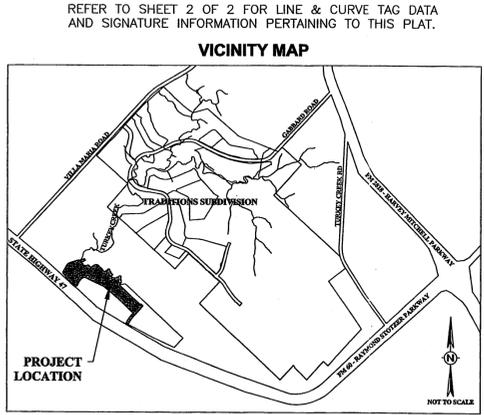
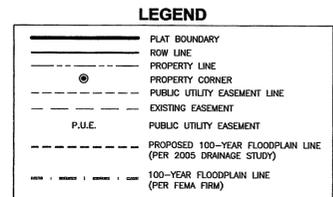
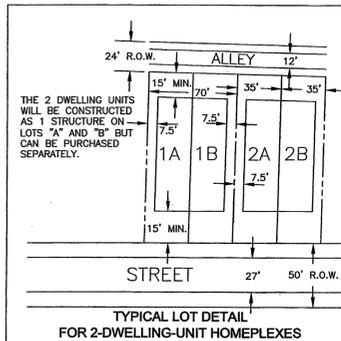


- NOTES:
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM G.P.S. OBSERVATION.
  - THIS PROPERTY IS CURRENTLY ZONED PLANNED DEVELOPMENT DISTRICT, PD-B AND PD-H.
  - IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS, UNLESS NOTED OTHERWISE.
  - A PORTION OF THIS TRACT LIES WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NOS. 48041C0143-C AND 48041C0150-C, EFFECTIVE DATE: 07-02-1992. ALSO SHOWN ON THIS PLAN IS THE PROPOSED 100-YEAR FLOODPLAIN AS DETERMINED BY THE TURKEY CREEK DRAINAGE STUDY WHICH HAS BEEN SUBMITTED TO FEMA.
  - BUILDING SETBACK LINES FOR PHASE 1 WILL BE AS FOLLOWS:  
FRONT - THE MINIMUM FRONT SETBACK SHALL BE 15' SINCE ALL OFF-STREET PARKING IS LOCATED IN THE REAR OF THE UNIT AND NO CURB CUTS ARE PROVIDED ON THE FRONT/STREET SIDE.  
SIDE - THE MINIMUM SIDE SETBACK SHALL BE 7.5'.  
SIDE STREET - THE MINIMUM SIDE STREET SETBACK FOR MINOR STREETS IS 15', 20' FOR SECONDARY STREETS, 25' ON ARTERIAL STREETS, AND 10' ON ALLEYS.  
REAR - THE MINIMUM REAR SETBACK SHALL BE 15' SINCE ALL OFF-STREET PARKING IS LOCATED IN THE REAR OF THE BUILDING.
  - CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS.
  - OWNERSHIP OF THIS TRACT IS BY THE FOLLOWING DEEDS OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS: 1128/189, 1128/195, 1128/201, 1128/207, 1128/213, 1128/219 AND 1128/225.
  - OWNERSHIP AND MAINTENANCE OF THE COMMON AREAS AND LANDSCAPE BUFFERS WILL BE BY THE HOMEOWNERS OR PROPERTY OWNERS ASSOCIATION. LANDSCAPING OR OTHER AMENITIES PROPOSED WITHIN THE STREET RIGHT-OF-WAY OR PUBLIC UTILITY EASEMENTS SHALL BE APPROVED BY THE CITY OF BRYAN. UNRESTRICTED ACCESS TO PUBLIC UTILITY AND DRAINAGE EASEMENTS SHALL BE PROVIDED FOR UTILITY MAINTENANCE EQUIPMENT.

