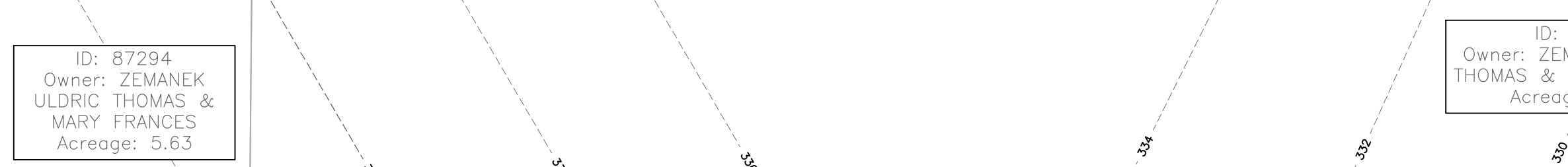


Lot Dimension Table			Lot Dimension Table			Lot Dimension Table			Lot Dimension Table			Lot Dimension Table		
Block	Lot	Area (SF)	Block	Lot	Area (SF)	Block	Lot	Area (SF)	Block	Lot	Area (SF)	Block	Lot	Area (SF)
5	1	65.23	6	1	99.75	7	1	64.68	8	1	55.00	9	1	63.77
5	2	50.00	6	2	50.00	7	2	50.00	8	2	55.00	9	2	50.00
5	3	120.00	6	3	50.00	7	3	50.00	8	3	55.00	9	3	50.00
5	4	50.00	6	4	50.00	7	4	50.00	8	4	55.00	9	4	50.00
5	5	50.00	6	5	50.00	7	5	50.00	8	5	55.00	9	5	50.00
5	6	50.00	6	6	50.00	7	6	50.00	8	6	55.00	9	6	50.00
5	7	50.00	6	7	50.00	7	7	50.00	8	7	55.00	9	7	50.00
5	8	50.00	6	8	50.00	7	8	50.00	8	8	55.00	9	8	50.00
5	9	50.00	6	9	50.00	7	9	50.00	8	9	55.00	9	9	50.00
5	10	50.00	6	10	50.00	7	10	50.00	8	10	55.00	9	10	50.00
5	11	50.00	6	11	50.00	7	11	50.00	8	11	55.00	9	11	50.00
5	12	50.00	6	12	50.00	7	12	50.00	8	12	55.00	9	12	50.00
5	13	50.00	6	13	50.00	7	13	50.00	8	13	55.00	9	13	50.00
5	14	50.00	6	14	50.00	7	14	50.00	8	14	55.00	9	14	50.00
5	15	50.00	6	15	50.00	7	15	50.00	8	15	55.00	9	15	50.00
5	16	50.00	6	16	50.00	7	16	50.00	8	16	55.00	9	16	50.00
5	17	50.00	6	17	50.00	7	17	50.00	8	17	55.00	9	17	50.00
5	18	50.00	6	18	50.00	7	18	50.00	8	18	55.00	9	18	50.00
5	19	50.00	6	19	50.00	7	19	50.00	8	19	55.00	9	19	50.00
5	20	50.00	6	20	50.00	7	20	50.00	8	20	55.00	9	20	50.00
5	21	50.00	6	21	50.00	7	21	50.00	8	21	55.00	9	21	50.00
5	22	50.00	6	22	50.00	7	22	50.00	8	22	55.00	9	22	50.00
5	23	50.00	6	23	50.00	7	23	50.00	8	23	55.00	9	23	50.00
5	24	50.00	6	24	50.00	7	24	50.00	8	24	55.00	9	24	50.00
5	25	50.00	6	25	50.00	7	25	50.00	8	25	55.00	9	25	50.00

