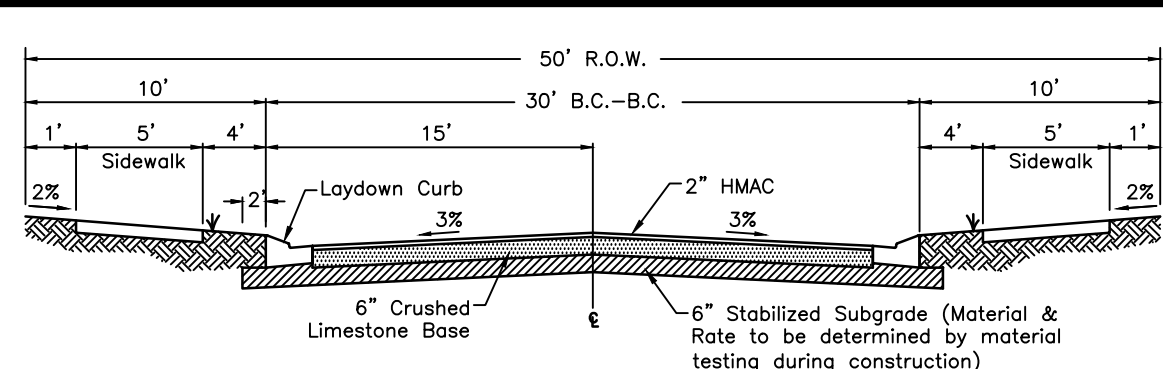
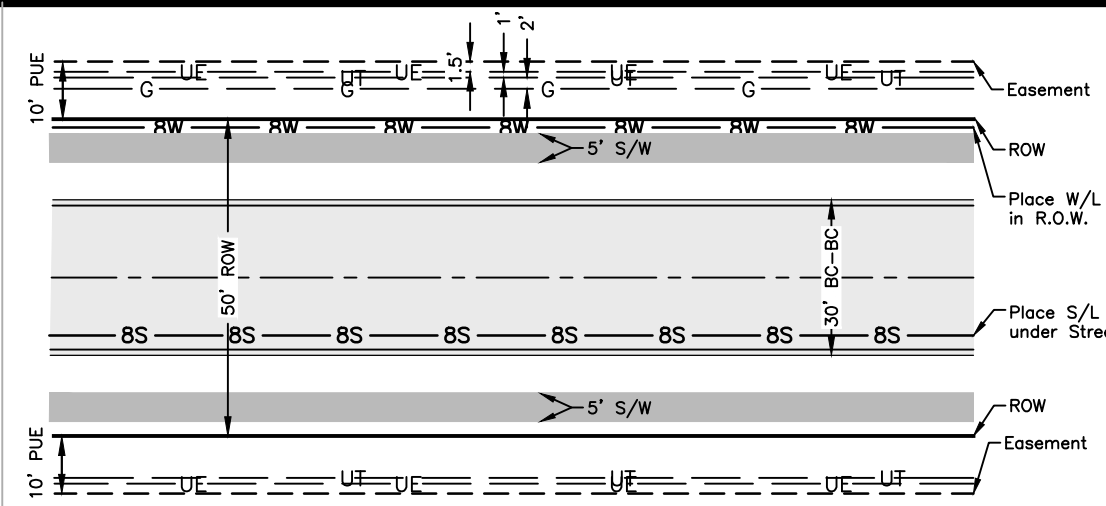




