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T.B.P.E.L.B. FIRM NO. F-413
T.B.A.E. FIRM NO. BR 350
T.B.L.E.L.B. FIRM NO. 10115900

DRAWN BY: CS
APP'D BY: JIR

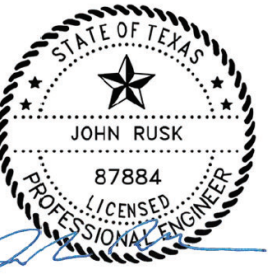
REVISIONS	DATE
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DATE	REVISIONS

Pickleball Junction
MSCBH Properties, Bryan Towne Center Land Condos, 1.698 Acres Land Unit 1
3175 Wildflower Dr., Bryan, Texas 77802
Vicinity Map

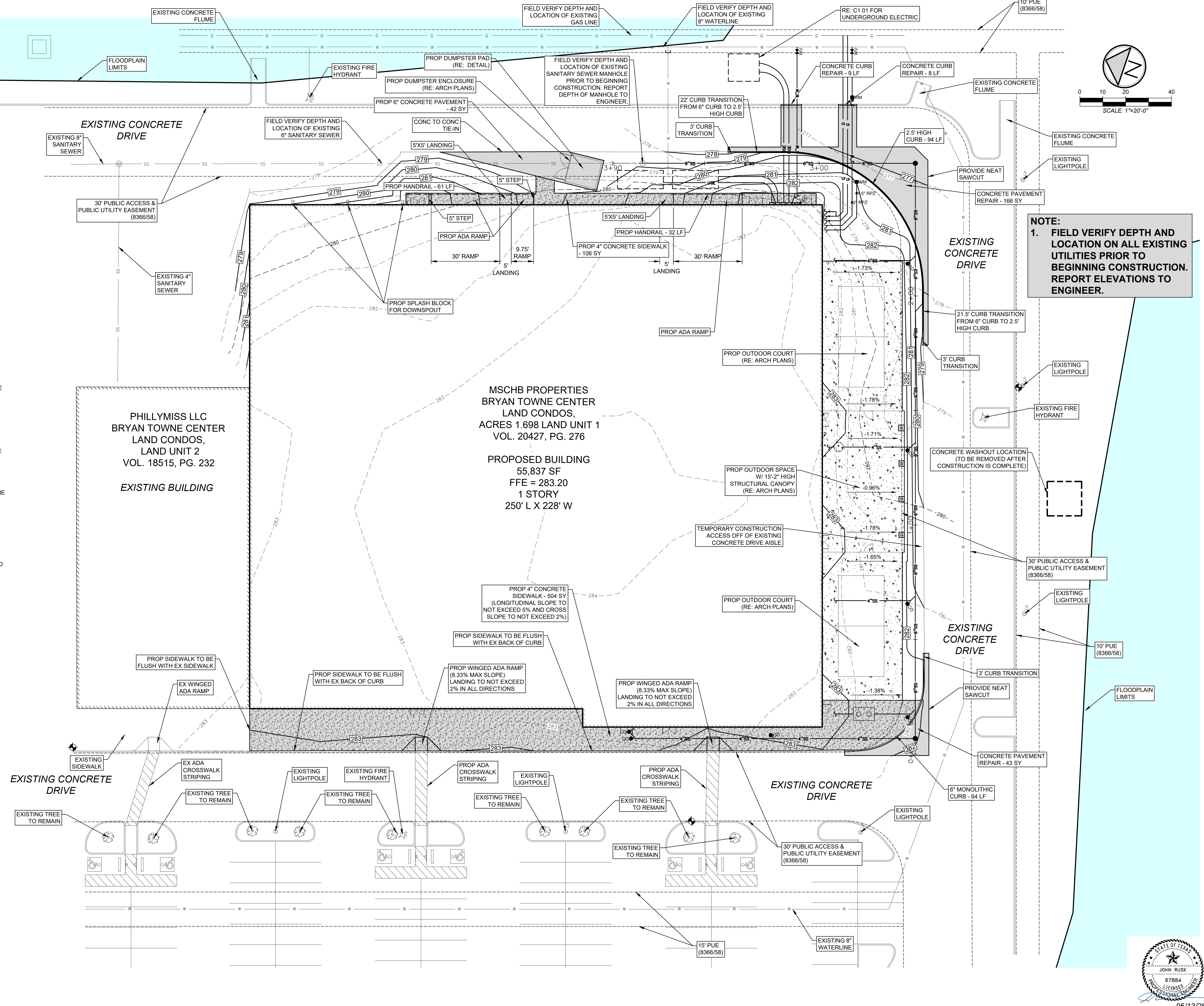
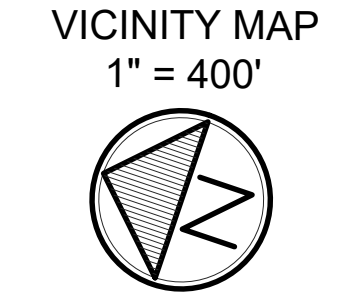
JOB NUMBER
582103
SHEET NO.