- NOTES, CONTINUED:
- ELECTRICAL, PHONE AND CABLE SERVICE WILL BE LOCATED ALONG THE FRONT OF THE LOTS IN THE 10' PUBLIC UTILITY EASEMENT SHOWN ON THIS PLAN.
  - A DRAINAGE STUDY WILL BE PERFORMED AND A REPORT SUBMITTED TO SHOW THAT STORM WATER DETENTION IS NOT NECESSARY FOR THIS SITE.
  - THIS DEVELOPMENT WILL HAVE 2-UNIT ATTACHED DWELLINGS (HOMEPLEXES) ON INDIVIDUAL LOTS, AS SHOWN ON THE TYPICAL LOT DETAIL. EACH 2-UNIT STRUCTURE (HOMEPLEX) WILL BE CONSTRUCTED ON AN "A" AND "B" LOT WITH THE COMMON WALL OF THE STRUCTURE ON THE LOT BETWEEN AN "A" AND "B" LOT. AFTER THE STRUCTURE IS COMPLETE, THEN EACH UNIT ON EITHER "A" OR "B" LOT CAN BE SOLD SEPARATELY.
  - THE MINIMUM LOT SIZE IS 3500 SQUARE FEET. THE MINIMUM LOT WIDTH IS 35' AND THE MINIMUM LOT DEPTH IS 100'.
  - BUFFER REQUIREMENTS ARE AS FOLLOWS:  
THE BUFFER BETWEEN RESIDENTIAL AND NON-RESIDENTIAL AREAS IS 30' WITH LANDSCAPING.  
THE BUFFER BETWEEN RESIDENTIAL AND SH47 IS 25' WITH LANDSCAPING AND A 6" MASONRY/CONCRETE FENCE.
  - SOLID WASTE SERVICE WILL BE FROM THE ALLEYS. THE RIGHT-OF-WAY FOR THE ALLEYS IS 24' IN WIDTH. PARKING FOR THE DWELLING UNITS CANNOT BE LOCATED IN THIS RIGHT-OF-WAY SO AS TO ALLOW ADEQUATE WIDTH FOR SOLID WASTE TRUCKS.
  - DRIVEWAY ACCESS TO SH 47 WILL BE IN ACCORDANCE WITH TxDOT ACCESS REQUIREMENTS AND THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE.
  - DRIVEWAY ACCESS TO WHISPERING HILLS DRIVE WILL BE IN ACCORDANCE WITH THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE.



## FINAL PLAT

### WHISPERING HILLS SUBDIVISION

#### PHASE 1

**32.930 ACRES**

|                                   |                                   |
|-----------------------------------|-----------------------------------|
| <b>BLOCK 1, LOTS 1A THRU 9B</b>   | <b>BLOCK 5, LOTS 1A THRU 8B</b>   |
| <b>BLOCK 2, LOTS 10A THRU 11B</b> | <b>BLOCK 6, LOTS 9A THRU 21B</b>  |
| <b>BLOCK 3, LOTS 12A THRU 24B</b> | <b>BLOCK 7, LOTS 22A THRU 34B</b> |
| <b>BLOCK 4, LOTS 25A THRU 37B</b> |                                   |

JOHN H. JONES SURVEY, A-26  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=100'      JUNE, 2006

