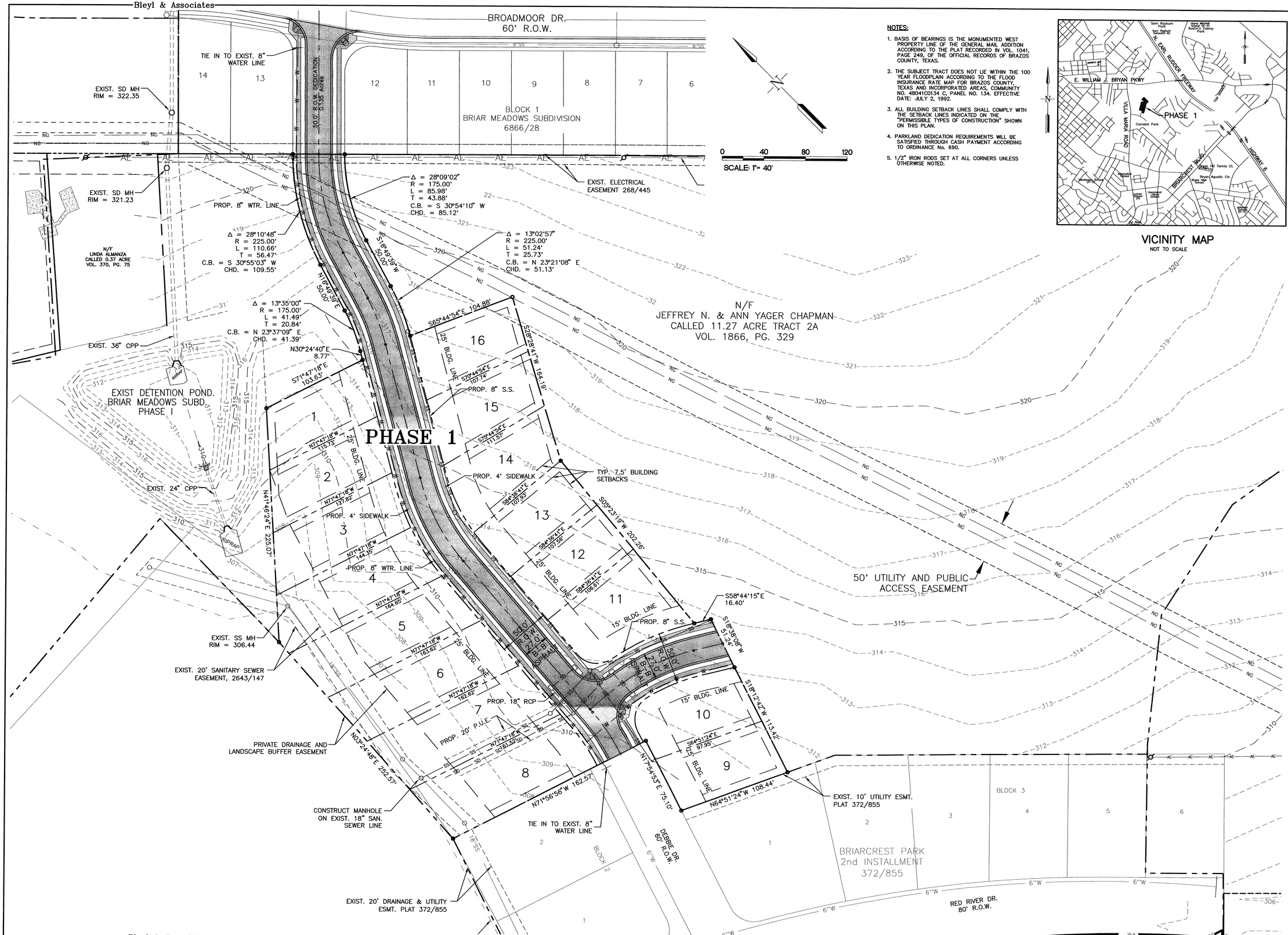

NOTES:

1. BASIS OF BEARINGS IS THE MONUMENTED WEST PROPERTY LINE OF THE GENERAL MAIL ADDITION ACCORDING TO THE PLAT RECORDED IN VOL. 1041, PAGE 249, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
2. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 48041C0134 C, PANEL NO. 134. EFFECTIVE DATE: JULY 2, 1992.
3. ALL BUILDING SETBACK LINES SHALL COMPLY WITH THE SETBACK LINES INDICATED ON THE "PERMISSIBLE TYPES OF CONSTRUCTION" SHOWN ON THIS PLAN.
4. PARKLAND DEDICATION REQUIREMENTS WILL BE SATISFIED THROUGH CASH PAYMENT ACCORDING TO ORDINANCE No. 690.
5. 1/2" IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

VICINITY MAP
NOT TO SCALE

REV	DATE	BY	APP	COMMENT

PREPARED FOR:
BURTON CREEK DEVELOPMENT, L.L.C.
P.O. BOX 6345
BRYAN, TX. 77805-6345

SCALE:
DATE: MARCH, 2006
DRAWN BY: SWW
PROJECT MANAGER: PAUL LEVENTIS, P.E.

Bleyl & Associates
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(936) 760-3833 FAX

PRLIMINARY PLAN
PHASE 1
LOT 1 – 16

BRIAR MEADOWS CREEK
3.36 ACRES OF LAND
IN THE JOHN AUSTIN SURVEY, A-2
BRYAN, TEXAS

STATE OF TEXAS
BRETT A. McCULLY
82553
REGISTERED PROFESSIONAL ENGINEER

Received
MAY 2 1 2006
Development Services

PROJECT NUMBER
7031

FILE NAME: 7031-MP05

SHEET: 1 OF: 1