C0.00



05/13/26

- GENERAL NOTES:**
1. ANY EXISTING LANDSCAPING, INCLUDING END ISLAND TREES, THAT ARE NOT ALIVE BY THE END OF CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR PRIOR TO THE ISSUANCE OF A CO.
 2. THIS PROPERTY IS ZONED AS A PLANNED DEVELOPMENT DISTRICT (PD), PER ORDINANCE NO. 1636, APPROVED BY CITY COUNCIL ON NOVEMBER 14, 2006.
 3. THIS DEVELOPMENT REQUIRES NO BUILDING SETBACKS SINCE IT DOES NOT ADJOIN A PUBLIC STREET AND NO SETBACK IS REQUIRED BETWEEN PROPERTIES WITHIN THIS PD DISTRICT PER ORDINANCE NO. 1636.
 4. ALL PROPOSED SIGNAGE, IF ANY, WILL BE PERMITTED SEPARATELY.
- PARKING NOTES:**
1. ALL PARKING IS SHARED THROUGHOUT THE DEVELOPMENT PER THE BRYAN TOWNE CENTER OPERATIONS & EASEMENT AGREEMENT, VOLUME 7991, PAGE 81.
 2. PER CITY OF BRYAN ORDINANCE, RETAIL PARKING IS REQUIRED AT 1 PER 250 SF. WITH THIS PORTION BEING 55,837 SF. 224 PARKING SPACES ARE REQUIRED AND WERE PROVIDED BY MASTER SITE PLAN SP06-51.
 3. PARKING SPACES REQUIRED FOR THE MINIMUM PARKING REQUIREMENT WILL BE RE-STRIPED, AS NECESSARY.
- DUMPSTER ENCLOSURE NOTES:**
1. BEFORE ENCLOSURE CONSTRUCTION/MODIFICATION BEGINS CONTACT SOLID WASTE AT (979) 209-5900.
 2. IF ANY CHANGES ARE MADE TO THE ENCLOSURE DURING THE CONSTRUCTION PHASE, PLEASE CONTACT SOLID WASTE TO REVIEW MODIFICATIONS.
 3. ALL-WEATHER ACCESS ROUTE MUST BE MAINTAINED AND REPAIRED AT THE BUSINESS OWNER'S EXPENSE.
- FLOODPLAIN NOTE:**
1. THIS INDIVIDUAL DEVELOPMENT IS NOT LOCATED WITHIN THE FLOODPLAIN. HOWEVER, THE OVERALL DEVELOPMENT IS IN PROXIMITY TO A MAJOR FLOODWAY. FIRM NO. 48041C0215F.
 2. A FLOODPLAIN DEVELOPMENT PERMIT WAS SUBMITTED AND APPROVED UNDER THE CONDITION THAT ELEVATION CERTIFICATES ARE PROVIDED UPON THE COMPLETION OF THE FOUNDATION SLAB. FPD26-000012
- ELECTRIC NOTE:**
1. 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.



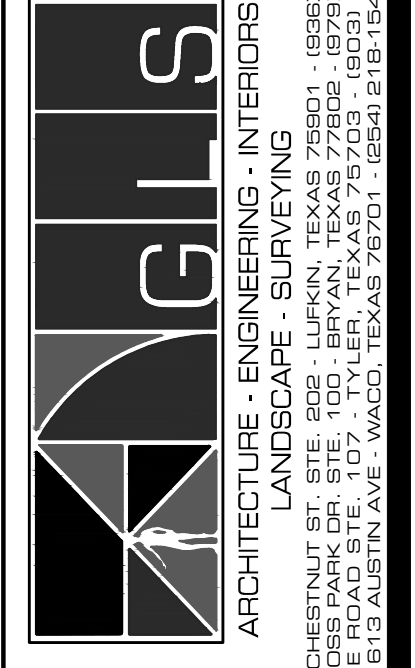
NOTE:
1. FIELD VERIFY DEPTH AND LOCATION ON ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. REPORT ELEVATIONS TO ENGINEER.

