

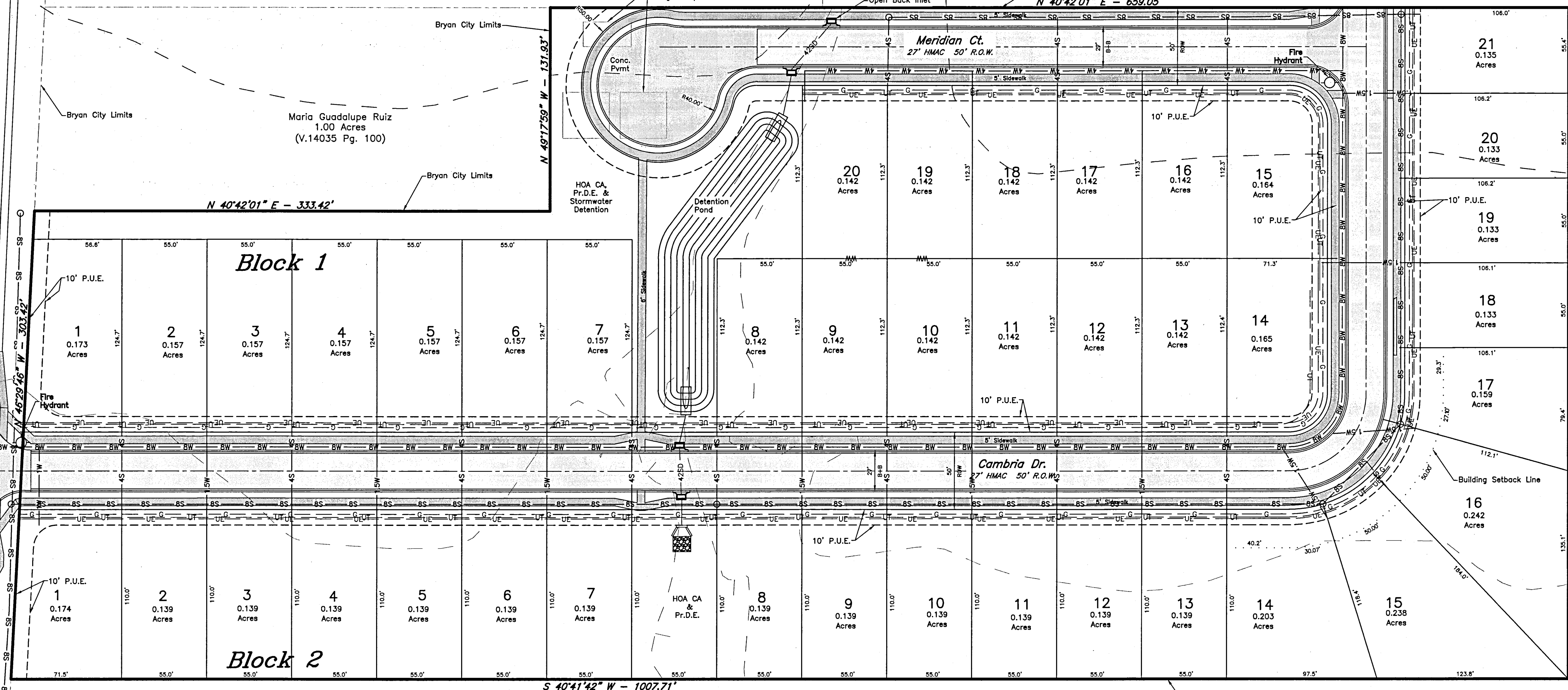
Catalena Sammy & Carolyn
10.00 Acres
(V.7892, P. 68)

Fazzino Revocable Trust
23.75 Acres
(V.9713, P. 171)

Maria Guadalupe Ruiz
1.00 Acres
(V.14035 Pg. 100)

Fazzino Revocable Trust
23.75 Acres
(V.9713, P. 171)

Lynch Joseph Patrick
& Betty Deason
12.356 Acres
(V.511, P.294)



