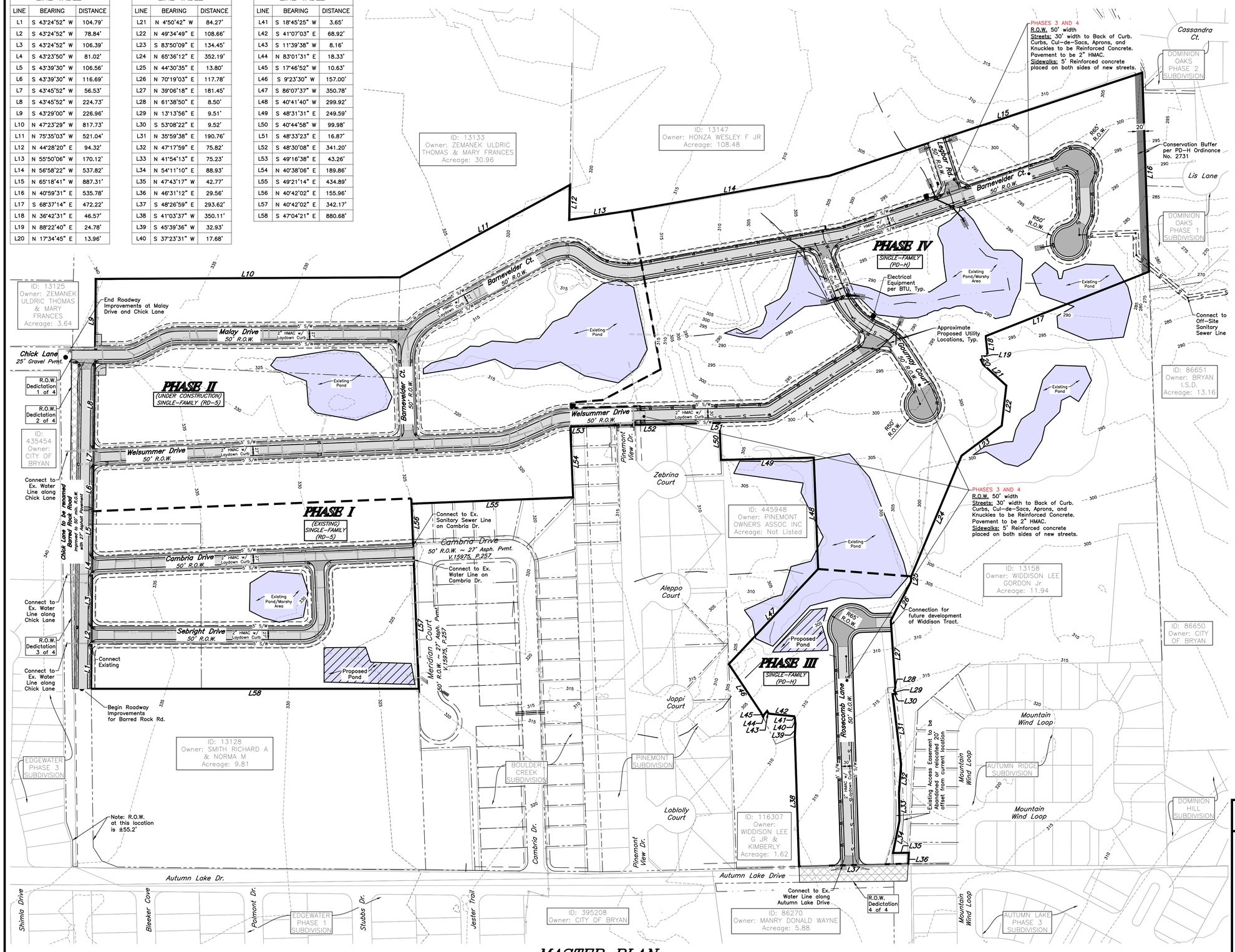
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 43°24'52" W	104.79'
L2	S 43°24'52" W	78.84'
L3	S 43°24'52" W	106.39'
L4	S 43°23'50" W	81.02'
L5	S 43°39'30" W	106.56'
L6	S 43°39'30" W	116.69'
L7	S 43°45'52" W	56.53'
L8	S 43°45'52" W	224.73'
L9	S 43°29'00" W	226.96'
L10	N 47°23'29" W	817.73'
L11	N 75°35'03" W	521.04'
L12	N 44°28'20" E	94.32'
L13	N 55°50'06" W	170.12'
L14	N 56°58'22" W	537.82'
L15	N 65°18'41" W	887.31'
L16	N 40°59'31" E	535.78'
L17	S 68°37'14" E	472.22'
L18	N 36°42'31" E	46.57'
L19	N 88°22'40" E	24.78'
L20	N 17°34'45" E	13.96'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N 4°50'42" W	84.27'
L22	N 49°34'49" E	108.66'
L23	S 83°50'09" E	134.45'
L24	N 65°36'12" E	352.19'
L25	N 44°30'35" E	13.80'
L26	N 70°19'03" E	117.78'
L27	N 39°06'18" E	181.45'
L28	N 61°38'50" E	8.50'
L29	N 13°13'56" E	9.51'
L30	S 53°08'22" E	9.52'
L31	N 35°59'38" E	190.76'
L32	N 47°17'59" E	75.82'
L33	N 41°54'13" E	75.23'
L34	N 54°11'10" E	88.93'
L35	N 47°43'17" W	42.77'
L36	N 46°31'12" E	29.56'
L37	S 48°26'59" E	293.62'
L38	S 41°03'37" W	350.11'
L39	S 45°39'36" W	32.93'
L40	S 37°23'31" W	17.68'

