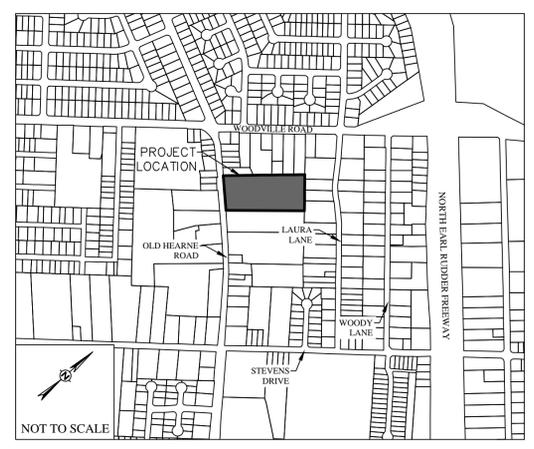


- NOTES:
1. BEARINGS SHOWN HEREON ARE GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 PER GPS OBSERVATIONS.
 2. THE TOPOGRAPHY SHOWN IS FROM FIELD SURVEY DATA.
 3. NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0185E, EFFECTIVE DATE: MAY 16, 2012.
 4. ZONING FOR THIS TRACT IS RESIDENTIAL DISTRICT-5000 (RD-5) AS DEFINED IN ORDINANCE NO. 2745, APPROVED BY THE BRYAN CITY COUNCIL ON SEPTEMBER 9, 2025.
 5. ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE RD-5 ZONING ORDINANCE.
 6. ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
 7. THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE HOA, HOMEOWNERS ASSOCIATION, LANDSCAPE, FENCES, STRUCTURES, GRADING ETC. CANNOT IMPEDE THE FLOW OF THE PRIVATE DRAINAGE EASEMENT.
 8. DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA).
 9. IN LOCATIONS WITH CROSS LOT DRAINAGE OF STORMWATER RUNOFF, A DRAINAGE WAY SHALL BE PROVIDED THAT THE FLOW IS NOT IMPEDED BY FENCES, STRUCTURES OR OTHER FACILITIES.
 10. 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 STORM WATER DETENTION FACILITIES WHICH ARE PART OF THIS SUBDIVISION. THE CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATIONS, REPAIR AND MAINTENANCE OF THESE AREAS.
 11. 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.
 12. THIS DOCUMENT WAS NOT PREPARED BY A PROFESSIONAL LAND SURVEYOR AND IS NOT TO BE USED AS PROFESSIONAL SURVEYING WORK. THIS DOCUMENT IS BASED ON AN ON THE GROUND SURVEY DOCUMENT PREPARED BY CODY KARISCH RPLS NO. 7004.
 13. THE INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING DESIGN. THE PLAN IS PRELIMINARY AND SHOULD ONLY BE USED FOR PLANNING PURPOSES.

LEGEND

| | |
|--|--|
| | PROPERTY BOUNDARY |
| | RIGHT OF WAY (ROW) |
| | LOT LINE |
| | PROPERTY CORNER |
| | EXISTING CONTOUR |
| | PROPOSED PUBLIC UTILITY EASEMENT (PUE) |
| | EXISTING PUBLIC UTILITY EASEMENT (EUE) |
| | EXISTING PRIVATE DRAINAGE EASEMENT (PVIDE) |
| | PROPOSED CURB AND GUTTER |
| | EXISTING SIDEWALK |
| | PROPOSED SIDEWALK |
| | FLOW ARROWS |
| | STORM PIPE |
| | JUNCTION BOX |
| | STORM INLETS |
| | PROPOSED WATERLINE, SIZE NOTED |
| | EXISTING WATERLINE, SIZE NOTED |
| | FIRE HYDRANT |
| | GATE VALVE |
| | PROPOSED SANITARY SEWER LINE, SIZE NOTED |
| | EXISTING SANITARY SEWER LINE, SIZE NOTED |
| | PROPOSED SANITARY MANHOLE |
| | EXISTING SANITARY MANHOLE |
| | EXISTING FENCE |
| | EXISTING OVERHEAD ELECTRIC |
| | EXISTING UNDERGROUND ELECTRIC |
| | EXISTING TELECOMMUNICATIONS |

VICINITY MAP



**PRELIMINARY PLAN
NOT FOR RECORD**

PRELIMINARY PLAN
OLD HEARNE DEVELOPMENT
SUBDIVISION
 5.479 ACRES - 23 LOTS
 MOSES BAINE SURVEY LEAGUE, A-3
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: AS SHOWN
MARCH, 2026

OWNER/DEVELOPER:
CHANGE ORDER INVESTMENTS, LLC
3109 Palmetto Lane
Bryan, TX 77807
(979) 286-4104

SURVEYOR:
KERR SURVEYING, LLC
Kerr Surveying, LLC
1718 Briarcrest Dr.
Bryan, TX 77802
(979) 268-3195
TBPELS FIRM # 10018500

ENGINEER:
SCHULTZ
TBPEN 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
www.schultz.com
(979) 764-3900
SHEET 1 OF 1