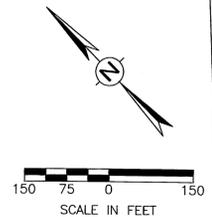
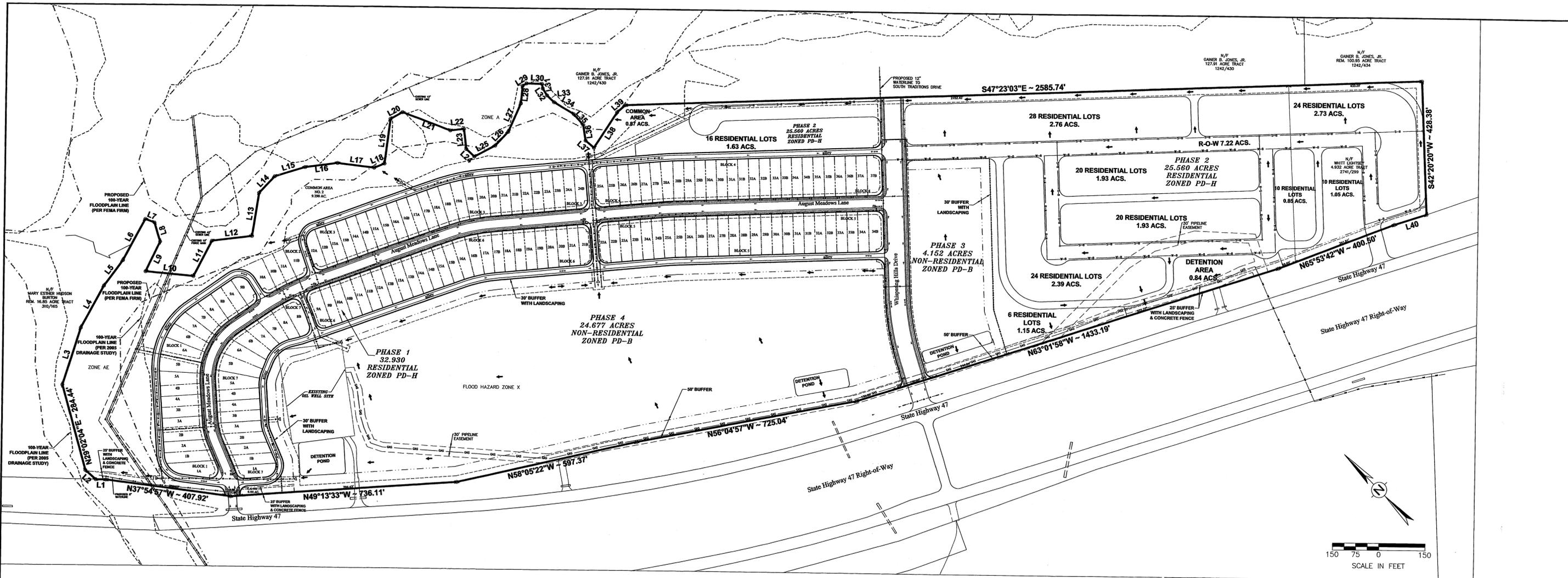
**OWNER:**  
Ronald Lightsey  
P.O. Box 9180  
College Station, Texas 77842  
(979) 229-8631

**DEVELOPER:**  
Regency Properties  
P.O. Box 9180  
College Station, Texas 77842  
(979) 229-8631

**SURVEYOR:**  
Brad Kerr, RPLS No. 4502  
Kerr Surveying, LLC  
P.O. Box 269  
College Station, Texas 77841  
(979) 268-3195

**ENGINEER:**  
★ **CIVIL DEVELOPMENT, Ltd.** ★  
CIVIL ENGINEERING & DESIGN-BUILD SERVICES  
Ginger L. Urso, P.E.  
2900 Longmire Drive, Suite K  
College Station, Texas 77845  
\*\*\*  
P.O. Box 11929, College Station, Texas 77842  
(979) 764-7743 Fax: (979) 764-7759  
Prepared for Texcon General Contractors