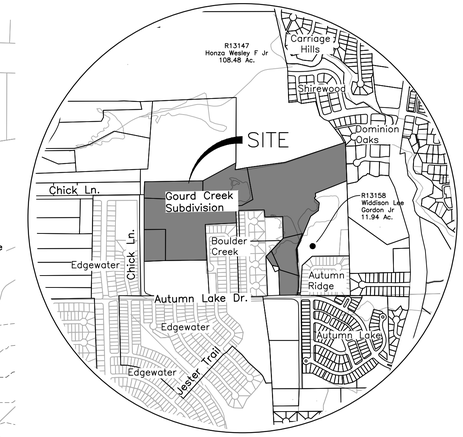
LINE TABLE		
LINE	BEARING	DISTANCE
L41	S 18°45'25" W	3.65'
L42	S 41°07'03" E	68.92'
L43	S 11°39'38" W	8.16'
L44	N 83°01'31" E	18.33'
L45	S 17°46'52" W	10.63'
L46	S 9°23'30" W	157.00'
L47	S 86°07'37" W	350.78'
L48	S 40°41'40" W	299.92'
L49	S 48°31'31" E	249.59'
L50	S 40°44'58" W	99.98'
L51	S 48°33'23" E	16.87'
L52	S 48°30'08" E	341.20'
L53	S 49°16'38" E	43.26'
L54	N 40°38'06" E	189.86'
L55	S 49°21'14" E	434.89'
L56	N 40°42'02" E	155.96'
L57	N 40°42'02" E	342.17'
L58	S 47°04'21" E	880.68'



MASTER PLAN

SCALE: Hor: 1" = 120'

0 60' 120' 240'



VICINITY MAP

SCALE: Hor: 1" = 1000'

0 500' 1000' 2000'

GENERAL NOTES:

1. ZONING: For Phases (1–2) RD–5, Residential District–5000 as passed and approved by the Bryan City Council.
   ANNEX23–01: February 7, 2023 – Ordinance 2615
   ANNEX23–04: May 2, 2023 – Ordinance 2625
   ZONING: For Phases (3–4) Planned Development – Housing District (PDH), as approved by City Council on January 14, 2025 (case no. RZ24–106), per Ordinance No. 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 a 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 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:
    RD–5 and PD–H
    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.

Legend

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

MASTER PLAN

GOURD CREEK SUBDIVISION

±60.68 ACRES
OUT OF
ZENO PHILLIPS LEAGUE, A–45
BRAZOS COUNTY, TEXAS

4 Phases

October 2023
SCALE: 1" = 120'

Owner:
Shian Cao
Remodeling BCS
3100 Texas Ave. South
College Station, TX 77845
(979)200–3335

Surveyor: 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: 05/28/2025

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