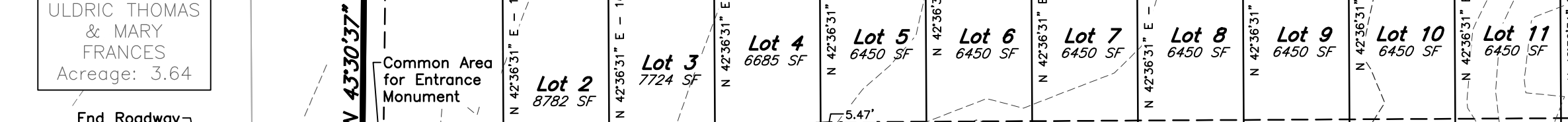


Typical Utility Layout

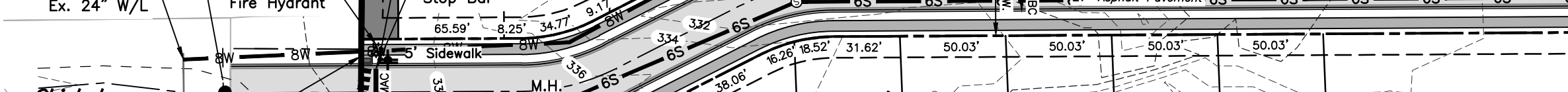


Typical 27' Pavement Section

GENERAL NOTES:
 1. ZONING: RD-5, Residential District-5000 as passed and approved by the Bryan City Council.
 2. ANNEX-01: February 07, 2023 - Ordinance 2615
 3. ANNEX-04: May 02, 2023 - Ordinance 2625
 4. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0195C effective 05/16/2012, no portion of this property is located in a 100-year flood hazard area. Existing ground contours are based on an aerial data of the site.
 5. Water, Sewer, and Electricity will be served by City of Bryan.
 6. Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the P.U.E. and the right of ingress and egress on property adjacent to the P.U.E. to access electric facilities.
 7. Utility locations and sizes are approximate and may vary with development of construction plans with each phase.
 8. A Homeowner's Association (HOA) shall be established with direct responsibility to and controlled by, the property owners involved to provide for operation, repair and maintenance of all common areas, private drainage easements, and private stormwater detention facilities which are a part of this subdivision. The City of Bryan shall not be responsible for any operation, repair and maintenance of these areas.
 9. Common Areas and Landscape Easements (including detention area) shall be owned & maintained by Homeowners Association and may not be enclosed or screened from the ROW by fencing.
 10. Building Setback Lines shall be:
 - Front yard - 25'
 - Side yard - 5'
 - Side Street - 15'
 - Rear yard - 5'
 11. Sidewalks shall be provided on both sides of all curb and gutter streets.

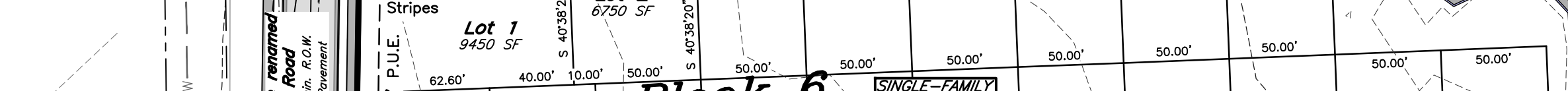


VICINITY MAP
 SCALE: Hor: 1" = 1000'

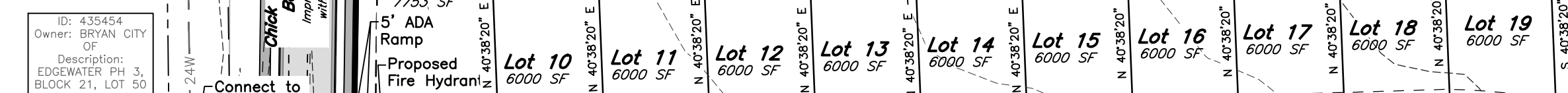


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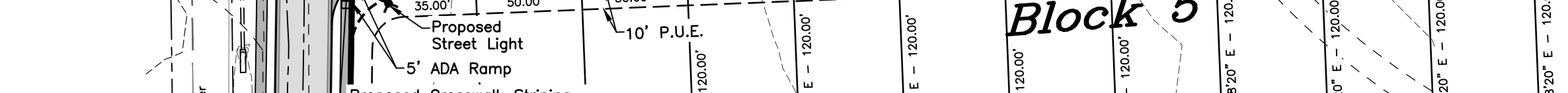


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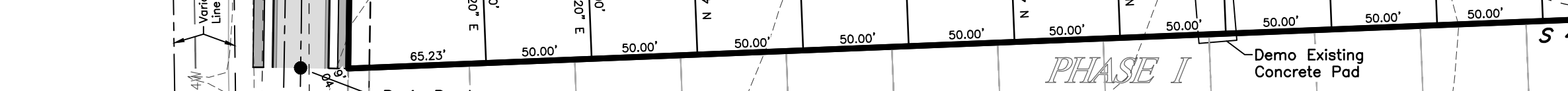


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