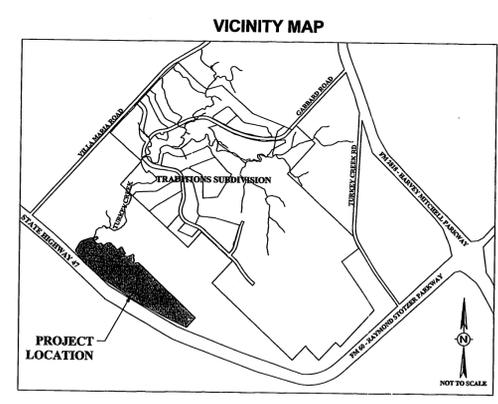
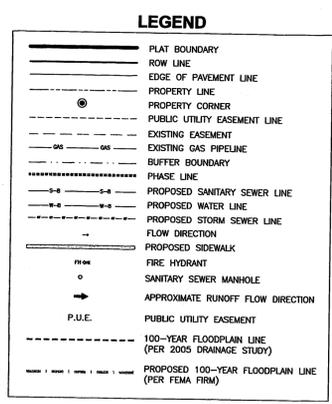
SHEET 1 OF 2



- NOTES:**
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM G.P.S. OBSERVATION.
  - THIS PROPERTY IS CURRENTLY ZONED PLANNED DEVELOPMENT DISTRICT, PD-B AND PD-H.
  - A PORTION OF THIS TRACT LIES WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.L.R.M. MAPS, COMMUNITY PANEL NOS. 48041C0143-C AND 48041C0150-C, EFFECTIVE DATE: 07-02-1992. ALSO SHOWN ON THIS PLAN IS THE PROPOSED 100-YEAR FLOODPLAIN AS DETERMINED BY THE TURKEY CREEK DRAINAGE STUDY WHICH HAS BEEN SUBMITTED TO FEMA.
  - BUILDING SETBACK LINES FOR PHASES 1 & 2 WILL BE AS FOLLOWS:**  
 FRONT - THE MINIMUM FRONT SETBACK SHALL BE 15' SINCE ALL OFF-STREET PARKING IS LOCATED IN THE REAR OF THE UNIT AND NO CURB CUTS ARE PROVIDED ON THE FRONT/STREET SIDE.  
 SIDE - THE MINIMUM SIDE SETBACK SHALL BE 7.5'.  
 SIDE STREET - THE MINIMUM SIDE STREET SETBACK FOR MINOR STREETS IS 15', 20' FOR SECONDARY STREETS, 25' ON ARTERIAL STREETS, AND 10' ON ALLEYS.  
 REAR - THE MINIMUM REAR SETBACK SHALL BE 15' SINCE ALL OFF-STREET PARKING IS LOCATED IN THE REAR OF THE BUILDING.  
**BUILDING SETBACK LINES FOR FUTURE PHASES WITH NON-RESIDENTIAL DEVELOPMENT WILL BE AS FOLLOWS:**  
 FRONT - THE MINIMUM FRONT SETBACK ON SH 47 SHALL BE 50'.  
 SIDE - THE MINIMUM SIDE SETBACK TO ADJUTING PROPERTY SHALL BE 15'.  
 SIDE STREET - THE MINIMUM SIDE STREET SETBACK ADJACENT TO ARTERIAL STREETS, COLLECTOR AND LOCAL STREETS IS 25'.  
 REAR - THE MINIMUM REAR SETBACK ADJACENT TO AN ALLEY OR ADJUTING PROPERTY IS 15'.
  - CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS.
  - OWNERSHIP OF THIS TRACT IS BY THE FOLLOWING DEEDS OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS: 1128/189, 1128/195,1128/201, 1128/207, 1128/213, 1128/219 AND 1128/225.
  - OWNERSHIP AND MAINTENANCE OF THE COMMON AREAS AND LANDSCAPE BUFFERS WILL BE BY THE HOMEOWNERS OR PROPERTY OWNERS ASSOCIATION. LANDSCAPING OR OTHER AMENITIES PROPOSED WITHIN THE STREET RIGHT-OF-WAY OR PUBLIC UTILITY EASEMENTS SHALL BE APPROVED BY THE CITY OF BRYAN. UNRESTRICTED ACCESS TO PUBLIC UTILITY AND DRAINAGE EASEMENTS SHALL BE PROVIDED FOR UTILITY MAINTENANCE EQUIPMENT.
  - BUFFER REQUIREMENTS ARE AS FOLLOWS:**  
 THE BUFFER BETWEEN RESIDENTIAL AND NON-RESIDENTIAL AREAS IS 30' WITH LANDSCAPING.  
 THE BUFFER BETWEEN RESIDENTIAL AND SH47 IS 25' WITH LANDSCAPING AND A 5' MASONRY/CONCRETE FENCE.  
 THE BUFFER BETWEEN NON-RESIDENTIAL AND SH 47 WILL BE IN ACCORDANCE WITH THE SH 47 OVERLAY REQUIREMENTS.
  - DRIVEWAY ACCESS TO SH 47 WILL BE IN ACCORDANCE WITH TxDOT ACCESS REQUIREMENTS AND THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE.
  - DRIVEWAY ACCESS TO WHISPERING HILLS DRIVE WILL BE IN ACCORDANCE WITH THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE.
  - THE PROPOSED LAND USES FOR THE NON-RESIDENTIAL AND RESIDENTIAL LAND USES SHALL BE IN ACCORDANCE WITH THE USES LISTED ON THE LAND USE PLAN PREPARED FOR THE ZONING OF THE PROPERTY.

