



VICINITY MAP

SCALE: Hor: 1" = 500'



- GENERAL NOTES:**
- ZONING: Residential District - 5000 (RD-5) as passed and approved by the Bryan Council, Ordinance No. 2338.
 - Proposed Land Use: Single Family Residential.
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 4804100195E 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, STU 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 PUE, and the right of ingress and egress on property adjacent to the PUE 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.
 - All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
 - Minimum Lot Size:
 - Area - 5000 SF
 - Lot Width - 50'
 - Lot Depth - 100'
 - ORIGIN OF BEARING SYSTEM: Bearings shown hereon are Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observations.

Legend

- GW - Proposed Water Line w/size
- EW - Existing Water Line Field Verify Size
- 4S - Proposed Sewer Line w/size
- SD - Proposed Storm Drain Line
- - Boundary Line
- - Property Line
- - Proposed Easement Line
- - Proposed Phase Boundary
- - Overhead Electric Line
- - Wire Fence
- - Wood Fence
- - Existing Contour Line
- - Proposed Contour Line
- - Additional R.O.W. Dedication

Preliminary Plan

SCALE: Hor: 1" = 20'



PRELIMINARY PLAN

New Terra at Cunningham

LOTS 1-4
0.97 ACRES
STEPHEN F. AUSTIN LEAGUE NO. 9, A-62
BRYAN, BRAZOS COUNTY, TEXAS

APRIL 2025
SCALE: 1" = 20'

Owner/Developer:
Terra Nova Home Builder, LLC
1734 Bridge Meadow Lane
Bryan, Texas 77803
Max Martinez
College Station, Texas 77845
maxmasony@yahoo.com

Engineer/Surveyor: Texas Firm Registration No. 458
Texas Firm Registration No. 10103300
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

Drawn By: JF
Date: 04/02/2025

M&B