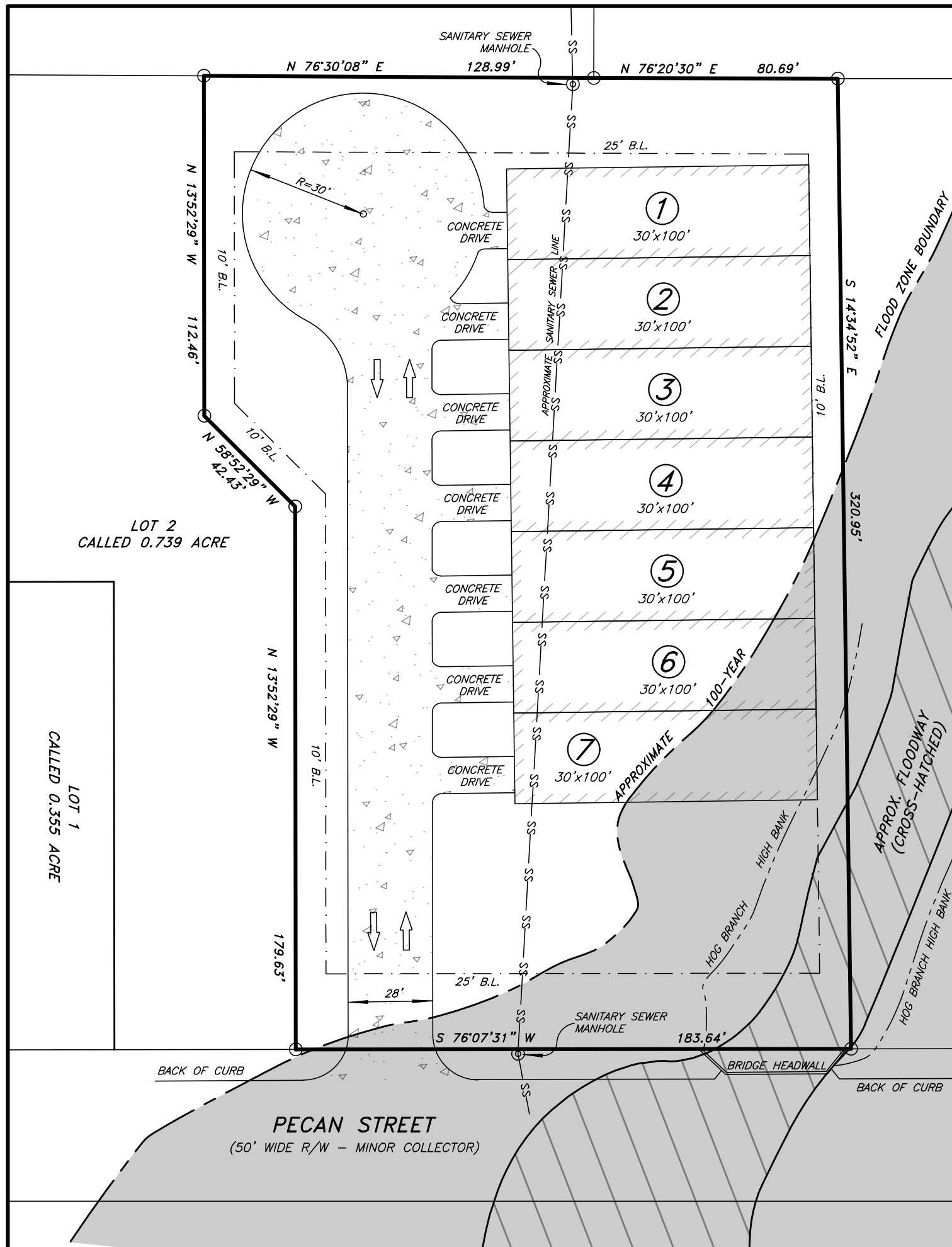
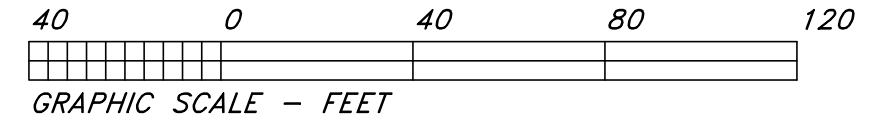