| LINE | LENGTH  | BEARING     |
|------|---------|-------------|
| L1   | 33.16'  | N44°01'53"W |
| L2   | 44.47'  | N03°57'19"W |
| L3   | 192.42' | N62°18'56"E |
| L4   | 154.75' | N73°16'39"E |
| L5   | 101.84' | N81°43'17"E |
| L6   | 149.86' | N72°59'23"E |
| L7   | 31.62'  | S24°26'14"E |
| L8   | 64.22'  | S27°18'26"W |
| L9   | 105.69' | S71°04'28"W |
| L10  | 156.11' | S39°57'58"E |
| L11  | 127.08' | N72°36'55"E |
| L12  | 130.58' | S52°24'48"E |
| L13  | 140.95' | N53°40'59"E |
| L14  | 72.94'  | N88°23'53"E |
| L15  | 102.48' | S62°28'06"E |
| L16  | 106.21' | S52°58'14"E |
| L17  | 120.58' | S38°08'17"E |
| L18  | 36.31'  | S67°26'39"E |
| L19  | 145.33' | N52°02'42"E |
| L20  | 44.70'  | S74°57'30"E |
| L21  | 165.69' | S24°48'44"E |
| L22  | 44.93'  | S52°01'09"E |
| L23  | 65.46'  | S37°49'34"W |
| L24  | 35.27'  | S03°16'32"E |
| L25  | 76.32'  | S73°02'11"E |
| L26  | 61.05'  | N87°54'15"E |
| L27  | 100.15' | N68°35'34"E |
| L28  | 56.19'  | N49°44'05"E |
| L29  | 15.08'  | S78°16'24"E |
| L30  | 50.03'  | S43°23'00"E |
| L31  | 14.56'  | S34°39'19"W |
| L32  | 25.79'  | S11°58'03"W |
| L33  | 31.83'  | S01°31'31"E |
| L34  | 74.68'  | S14°59'53"E |
| L35  | 46.38'  | S02°40'43"W |
| L36  | 51.59'  | S35°51'54"W |
| L37  | 35.42'  | S04°58'10"E |
| L38  | 136.31' | N77°49'57"E |
| L39  | 34.89'  | S86°36'24"E |
| L40  | 108.94' | N63°01'58"W |

**RESIDENTIAL PHASE SUMMARY:**  
 PHASE 1 = 142 LOTS  
 PHASE 2 = 158 LOTS



# MASTER PLAN

## WHISPERING HILLS SUBDIVISION

**87.318 ACRES**

**PHASE 1, 32.930 ACRES - RESIDENTIAL**  
**PHASE 2, 25.560 ACRES - RESIDENTIAL**  
**PHASE 3, 4.152 ACRES - NON-RESIDENTIAL**  
**PHASE 4, 24.677 ACRES - NON-RESIDENTIAL**

JOHN H. JONES SURVEY, A-26  
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=150'      APRIL, 2006 (REV.)

