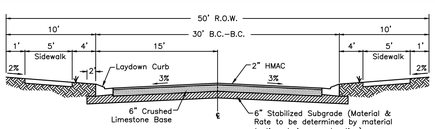
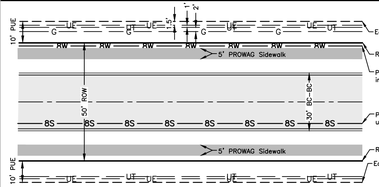



## TYPICAL 30' PAVEMENT SECTION



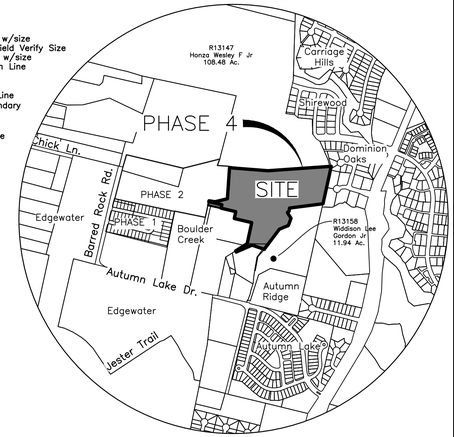

## Typical Utility Layout

GENERAL NOTES:

1. ZONING: 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 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 (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:
    PD
    Front yard– 25'
    Side yard– 5'
    Side Street– 15'
    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.
13. All lots in this development with detached residential dwellings shall have at least one (1) canopy tree located in the front yard, between the front property line and the front façade of the dwelling. At time of Certificate of Occupancy issuance, the tree must be alive and measure at least two (2) inches in caliper when measured at four-and-a-half (4.5) feet above the soil.
14. Poles and stop signs are the responsibility of the Developer. Street name signs will be provided by the City.
15. ORIGIN OF BEARING SYSTEM: The bearing system to the monuments are consistent with the General Warranty Deed of the called 2.986 acre Cao's Home, LLC. Tract Two's northwest bearing (N 43° 24' 52" E) recorded in Volume 18419, Page 22 of the Official Public Records of Brazos County, Texas.

### Legend

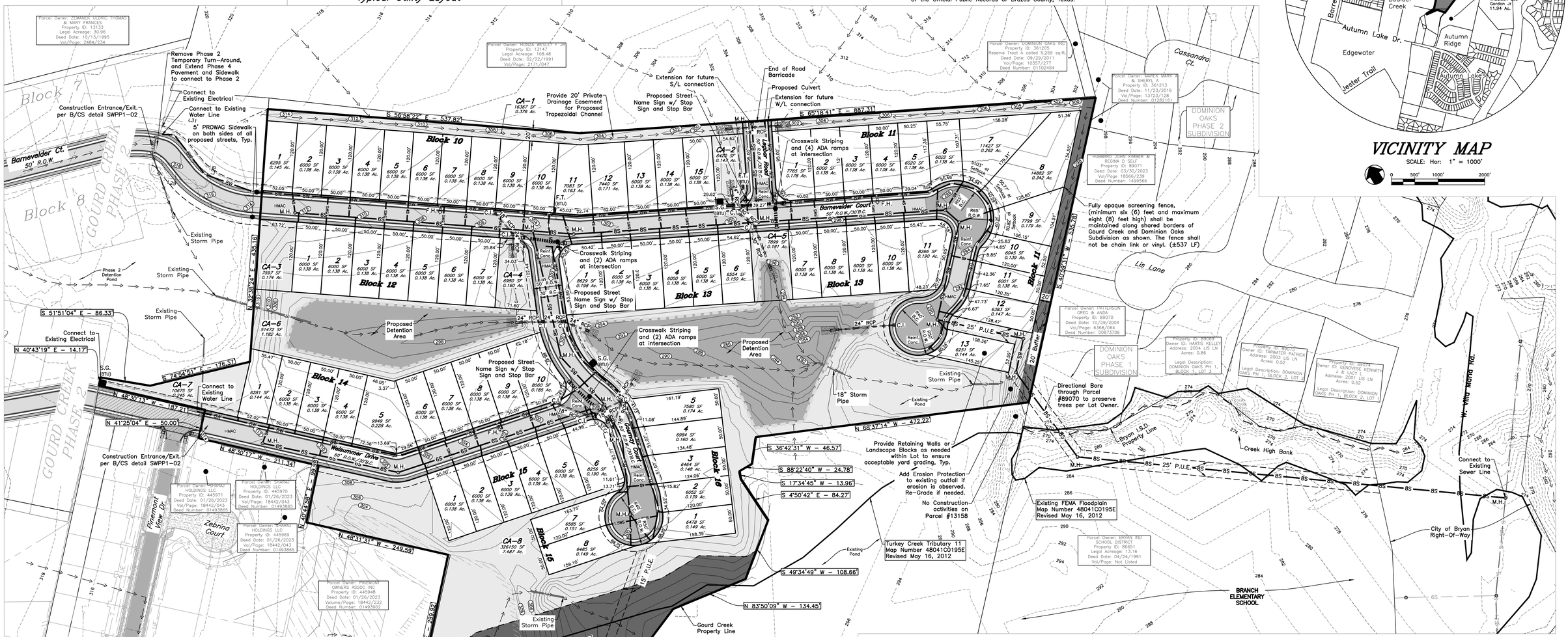
- 6W — Proposed Water Line w/size
- Existing Water Line Field Verify Size
- 4S — Proposed Sewer Line w/size
- SD — Proposed Storm Drain Line
- Boundary Line
- Property Line
- Proposed Easement Line
- Proposed Phase Boundary
- 280 — Existing Contour Line
- Proposed Contour Line