REVISIONS	DATE	BY	ISSUED
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T.B.P.E.L.B. FIRM NO. F-419
T.B.A.E. FIRM NO. BR 350
T.B.P.E.L.B. FIRM NO. 10115000

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4007 E. CHRISTIAN DR. STE. 107 - TYLER, TEXAS 75703 • (409) 981-3800
612-ROOSTERVALE-WAUCHO, TEXAS 75701 • (409) 533-5544

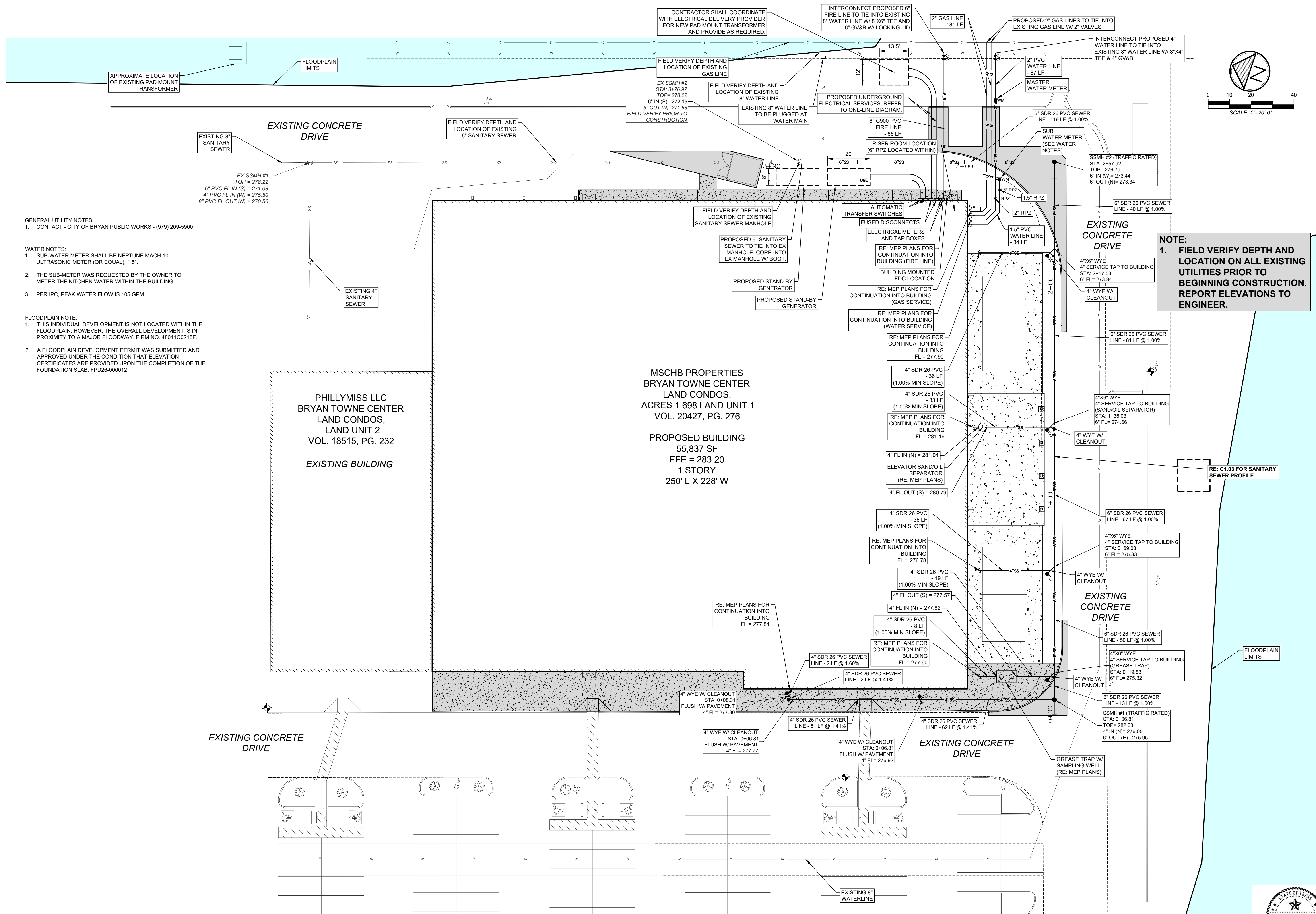


Pickleball Junction
MSCBH Properties, Bryan Towne Center Land Condos, 1.698 Acres Land Unit 1
3175 Wildflower Dr., Bryan, Texas 77802
Site Plan

JOB NUMBER 582103
SHEET NO.