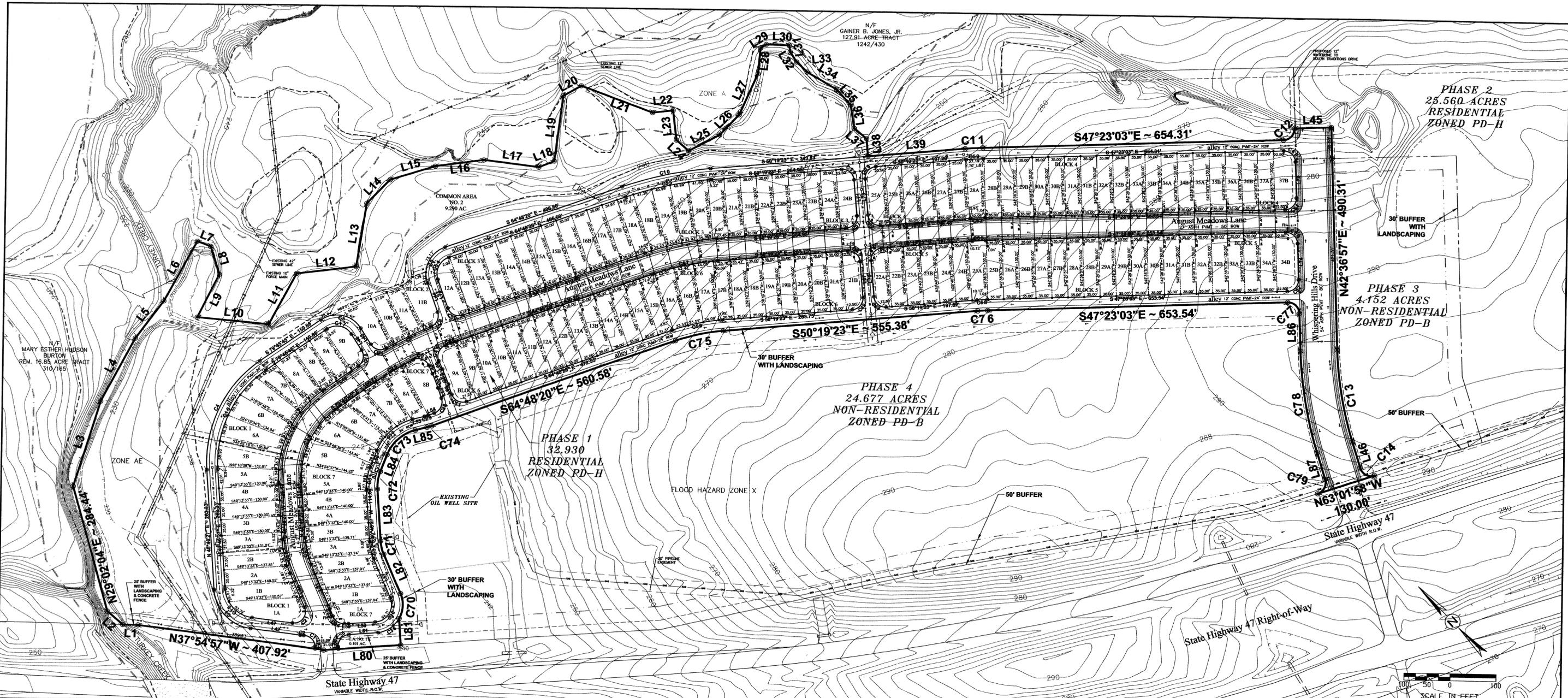
OWNER:  
 Whitt Lightsey  
 P.O. Box 9180  
 College Station, Texas 77842  
 (979) 229-8631

DEVELOPER:  
 Regency Properties  
 P.O. Box 9180  
 College Station, Texas 77842  
 (979) 229-8631