## VICINITY MAP

SCALE: Hor: 1" = 1000'

0 500' 1000' 2000'




## Phase 4 Preliminary Plan

SCALE: Hor: 1" = 80'

0 40' 80' 160'

Note: Grading shown is preliminary and will be revised to ensure proper drainage during the construction drawing phase.

| Lot Dimension Table | | | | |
|---|---|---|---|---|
| Block | Lot | Width (FT) | Depth (FT) | Area (SF) |
| 10 | 1 | 52.22 | 120.00 | 6295 |
| 10 | 2 | 50.00 | 120.00 | 6000 |
| 10 | 3 | 50.00 | 120.00 | 6000 |
| 10 | 4 | 50.00 | 120.00 | 6000 |
| 10 | 5 | 50.00 | 120.00 | 6000 |
| 10 | 6 | 50.00 | 120.00 | 6000 |
| 10 | 7 | 50.00 | 120.00 | 6000 |
| 10 | 8 | 50.00 | 120.00 | 6000 |
| 10 | 9 | 50.00 | 120.00 | 6000 |
| 10 | 10 | 50.00 | 120.00 | 6000 |
| 10 | 11 | 63.98 | 120.00 | 7083 |
| 10 | 12 | 62.00 | 120.00 | 7440 |
| 10 | 13 | 50.00 | 120.00 | 6000 |
| 10 | 14 | 50.00 | 120.00 | 6000 |
| 10 | 15 | 50.00 | 120.00 | 6000 |

| Lot Dimension Table | | | | |
|---|---|---|---|---|
| Block | Lot | Width (FT) | Depth (FT) | Area (SF) |
| 11 | 1 | 65.82 | 120.00 | 7765 |
| 11 | 2 | 50.00 | 120.00 | 6000 |
| 11 | 3 | 50.00 | 120.00 | 6000 |
| 11 | 4 | 50.00 | 120.00 | 6000 |
| 11 | 5 | 50.25 | 120.00 | 6020 |
| 11 | 6 | 55.75 | 105.88 | 6022 |
| 11 | 7* | 51.03 | 130.41 | 11427 |
| 11 | 8* | 50.77 | 182.70 | 14882 |
| 11 | 9* | 50.82 | 110.27 | 7799 |
| 11 | 10 | 52.50 | 117.28 | 6045 |
| 11 | 11 | 50.00 | 120.00 | 6001 |
| 11 | 12 | 50.00 | 126.23 | 6383 |
| 11 | 13 | 50.00 | 122.05 | 6251 |

