

**FOR EXHIBIT ONLY
NOT FOR ZONING OR PERMIT**

LEGEND:

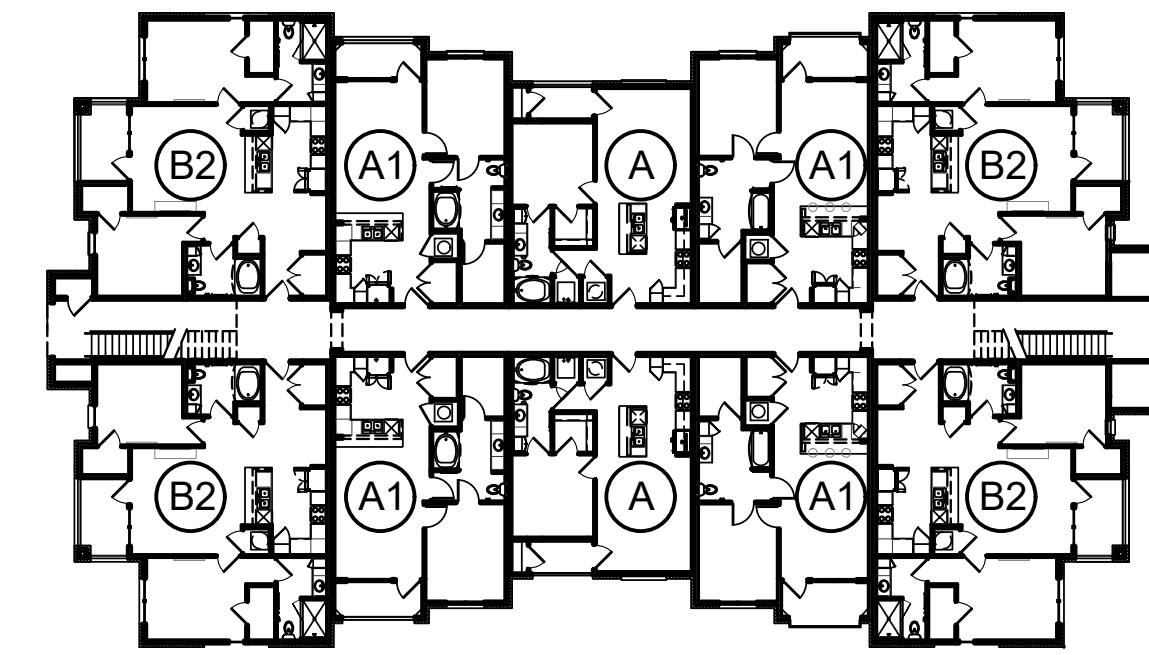
----- INDICATES PROPERTY LINE
 - - - - - FENCE

INVESTWELL ARCHITECTS LLC
 DESIGNS FOR LIFE
 24285 KATY FREEWAY, SUITE 400
 KATY, TX 77494
 346-387-7177

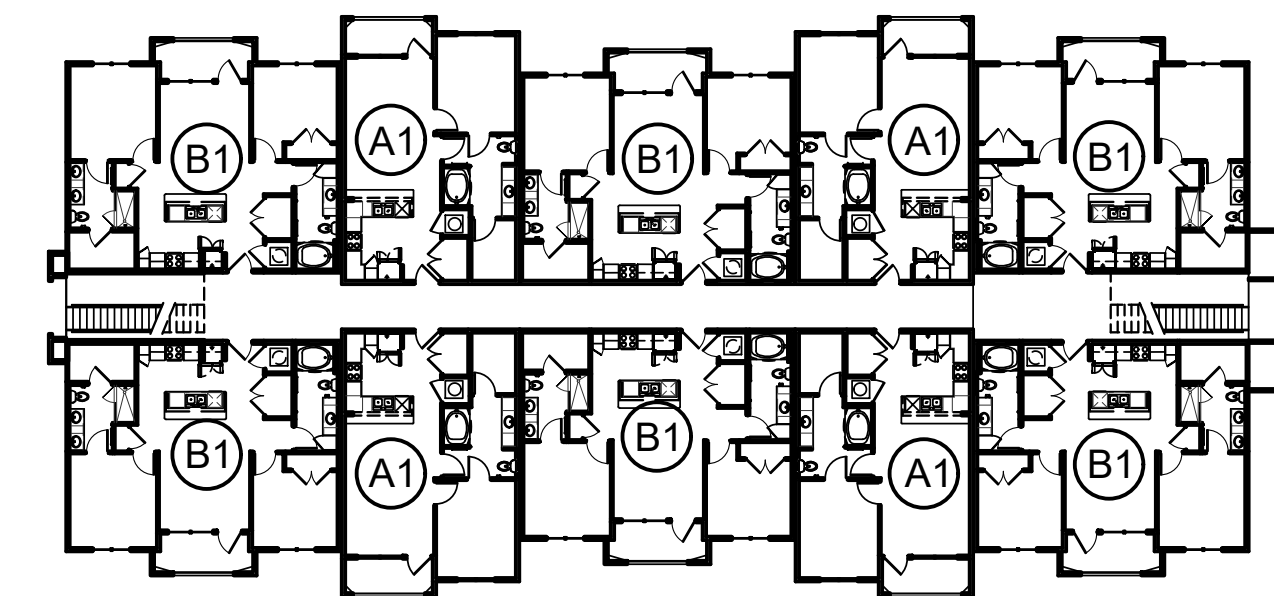
SAM RAYBURN
 APARTMENTS
 BRYAN, TX

PROPERTY OWNER:
 CREI PARTNERS, LLC.

