

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	50.00	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

ID: 87294  
Owner: ZEMANEK  
ULDRIC THOMAS &  
MARY FRANCES  
Acreage: 5.63

ID: 13125  
Owner: ZEMANEK  
ULDRIC THOMAS &  
MARY FRANCES  
Acreage: 3.64

ID: 430454  
Owner: BRYAN CITY  
OF  
Description:  
EIGHTH WATER P.W. 1  
BLOCK 21, LOT 50  
Vol/Pg: 16812/235

ID: 13133  
Owner: ZEMANEK ULDRIC  
THOMAS & MARY FRANCES  
Acreage: 30.96

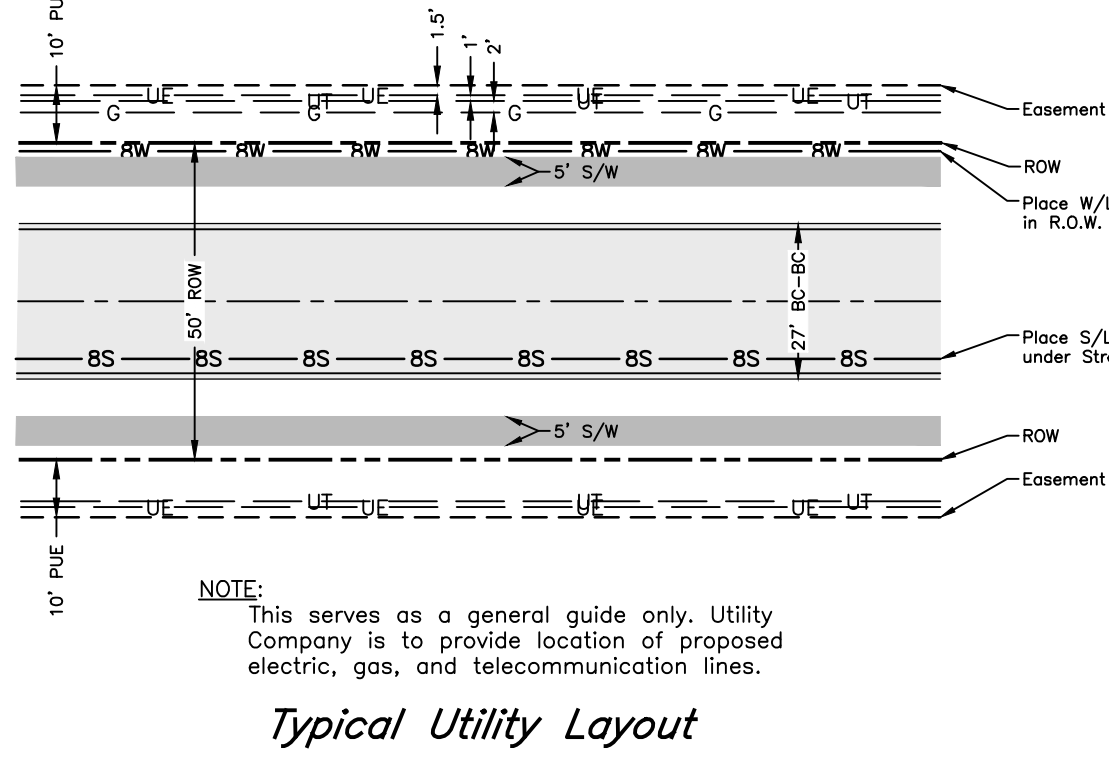
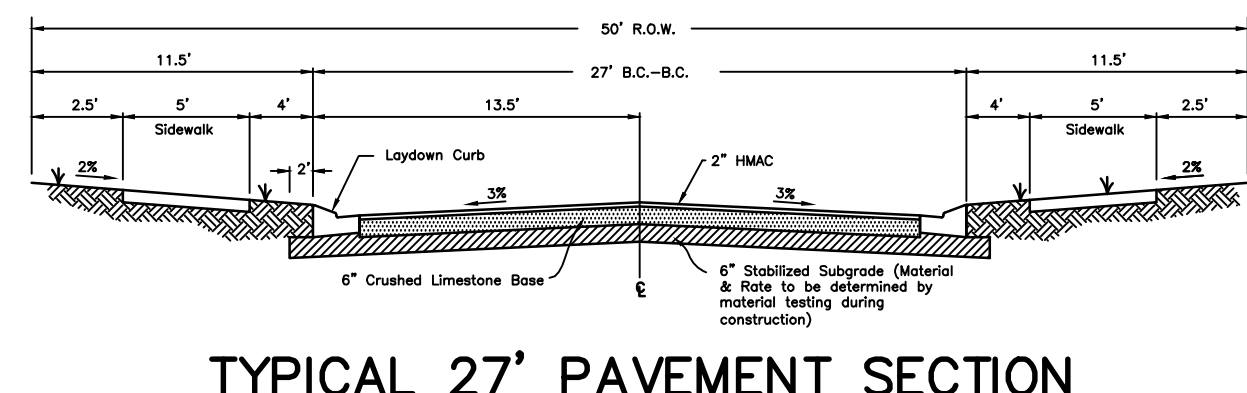
ID: 13127  
Owner: CAOS HOME LLC  
Acreage: 23.63