SCALE: 1" = 40'



NOTES:

1. THE BEARINGS SHOWN HEREON ARE RELATIVE TO TRUE NORTH AS OBTAINED BY GPS OBSERVATIONS, OBSERVED AT LATITUDE: 30°09'44.88" N - LONGITUDE: 96°23'32.15" W (WGS-84).
2. PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) AS COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, MAP NUMBER 48477C0295C, EFFECTIVE DATE AUGUST 16, 2011, WASHINGTON COUNTY, TEXAS, AND IS SHOWN HEREON AS APPROXIMATE 100-YEAR FLOOD ZONE BOUNDARY (SHADED) AND APPROXIMATE FLOODWAY (CROSS-HATCHED).
3. SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS APPLICABLE TO THE CITY OF BRENHAM, TEXAS, PECAN STREET SUBDIVISION, OR AS STATED OR SHOWN HEREON, AND ANY OF RECORD WHICH MAY BE APPLICABLE.
4. THE PLOT REPRESENTS A SITE LAYOUT AND DOES NOT REPRESENT A BOUNDARY SURVEY OF THE SUBJECT PROPERTY, AND SHALL NOT BE USED AS A DOCUMENT FOR CONSTRUCTION.
5. SUBJECT TO BUILDING SETBACK LINES AND YARD REQUIREMENTS ACCORDING TO ZONE AND USE AS SET FORTH IN THE CITY OF BRENHAM ZONING ORDINANCE.
6. THE SUBJECT PROPERTY IS ZONED R-2 (MIXED RESIDENTIAL).
7. SUBJECT TO A SANITARY SEWER LINE EASEMENT FROM WILLIE KMIEC, ET UX TO THE CITY OF BRENHAM, TEXAS, AS RECORDED IN VOLUME 164, PAGE 545, IN THE DEED RECORDS OF WASHINGTON COUNTY, TEXAS.
8. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON OBSERVED EVIDENCE, ABOVE GROUND STRUCTURES, AND DRAWINGS PROVIDED TO THE SURVEYOR BY THE CITY OF BRENHAM UTILITY DEPARTMENT. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES/STRUCTURES AND DEPTHS.
9. PARKING WILL BE UTILIZED BY A SUB-FLOOR PARKING AREA SITUATED BELOW THE RAISED STRUCTURE.
10. CONSTRUCTION SITUATED WITHIN THE 100-YEAR FLOODPLAIN WILL BE SUBJECT TO MINIMUM FINISHED FLOOR ELEVATION REQUIREMENTS PER CITY OF BRENHAM, TEXAS REGULATIONS.

CONCEPTUAL LAYOUT FOR A PROPOSED TOWNHOME COMPLEX ON LOT 3 OF PECAN STREET SUBDIVISION

(PRELIMINARY)

RICHARD W. HEIGES
RPLS NO. 6452 • PE NO. 123135
DATE: JANUARY 8, 2018

THE PURPOSE OF THIS DOCUMENT IS
FOR PRELIMINARY REVIEW ONLY.
PRELIMINARY, THIS DOCUMENT SHALL
NOT BE RECORDED FOR ANY PURPOSE.

W. O. NO. 7317 (GIESE6978.DWG/MVIEW) REF: GIESE6978.SURVEY

Hodde & Hodde Land Surveying, Inc.

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613 E. Blue Bell Road • Brenham, Texas 77833
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TBPLS FIRM REGISTRATION NO. 10018800
TBPE FIRM REGISTRATION NO. F-18046