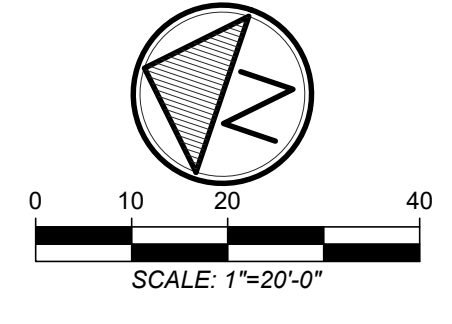
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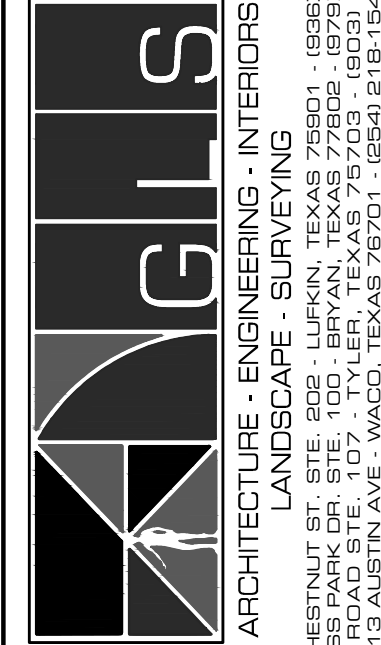


- GENERAL UTILITY NOTES:**
- CONTACT - CITY OF BRYAN PUBLIC WORKS - (979) 209-5900
- WATER NOTES:**
- SUB-WATER METER SHALL BE NEPTUNE MACH 10 ULTRASONIC METER (OR EQUAL), 1.5".
 - THE SUB-METER WAS REQUESTED BY THE OWNER TO METER THE KITCHEN WATER WITHIN THE BUILDING.
 - PER IPC, PEAK WATER FLOW IS 105 GPM.
- FLOODPLAIN NOTE:**
- THIS INDIVIDUAL DEVELOPMENT IS NOT LOCATED WITHIN THE FLOODPLAIN. HOWEVER, THE OVERALL DEVELOPMENT IS IN PROXIMITY TO A MAJOR FLOODWAY. FIRM NO. 48041C0215F.
 - A FLOODPLAIN DEVELOPMENT PERMIT WAS SUBMITTED AND APPROVED UNDER THE CONDITION THAT ELEVATION CERTIFICATES ARE PROVIDED UPON THE COMPLETION OF THE FOUNDATION SLAB. FPD26-000012