TYPICAL 30' PAVEMENT SECTION

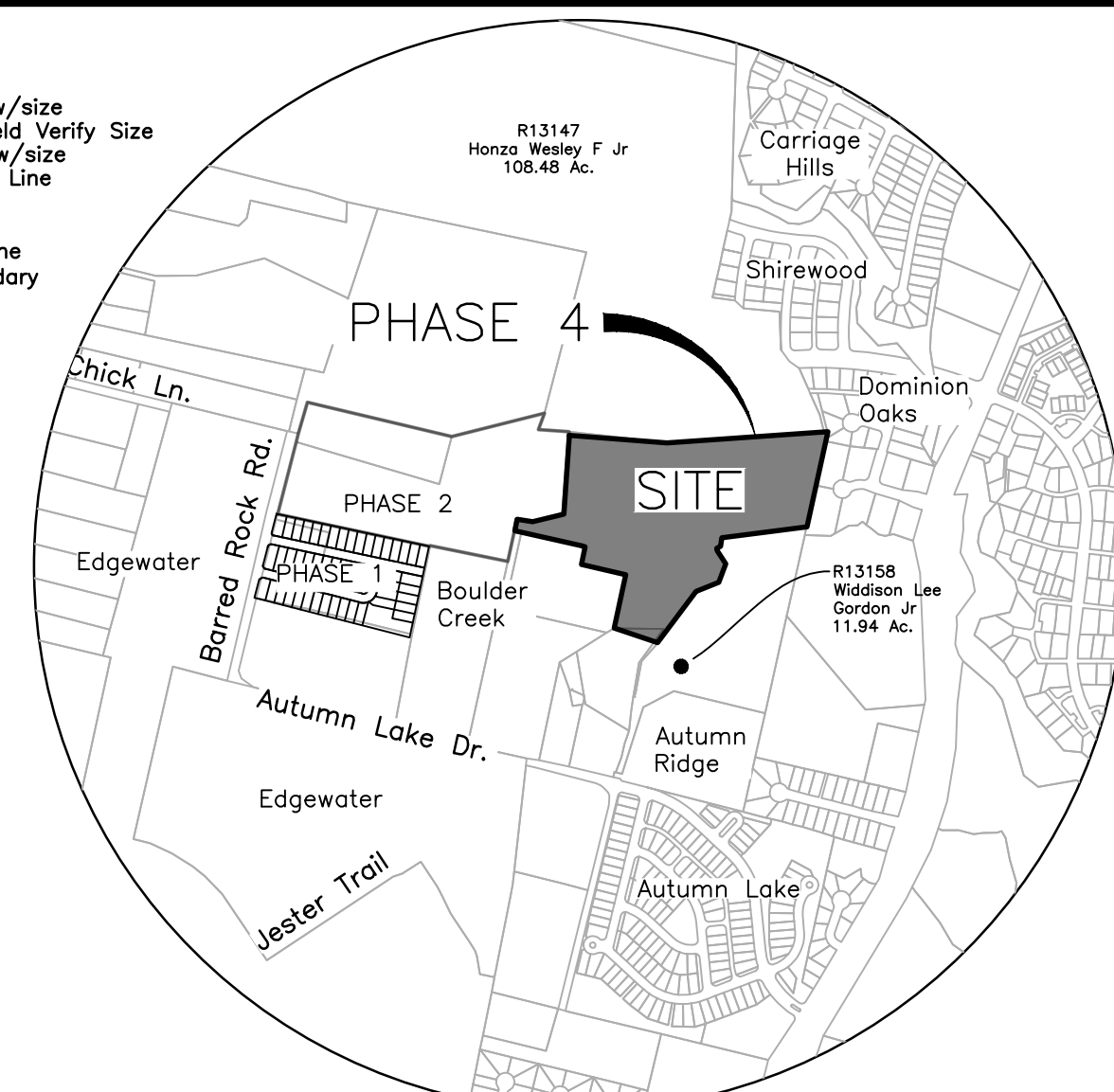


NOTE:
This serves as a general guide only. Utility Company is to provide location of proposed electric, gas, and telecommunication lines.

