
921 SOUTHWEST PKWY E.
College Station, Texas 77840
www
(979) 764-3900