NOTE:
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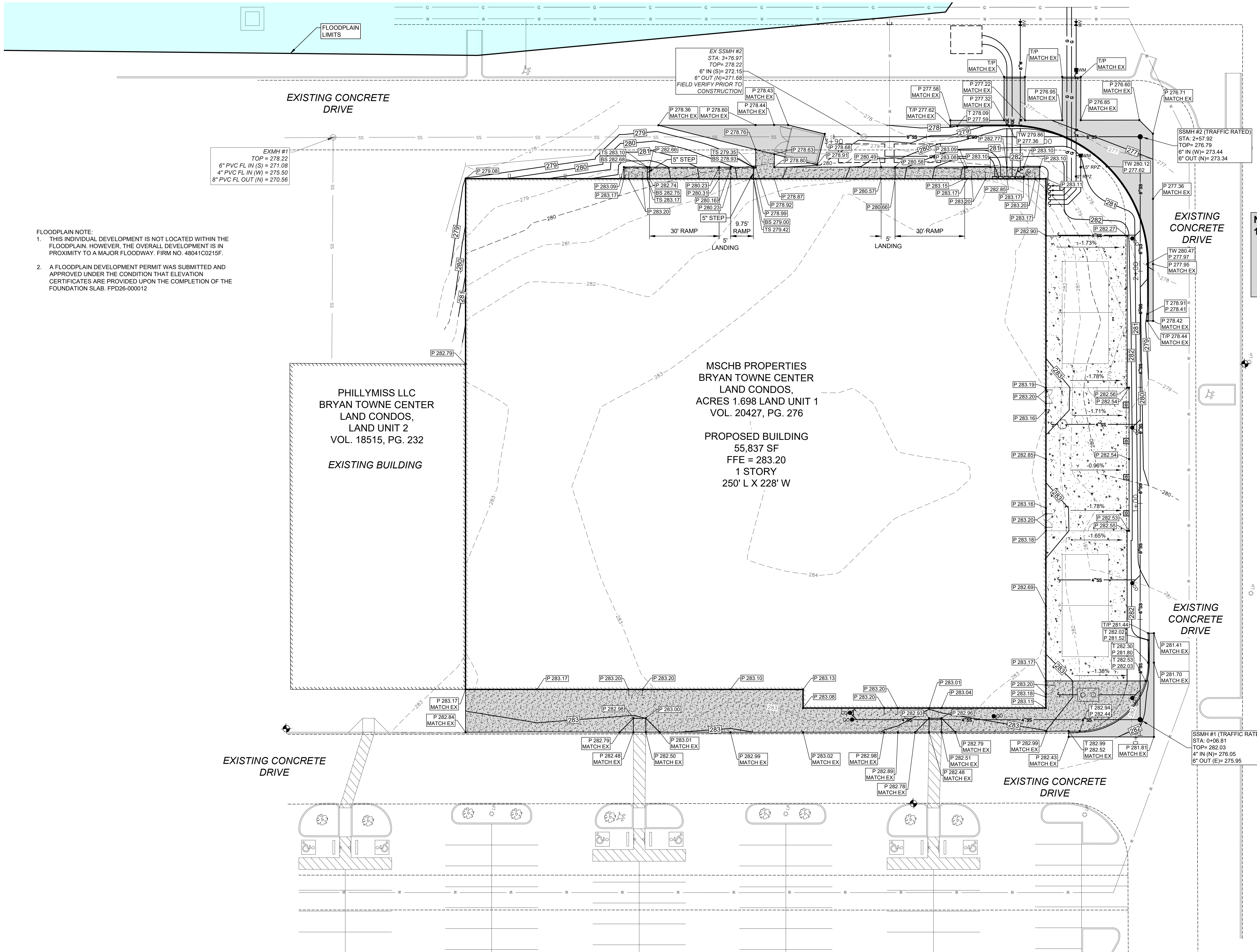
Pickleball Junction
MSCHB Properties, Bryan Towne Center Land Condos, 1.698 Acres Land Unit 1
3175 Wildflower Dr., Bryan, Texas 77802
Utility Plan

JOB NUMBER
582103
SHEET NO.

C1.01



05/13/26



FLOODPLAIN NOTE:
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 2. A FLOODPLAIN DEVELOPMENT PERMIT WAS SUBMITTED AND APPROVED UNDER THE CONDITION THAT ELEVATION CERTIFICATES ARE PROVIDED UPON THE COMPLETION OF THE FOUNDATION SLAB. FPD25-000012

