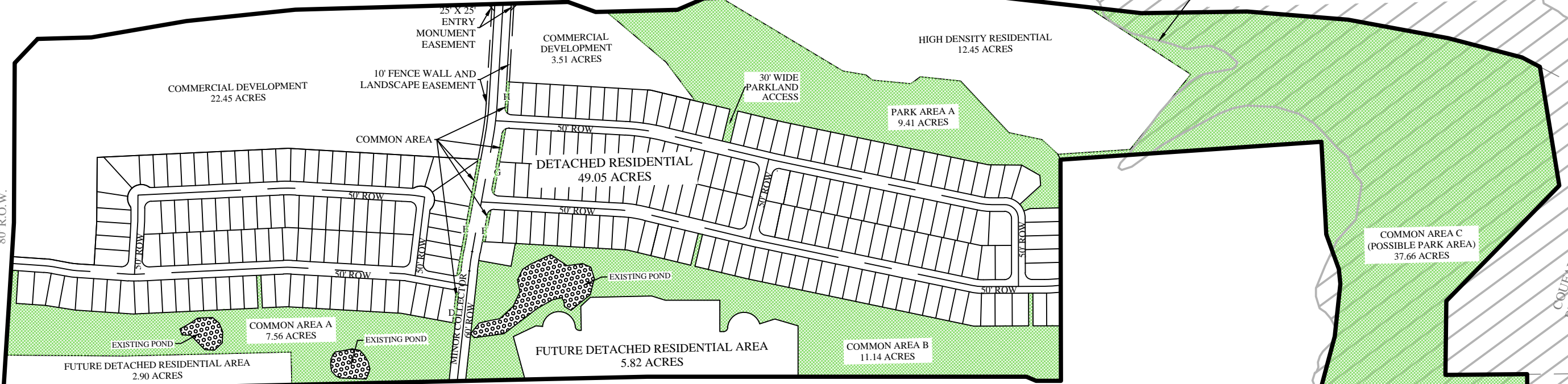


NORTH HARVEY MITCHELL PARKWAY

FM 2818  
R.O.W. VARIES

LOCATION OF FEMA SPECIAL FLOOD HAZARD AREA ZONE "A", BASED ON FEMA LETTER OF MAP REVISION FIRM NO. 48041C0195E, EFFECTIVE MAY 9, 2014.

SANDY POINT ROAD  
FM 1687  
80' R.O.W.



R. O. LAWRENCE, III AND WIFE, BETTY JEAN LAWRENCE CALLED 717.374 ACRE TRACT TRACT 1, 1215/741

LOCATION OF FEMA SPECIAL FLOOD HAZARD AREA ZONE "AE", BASED ON FEMA LETTER OF MAP REVISION FIRM NO. 48041C0195E, EFFECTIVE MAY 9, 2014.

R. O. LAWRENCE, III AND WIFE, BETTY JEAN LAWRENCE CALLED 59.84 ACRE TRACT TRACT 2, 1215/741

COUFAL-PRATER REAL ESTATE, LTD CALLED 13.405 ACRE TRACT 8343208

CITY OF BRYAN CALLED 7.667 ACRE TRACT 199/288

WILLARD HARVEY ZUMWALT, JR. AND WIFE, KATHRYN D. ZUMWALT CALLED 150.00 ACRE TRACT 1215/586

**LOT MATRIX**

100% OF LOTS SHALL MEET OR EXCEED 50 FT IN WIDTH

**DENSITY**

TOTAL COMMON AREA (A-H) AND PARK AREA A = 66.00 ACRES  
 TOTAL RESIDENTIAL LAND = 59.88 ACRES (INCLUDES FUTURE DETACHED RESIDENTIAL AREA)  
 TOTAL HIGH DENSITY RESIDENTIAL LAND = 12.45 ACRES  
 TOTAL COMMERCIAL LAND = 22.45 ACRES  
 DENSITY = 260 RESIDENTIAL LOTS / 49.05 ACRES = 5.30 LOTS/ACRE (NOT INCLUDING FUTURE DETACHED RESIDENTIAL AREA)  
 TOTAL LAND = ±164.26 ACRES  
 PROPOSED LAND USE: DETACHED RESIDENTIAL / COMMERCIAL/HIGH DENSITY RESIDENTIAL

**ROADS**

ROAD WIDTH  
 MINOR COLLECTORS = 60' ROW, 38' BOC-BOC  
 LOCAL STREETS = 50' ROW, 27' BOC-BOC

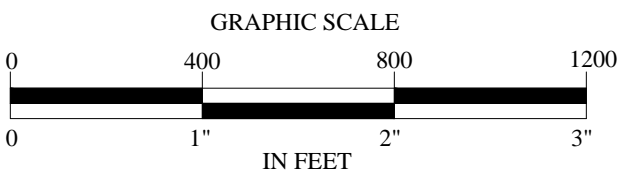
**GENERAL NOTES**

LOT WIDTHS ARE NOT TO SCALE.  
 HOA TO MAINTAIN THE PONDS AND COMMON AREAS.  
 UNLESS NOTED HEREIN, ALL DEVELOPMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN STANDARDS, ORDINANCES AND REGULATIONS.  
 ALL THE INFRASTRUCTURE INCLUDING SIDEWALKS WILL BE IN ACCORDANCE WITH THE CITY OF BRYAN DESIGN STANDARDS.  
 STORMWATER DETENTION IS NOT ANTICIPATED FOR THIS PROJECT DUE TO HYDROLOGIC TIMING. HOWEVER IF DETENTION IS ULTIMATELY REQUIRED IT IS LIKELY TO REQUIRE A PORTION(S) OF THE COMMON AREAS OR PARK AREAS TO BE USED FOR DETENTION

**LEGEND**

- COMMON AREA / PARK AREA
- EXISTING POND

CLIENT NAME: W & B DEVELOPMENT  
 CLIENT LOCATION: KILLEEN, TX



PLANNED DEVELOPMENT EXHIBIT  
 PLEASANT HILL PROPERTY  
 CITY OF BRYAN, BRAZOS COUNTY, TEXAS

**Yalco, LLC**  
 3000 Illinois Ave., Suite 100  
 Killeen, TX 76543  
 PH (254) 953-5353  
 FX (254) 953-5057  
 Texas Registered Engineering Firm F-10264  
 Texas Registered Surveying Firm 10194095

SHEET  
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PRINTED ON August 29, 2018

REV.	DESCRIPTION	DATE	BY
1	ORIGINAL RELEASE	7/13/2018	BTW