PRELIMINARY PLAN

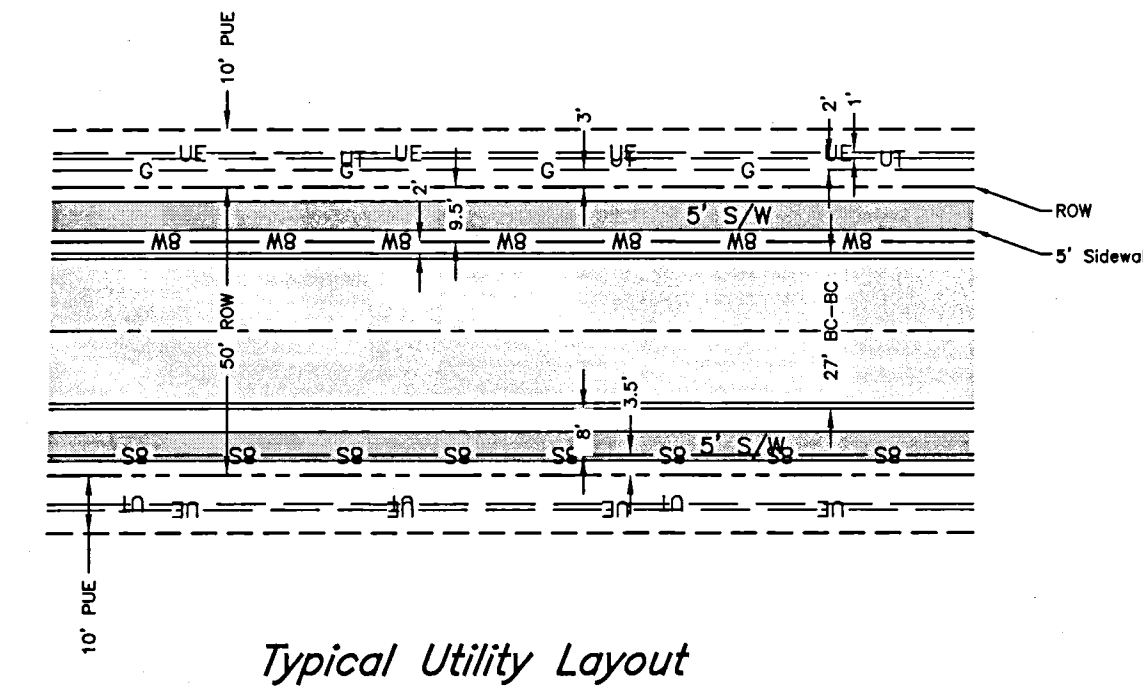
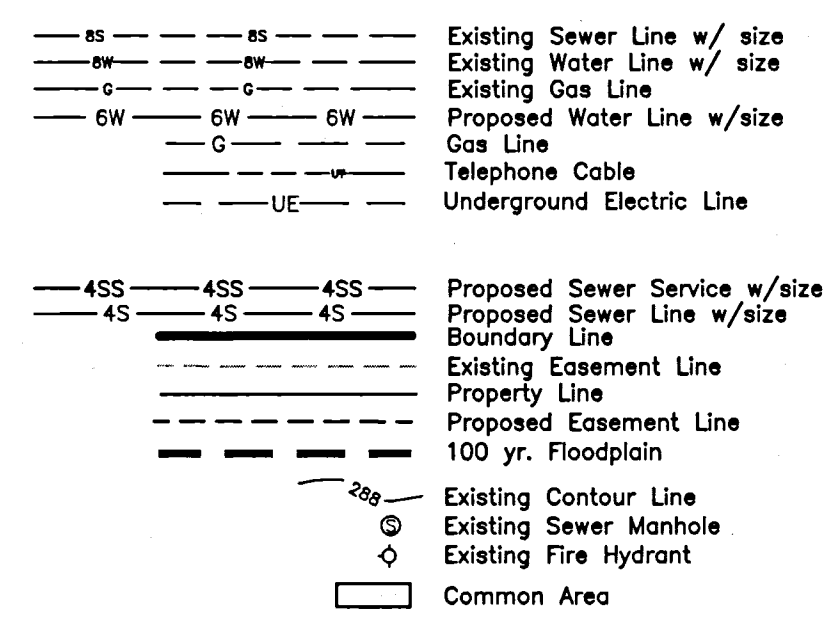
SCALE: Hor: 1" = 40'



Vicinity Map

- GENERAL NOTES:**
- ZONING: RD-5
 - Proposed Land Use: Single Family Residential (41 Lots)
 - Right-of-way acreage: 1.96 Ac.
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0195E effective 07/7/2014, no portion of this property is located in a 100-year flood hazard area.
 - Existing ground contours are based on a ground survey of the site.
 - Abbreviations:
P.U.E. - Public Utility Easement
P.D.E. - Public Drainage Easement
H.O.A. - Homeowner's Association
P.M.E. - Private Maintenance Easement (rights to be defined in deed restrictions)
 - Common Areas and Landscape Easements shall be owned & maintained by Homeowner's Association.
 - Access will only be allowed onto local streets.
 - Building Setback Lines shall be:
Front: 25'
Rear: 7.5'
Side: 7.5'
Side Street: 15'
 - All properties shall have residential fire sprinkler systems installed prior in order to achieve Certificate of Occupancy.
 - All common areas shall be maintained by an HOA.
 - Property was annexed into city 01/09/2018

NOT FOR RECORD



Typical Utility Layout

Preliminary Plan
Boulder Creek Subdivision

9.992 ac
out of
ZENO PHILLIPS LEAGUE. A-15

Lots 1-20, Block 1
Lots 1-21, Block 2

BRYAN, BRAZOS COUNTY, TEXAS
MARCH 2018
SCALE: 1"=40'

Owner:
Step Stone Development LLC
2533 Warkworth Ln
College Station, Tx
77845

Engineer:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838
Firm Reg. No. F-458