SURVEYOR:  
 Brad Kerr, RPLS No. 4502  
 Kerr Surveying, LLC  
 P.O. Box 269  
 College Station, Texas 77841  
 (979) 268-3195

ENGINEER:  
**TEXCON**  
 General Contractors  
 Ginger L. Urso, P.E.  
 1707 Graham Road  
 College Station, Texas 77845  
 (979) 764-7743

MP06-03 #3

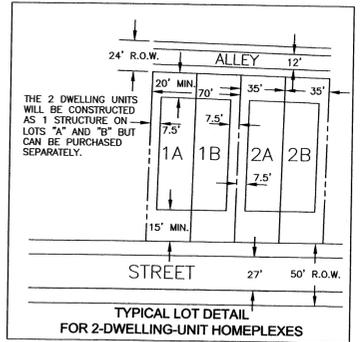


**NOTES:**

- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM G.P.S. OBSERVATION.
- THIS PROPERTY IS CURRENTLY ZONED PLANNED DEVELOPMENT DISTRICT, PD-B AND PD-H.
- THE TOPOGRAPHY SHOWN IS FROM AERIAL TOPOGRAPHY PREPARED FOR THE CITY OF BRYAN AND FIELD SURVEY DATA.
- A PORTION OF THIS TRACT LIES WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NOS. 48041C0143-C AND 48041C0150-C, EFFECTIVE DATE: 07-02-1992. ALSO SHOWN ON THIS PLAN IS THE PROPOSED 100-YEAR FLOODPLAIN AS DETERMINED BY THE TURKEY CREEK DRAINAGE STUDY WHICH HAS BEEN SUBMITTED TO FEMA.
- BUILDING SETBACK LINES FOR PHASES 1 & 2 WILL BE AS FOLLOWS:  
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 FRONT - THE MINIMUM FRONT SETBACK ON SH 47 SHALL BE 50'.  
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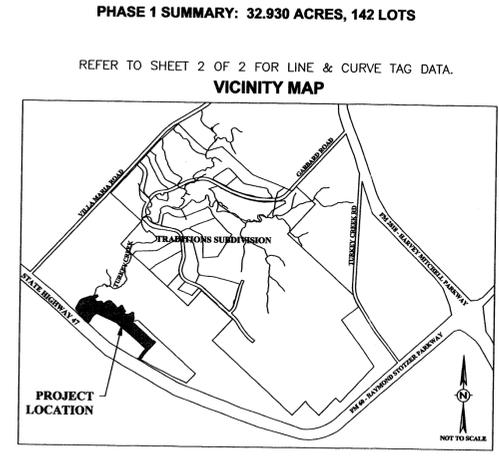
**NOTES, CONTINUED:**