Typical Utility Layout

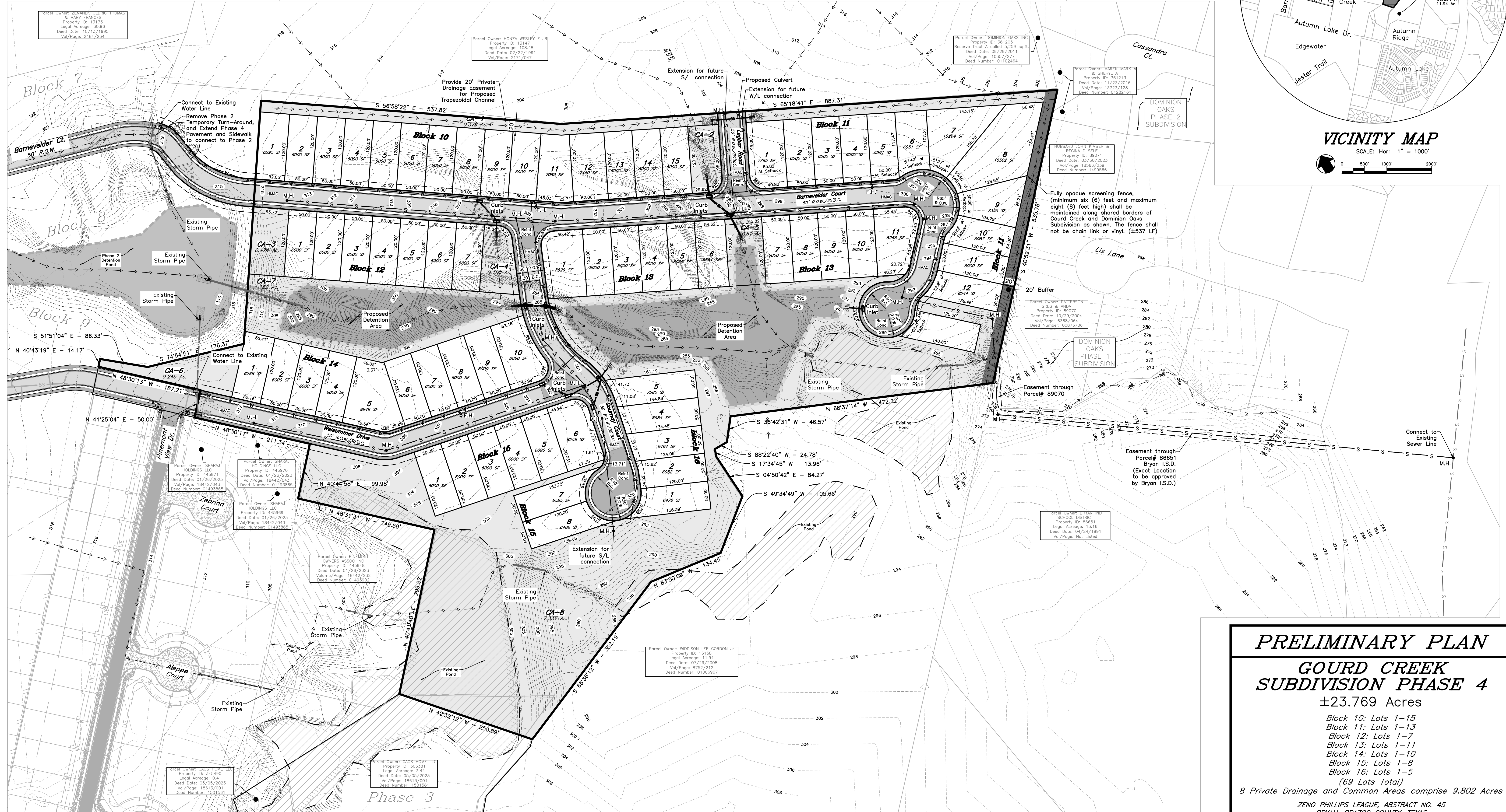
- GENERAL NOTES:
1. ZONING: Planned Development PD, as passed and approved by the Bryan City Council, Ordinance #2731.
 2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0195E effective 05/16/2012, no portion of this property is located in a 100-year flood hazard area.
 3. Existing ground contours are based on an aerial data of the site.
 4. Water, Sewer, and Electricity will be served by City of Bryan.
 5. 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 PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.
 6. Streets will be asphalt with concrete aprons.
 7. Utility locations and sizes are approximate and may vary with development of construction plans with each phase.
 8. A Homeowners 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:
 - a. Front yard - 25'
 - b. Side yard - 5'
 - c. Rear yard - 10'
 11. The minimum lot area shall be 6,000 SF. The minimum lot width shall be 50'. The minimum lot depth shall be 100'.
 12. Sidewalks shall be provided on both sides of all curb and gutter streets.

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



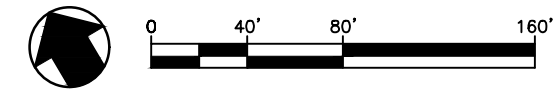
VICINITY MAP

SCALE: Hor: 1" = 1000'



Phase 4 Preliminary Plan

SCALE: Hor: 1" = 80'



PRELIMINARY PLAN

GOURD CREEK SUBDIVISION PHASE 4

±23.769 Acres

- Block 10: Lots 1-15
- Block 11: Lots 1-13
- Block 12: Lots 1-7
- Block 13: Lots 1-11
- Block 14: Lots 1-10
- Block 15: Lots 1-8
- Block 16: Lots 1-5

(69 Lots Total)

8 Private Drainage and Common Areas comprise 9.802 Acres

ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45

BRYAN, BRAZOS COUNTY, TEXAS

APRIL, 2025

SCALE: 1"=80'

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

Surveyor: McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

Drawn By: JF
Date: 04/16/2025

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