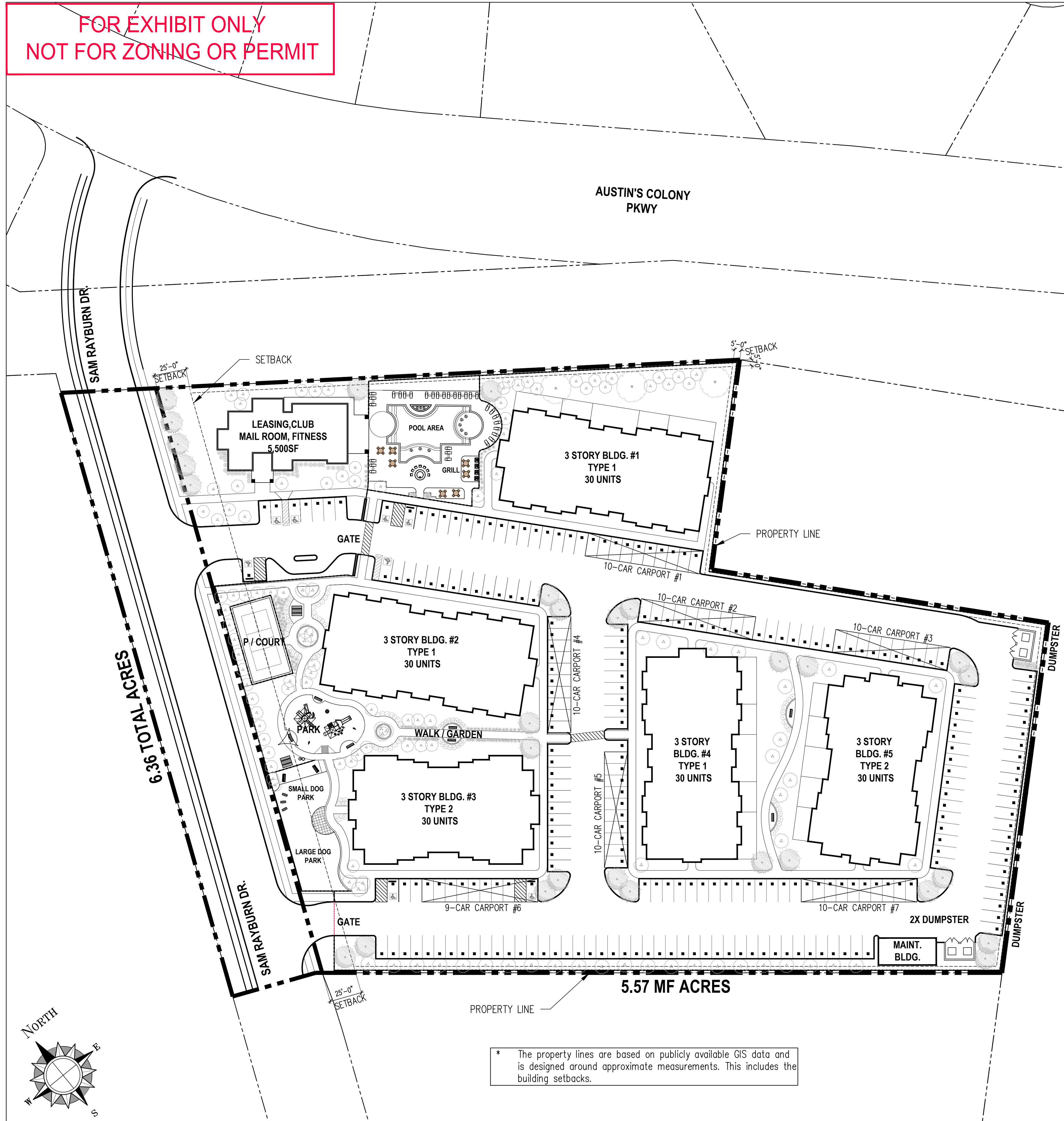
NO.	Revision Date	REVISIONS
1	00/00/00	



BUILDING TYPE 2



BUILDING TYPE 1



* The property lines are based on publicly available GIS data and is designed around approximate measurements. This includes the building setbacks.

**Sam Rayburn
 Program Data Version # 1**

Type	Description	No.	Unit Areas		Total Areas	
			Net	Gross	Net	Gross
A	ONE BEDROOM, ONE BATH	12	674	725	8,088	8,700
A1	ONE BEDROOM, ONE BATH	60	754	815	45,240	48,900
B1	TWO BEDROOM, TWO BATH	54	995	1,074	53,730	57,996
B2	TWO BEDROOM, ONE BATH	24	1,073	1,143	25,752	27,432
TOTAL UNITS:		150				
RENTABLE AREA AT APARTMENT BUILDINGS:					132,810	143,028
AVG. NET UNIT SIZE:			885.40 Sq. Ft.			
AVG. GROSS UNIT SIZE:			953.52 Sq. Ft.			
TOTAL ONE BEDROOM UNITS		72			48.0%	
TOTAL TWO BEDROOM UNITS		78			52.0%	
TOTAL UNITS:		150			100.0%	
Miscellaneous Areas						
LEASING & AMENITY AREAS					5,500	
TOTAL CONSTRUCTION AREA					148,528	
LAND AREA: (estimated)			5.57 Acres			
UNIT DENSITY:			26.93 Units per acre			
Parking						
REQUIRED PARKING					228	
Open parking					154	
HC Parking					6	
EV open parking					6	
Carport Parking					68	
HC Carport Parking					1	
TOTAL PARKING PROVIDED (for apartment tenants)					235	
PARKING RATIO (for entire site)					1.57	

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DATE	26-JUNE-2024
ISSUE	CONCEPT
PROJECT NUMBER	240502
DRAWN BY	MF
CONCEPTUAL SITE PLAN	
SHEET NUMBER	A1.01

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