| Lot Dimension Table | | | | |
|---|---|---|---|---|
| Block | Lot | Width (FT) | Depth (FT) | Area (SF) |
| 12 | 1 | 50.00 | 120.00 | 6000 |
| 12 | 2 | 50.00 | 120.00 | 6000 |
| 12 | 3 | 50.00 | 120.00 | 6000 |
| 12 | 4 | 50.00 | 120.00 | 6000 |
| 12 | 5 | 50.00 | 120.00 | 6000 |
| 12 | 6 | 50.00 | 120.00 | 6000 |
| 12 | 7 | 50.00 | 120.00 | 6000 |

| Lot Dimension Table | | | | |
|---|---|---|---|---|
| Block | Lot | Width (FT) | Depth (FT) | Area (SF) |
| 13 | 1 | 75.42 | 120.00 | 8629 |
| 13 | 2 | 50.00 | 120.00 | 6000 |
| 13 | 3 | 50.00 | 120.00 | 6000 |
| 13 | 4 | 50.00 | 120.00 | 6000 |
| 13 | 5 | 50.00 | 120.00 | 6000 |
| 13 | 6 | 54.62 | 120.00 | 6554 |
| 13 | 7 | 50.00 | 120.00 | 6000 |
| 13 | 8 | 50.00 | 120.00 | 6000 |
| 13 | 9 | 50.00 | 120.00 | 6000 |
| 13 | 10 | 50.00 | 120.00 | 6000 |
| 13 | 11 | 80.43 | 120.00 | 8266 |

Note: Lots marked with an asterisk (*) indicate cul-de-sac lots where the width is measured at a 20 foot front setback.

## Lot Dimension Table

| Lot Dimension Table | | | | |
|---|---|---|---|---|
| Block | Lot | Width (FT) | Depth (FT) | Area (SF) |
| 14 | 1 | 52.02 | 120.00 | 6288 |
| 14 | 2 | 50.00 | 120.00 | 6000 |
| 14 | 3 | 50.00 | 120.00 | 6000 |
| 14 | 4 | 50.00 | 120.00 | 6000 |
| 14 | 5 | 99.35 | 124.64 | 9949 |
| 14 | 6 | 50.00 | 120.00 | 6000 |
| 14 | 7 | 50.00 | 120.00 | 6000 |
| 14 | 8 | 50.00 | 120.00 | 6000 |
| 14 | 9 | 50.00 | 120.00 | 6000 |
| 14 | 10 | 75.95 | 120.00 | 8060 |

| Lot Dimension Table | | | | |
|---|---|---|---|---|
| Block | Lot | Width (FT) | Depth (FT) | Area (SF) |
| 15 | 1 | 50.00 | 120.00 | 6000 |
| 15 | 2 | 50.00 | 120.00 | 6000 |
| 15 | 3 | 50.00 | 120.00 | 6000 |
| 15 | 4 | 50.00 | 120.00 | 6000 |
| 15 | 5 | 50.00 | 120.00 | 6000 |
| 15 | 6 | 70.00 | 120.00 | 8256 |
| 15 | 7 | 50.00 | 127.42 | 6585 |
| 15 | 8 | 50.00 | 126.03 | 6485 |

| Lot Dimension Table | | | | |
|---|---|---|---|---|
| Block | Lot | Width (FT) | Depth (FT) | Area (SF) |
| 16 | 1 | 50.00 | 125.92 | 6478 |
| 16 | 2 | 50.00 | 120.61 | 6052 |
| 16 | 3 | 50.00 | 129.27 | 6464 |
| 16 | 4 | 50.00 | 139.68 | 6984 |
| 16 | 5 | 50.00 | 150.82 | 7580 |

STATE OF TEXAS
07/09/2025
JOSHUA A. FRY
140436
LICENSED
PROFESSIONAL ENGINEER

Drawn By: JF
Date: 07/09/2025

# PRELIMINARY PLAN

# GOURD CREEK SUBDIVISION PHASE 4

±23.942 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 9.953 Acres*

*ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45*
*BRYAN, BRAZOS COUNTY, TEXAS*

*JULY, 2025*
*SCALE: 1"=80'*


Owner:
Shian 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 103
College Station, Texas 77845
(979) 693–3838


10000468–ph4–pp.dwg