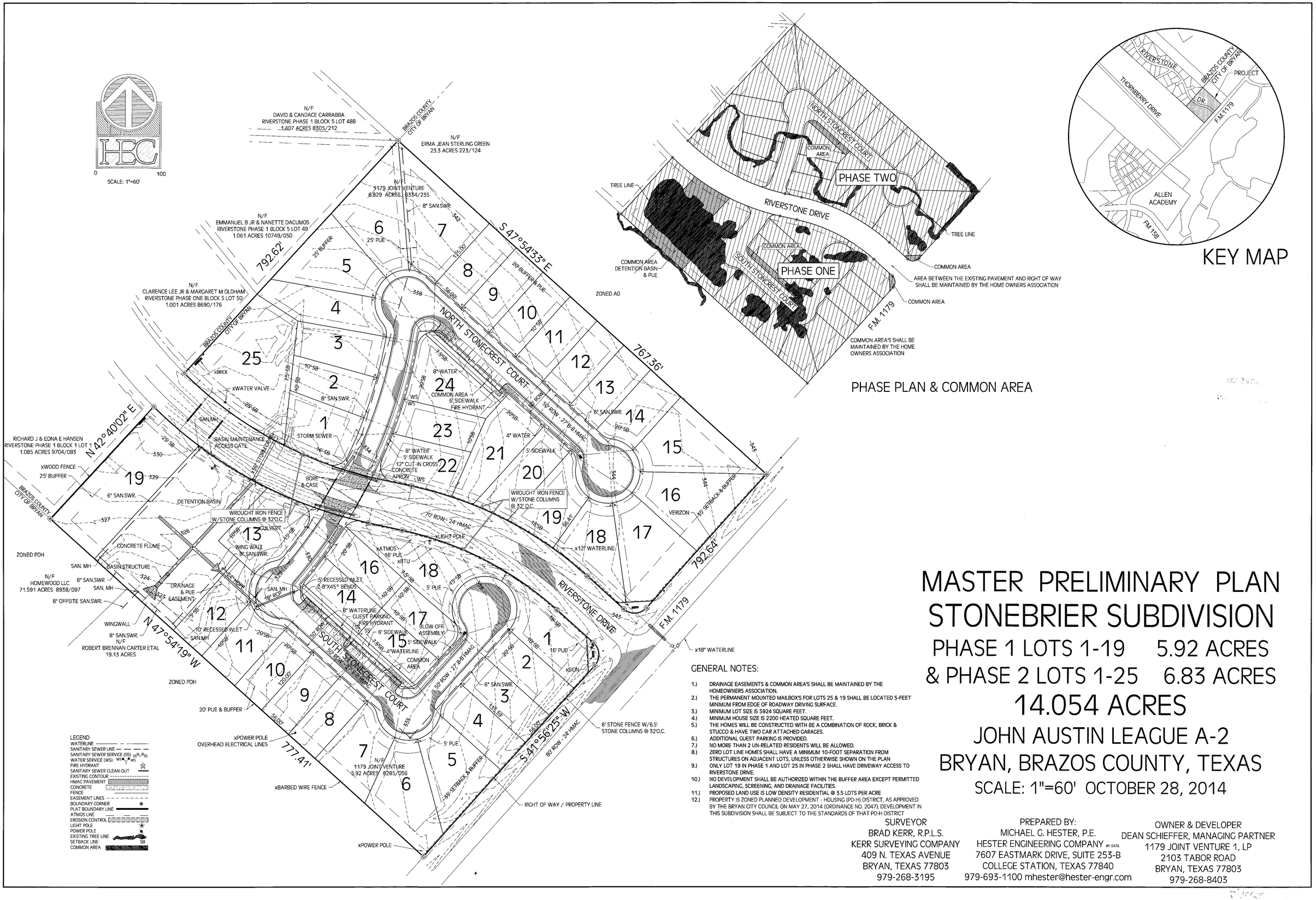

PHASE PLAN & COMMON AREA

KEY MAP

MASTER PRELIMINARY PLAN
STONEBRIER SUBDIVISION

PHASE 1 LOTS 1-19 5.92 ACRES

& PHASE 2 LOTS 1-25 6.83 ACRES

14.054 ACRES

JOHN AUSTIN LEAGUE A-2

BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=60' OCTOBER 28, 2014

GENERAL NOTES:

1.) DRAINAGE EASEMENTS & COMMON AREA'S SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
2.) THE PERMANENT MOUNTED MAILBOX'S FOR LOTS 25 & 19 SHALL BE LOCATED 5-FEET MINIMUM FROM EDGE OF ROADWAY DRIVING SURFACE.
3.) MINIMUM LOT SIZE IS 5924 SQUARE FEET.
4.) MINIMUM HOUSE SIZE IS 2200 HEATED SQUARE FEET.
5.) THE HOMES WILL BE CONSTRUCTED WITH BE A COMBINATION OF ROCK, BRICK & STUCCO & HAVE TWO CAR ATTACHED GARAGES.
6.) ADDITIONAL GUEST PARKING IS PROVIDED.
7.) NO MORE THAN 2 UN-RELATED RESIDENTS WILL BE ALLOWED.
8.) ZERO LOT LINE HOMES SHALL HAVE A MINIMUM 10-FOOT SEPARATION FROM STRUCTURES ON ADJACENT LOTS, UNLESS OTHERWISE SHOWN ON THE PLAN
9.) ONLY LOT 19 IN PHASE 1 AND LOT 25 IN PHASE 2 SHALL HAVE DRIVEWAY ACCESS TO RIVERSTONE DRIVE.
10.) NO DEVELOPMENT SHALL BE AUTHORIZED WITHIN THE BUFFER AREA EXCEPT PERMITTED LANDSCAPING, SCREENING, AND DRAINAGE FACILITIES.
11.) PROPOSED LAND USE IS LOW DENSITY RESIDENTIAL @ 3.5 LOTS PER ACRE
12.) PROPERTY IS ZONED PLANNED DEVELOPMENT - HOUSING (PD-H) DISTRICT, AS APPROVED BY THE BRYAN CITY COUNCIL ON MAY 27, 2014 (ORDINANCE NO. 2047). DEVELOPMENT IN THIS SUBDIVISION SHALL BE SUBJECT TO THE STANDARDS OF THAT PD-H DISTRICT

SURVEYOR
BRAD KERR, R.P.L.S.
KERR SURVEYING COMPANY
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
979-268-3195

PREPARED BY:
MICHAEL G. HESTER, P.E.
HESTER ENGINEERING COMPANY #F-3476
7607 EASTMARK DRIVE, SUITE 253-B
COLLEGE STATION, TEXAS 77840
979-693-1100 mhester@hester-engr.com

OWNER & DEVELOPER
DEAN SCHIEFFER, MANAGING PARTNER
1179 JOINT VENTURE 1, LP
2103 TABOR ROAD
BRYAN, TEXAS 77803
979-268-8403