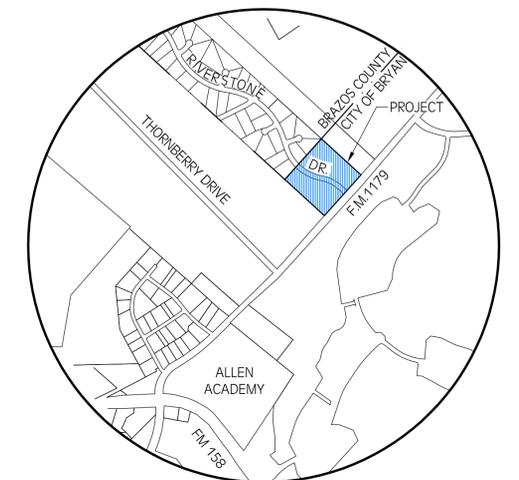
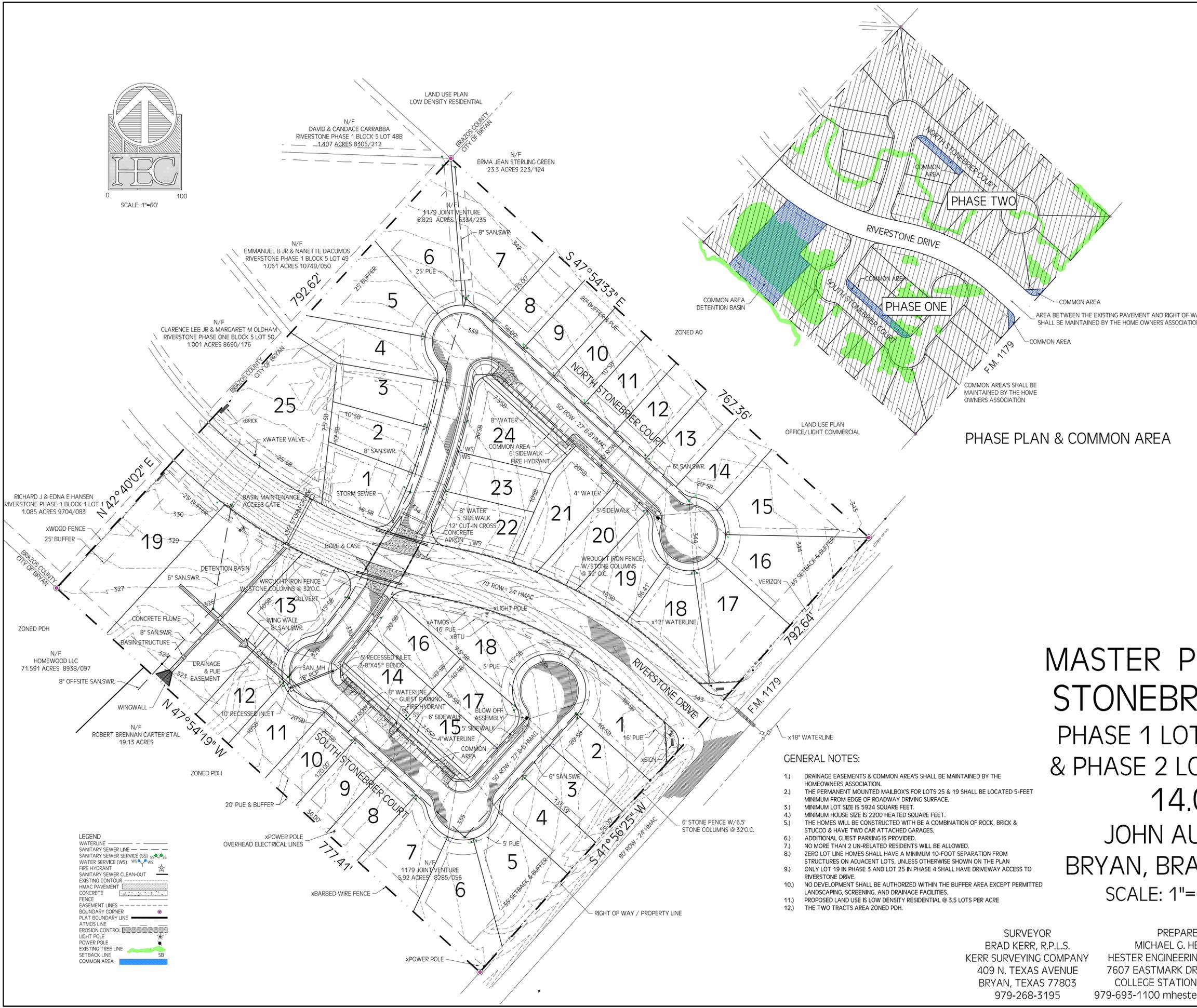




SCALE: 1"=60'



KEY MAP



PHASE PLAN & COMMON AREA

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 15, 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 5 AND LOT 25 IN PHASE 4 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.) THE TWO TRACTS AREA ZONED PDH.

- LEGEND**
- WATERLINE
 - SANITARY SEWER LINE
 - SANITARY SEWER SERVICE (SS)
 - WATER SERVICE (WS)
 - FIRE HYDRANT
 - SANITARY SEWER CLEAN-OUT
 - EXISTING CONTOUR
 - HMAC PAVEMENT
 - CONCRETE
 - FENCE
 - EASEMENT LINES
 - BOUNDARY CORNER
 - PLAT BOUNDARY LINE
 - ATMOS LINE
 - EROSION CONTROL
 - LIGHT POLE
 - POWER POLE
 - EXISTING TREE LINE
 - SETBACK LINE
 - COMMON AREA

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