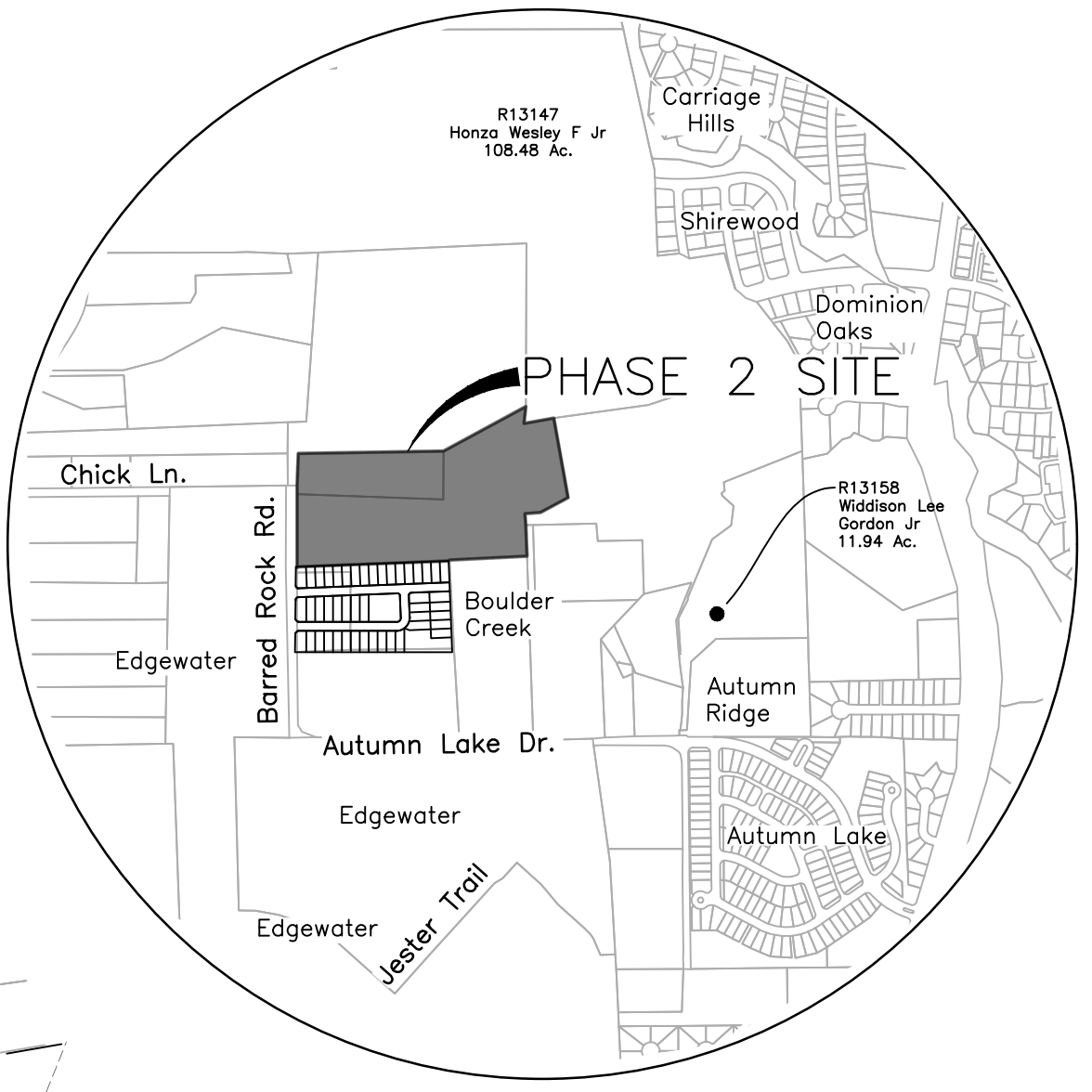
**Phase 2 Preliminary Plan**  
SCALE: Hor: 1" = 60'



- GENERAL NOTES:
- ZONING: RD-5, Residential District-5000 as passed and approved by the Bryan City Council. ANNEX23-01: February 07, 2023 - Ordinance 2615 ANNEX23-04: May 02, 2023 - Ordinance 2625
  - 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.
  - Water, Sewer, and Electricity will be served by City of Bryan.
  - 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.
  - Streets will be asphalt with concrete aprons.
  - Utility locations and sizes are approximate and may vary with development of construction plans with each phase.
  - 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.
  - 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.
  - Building Setback Lines shall be:
    - Front yard- 25'
    - Side yard- 5'
    - Side Street- 15'
    - Rear yard- 5'
  - Sidewalks shall be provided on both sides of all curb and gutter streets.



TYPICAL 27' PAVEMENT SECTION



**VICINITY MAP**  
SCALE: Hor: 1" = 1000'



Legend

6W	6W	6W	Proposed Water Line w/size
4S	4S	4S	Proposed Sewer Line w/size
SD	SD	SD	Proposed Storm Drain Line
---	---	---	Boundary Line
---	---	---	Property Line
---	---	---	Proposed Easement Line
---	---	---	Proposed Phase Boundary
---	---	---	Existing Contour Line

**PRELIMINARY PLAN**  
**GOURD CREEK**  
**SUBDIVISION PHASE 2**  
21.649 ACRES

LOTS 1-25, BLOCK 5, LOTS 1-19, BLOCK 6  
LOTS 1-24, BLOCK 7, LOTS 1-4, BLOCK 8  
LOTS 1-8, BLOCK 9, 80 LOTS TOTAL  
COMMON AREAS 3, 4, 5, 6 & 7

ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45  
BRYAN, BRAZOS COUNTY, TEXAS  
FEBRUARY, 2024  
SCALE: 1"=60'

Owner:  
Shion Cao  
Cao's Home, LLC  
2136 Chestnut Oak Circle  
College Station, TX 77845  
(979)218-1445

Surveyor:  
Texas Firm Registration No. 10103300  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 105  
College Station, TX 77845  
(979) 693-3838

Drawn By: JF  
Date: 2/21/2024