- ELECTRICAL, PHONE AND CABLE SERVICE FOR PHASE 1 OF THIS SUBDIVISION WILL BE LOCATED ALONG THE FRONT OF THE LOTS IN THE 10' PUBLIC UTILITY EASEMENT SHOWN ON THIS PLAN.
- A DRAINAGE STUDY WILL BE PERFORMED AND A REPORT SUBMITTED TO SHOW THAT STORM WATER DETENTION IS NOT NECESSARY FOR THIS SITE.
- PHASE 1 OF THIS DEVELOPMENT WILL HAVE 2-UNIT ATTACHED DWELLINGS (HOMEPLEXES) ON INDIVIDUAL LOTS, AS SHOWN ON THE TYPICAL LOT DETAIL. EACH 2-UNIT STRUCTURE (HOMEPLEX) WILL BE CONSTRUCTED ON AN "A" AND "B" LOT WITH THE COMMON WALL OF THE STRUCTURE ON THE LOT LINE BETWEEN AN "A" AND "B" LOT. AFTER THE STRUCTURE IS COMPLETE, THEN EACH UNIT ON EITHER "A" OR "B" LOT CAN BE SOLD SEPARATELY.
- THE MINIMUM LOT SIZE FOR PHASE 1 IS 3500 SQUARE FEET. THE MINIMUM LOT WIDTH IS 35' AND THE MINIMUM LOT DEPTH IS 100'.
- BUFFER REQUIREMENTS ARE AS FOLLOWS:  
 THE BUFFER BETWEEN RESIDENTIAL AND NON-RESIDENTIAL AREAS IS 30' WITH LANDSCAPING.  
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- SOLID WASTE SERVICE FOR PHASE 1 WILL BE FROM THE ALLEYS. THE RIGHT-OF-WAY FOR THE ALLEYS IS 24' IN WIDTH. PARKING FOR THE DWELLING UNITS CANNOT BE LOCATED IN THIS RIGHT-OF-WAY SO AS TO ALLOW ADEQUATE WIDTH FOR SOLID WASTE TRUCKS.
- DRIVEWAY ACCESS TO SH 47 WILL BE IN ACCORDANCE WITH TxDOT ACCESS REQUIREMENTS AND THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE.
- DRIVEWAY ACCESS TO WHISPERING HILLS DRIVE WILL BE IN ACCORDANCE WITH THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE.
- THE PROPOSED LAND USES FOR THE NON-RESIDENTIAL AND RESIDENTIAL LAND USES SHALL BE IN ACCORDANCE WITH THE USES LISTED ON THE LAND USE PLAN PREPARED FOR THE ZONING OF THE PROPERTY.



**LEGEND**

|       |  |
|-------|--|
| — 290 | EXISTING CONTOUR (MAJOR)                           |
| — 290 | EXISTING CONTOUR (MINOR)                           |
| —     | PLAT BOUNDARY                                      |
| —     | ROW LINE   |
| —     | EDGE OF PAVEMENT LINE                              |
| —     | PROPERTY CORNER                                    |
| —     | PUBLIC UTILITY EASEMENT LINE                       |
| —     | EXISTING EASEMENT                                  |
| —     | EXISTING GAS PIPELINE                              |
| —     | BUFFER BOUNDARY                                    |
| —     | PHASE LINE   |
| —     | PROPOSED SANITARY SEWER LINE                       |
| —     | PROPOSED WATER LINE                                |
| —     | PROPOSED STORM SEWER LINE                          |
| —     | FLOW DIRECTION                                     |
| —     | PROPOSED SIDEWALK                                  |
| —     | FIRE HYDRANT                                       |
| —     | SANITARY SEWER MANHOLE                             |
| —     | WATER SERVICE                                      |
| —     | SANITARY SEWER SERVICE                             |
| —     | PUBLIC UTILITY EASEMENT                            |
| —     | 100-YEAR FLOODPLAIN LINE (PER 2005 DRAINAGE STUDY) |
| —     | PROPOSED 100-YEAR FLOODPLAIN LINE (PER FEMA FIRM)  |



## PRELIMINARY PLAN

### WHISPERING HILLS SUBDIVISION

#### PHASE 1

**32.930 ACRES**

|                            |                            |
|----------------------------|----------------------------|
| BLOCK 1, LOTS 1A THRU 9B   | BLOCK 5, LOTS 1A THRU 8B   |
| BLOCK 2, LOTS 10A THRU 11B | BLOCK 6, LOTS 9A THRU 21B  |
| BLOCK 3, LOTS 12A THRU 24B | BLOCK 7, LOTS 22A THRU 34B |
| BLOCK 4, LOTS 25A THRU 37B |                            |

JOHN H. JONES SURVEY, A-26  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=100'  
APRIL, 2006

**OWNER:**  
Ronald Lightsey  
P.O. Box 9180  
College Station, Texas 77842  
(979) 229-8631

**DEVELOPER:**  
Regency Properties  
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**ENGINEER:**  
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1707 Graham Road  
College Station, Texas 77845  
(979) 764-7743  
SHEET 1 OF 2

PP06-07