NOTE:
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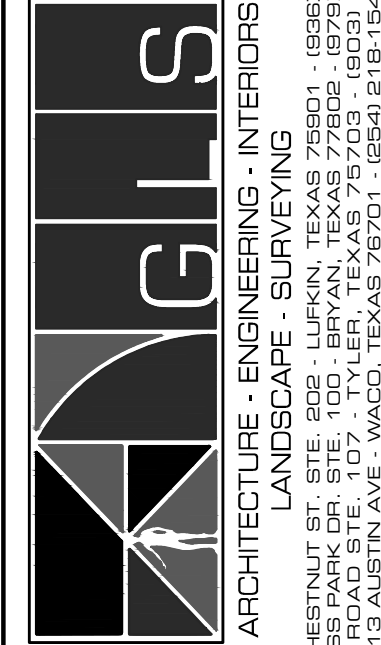
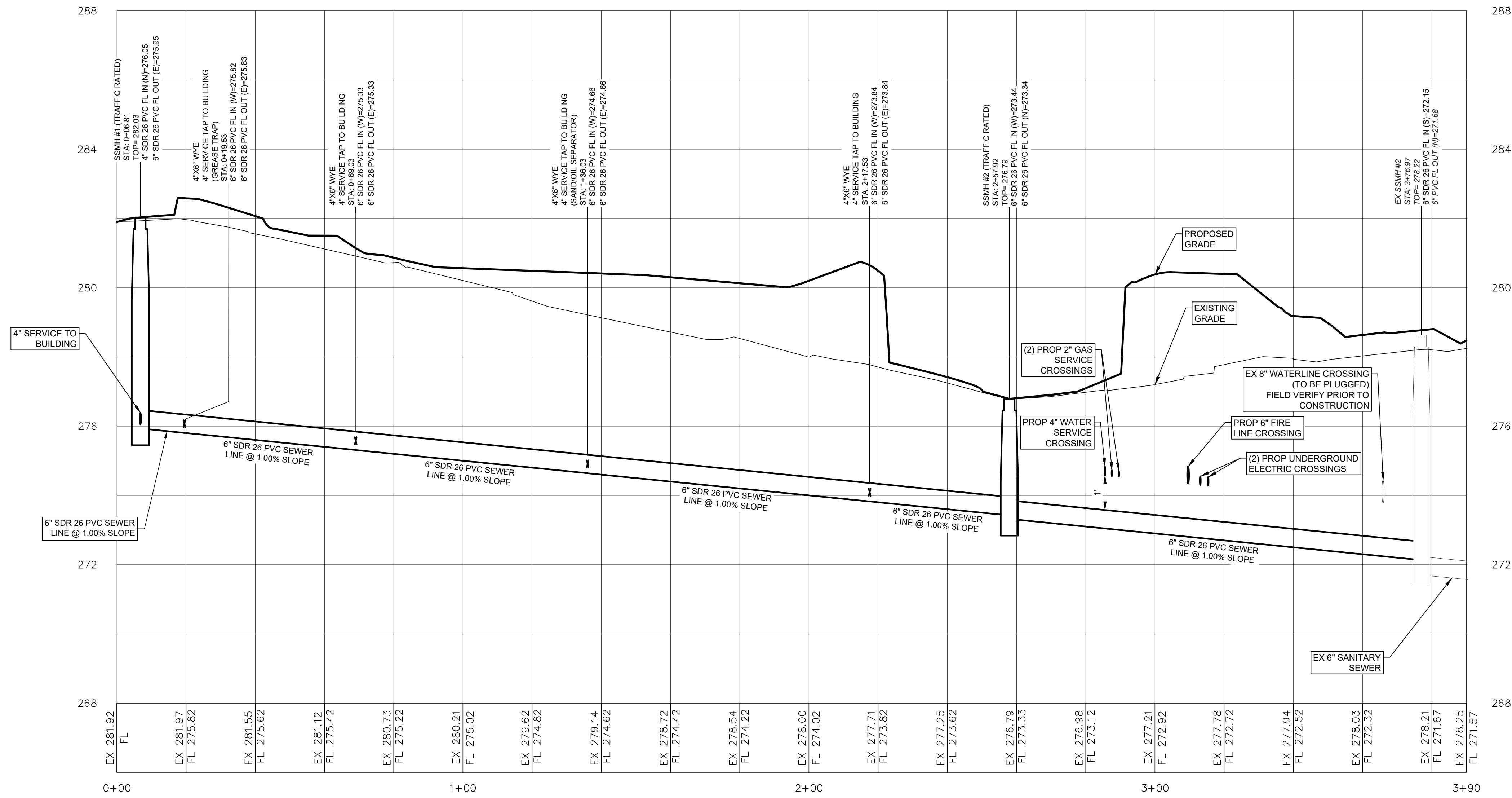
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AGLS
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 LANDSCAPE · SURVEYING
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 455 RICE ROAD, STE. 107 - TYLER, TEXAS 75703 - (800) 981-9800
 6125 RUSTYVALE, WACO, TEXAS 76798 - (800) 981-9800

Pickleball Junction
 MSCBH Properties, Bryan Towne Center Land Condos, 1.698 Acres Land Unit 1
 3175 Wildflower Dr., Bryan, Texas 77802
Grading Plan



05/13/26



Pickleball Junction
 MSCBH Properties, Bryan Towne Center Land Condos, 1.698 Acres Land Unit 1
 3175 Wildflower Dr., Bryan, Texas 77802
 Sanitary Sewer Profile

JOB NUMBER
582103

SHEET NO.
C1.03

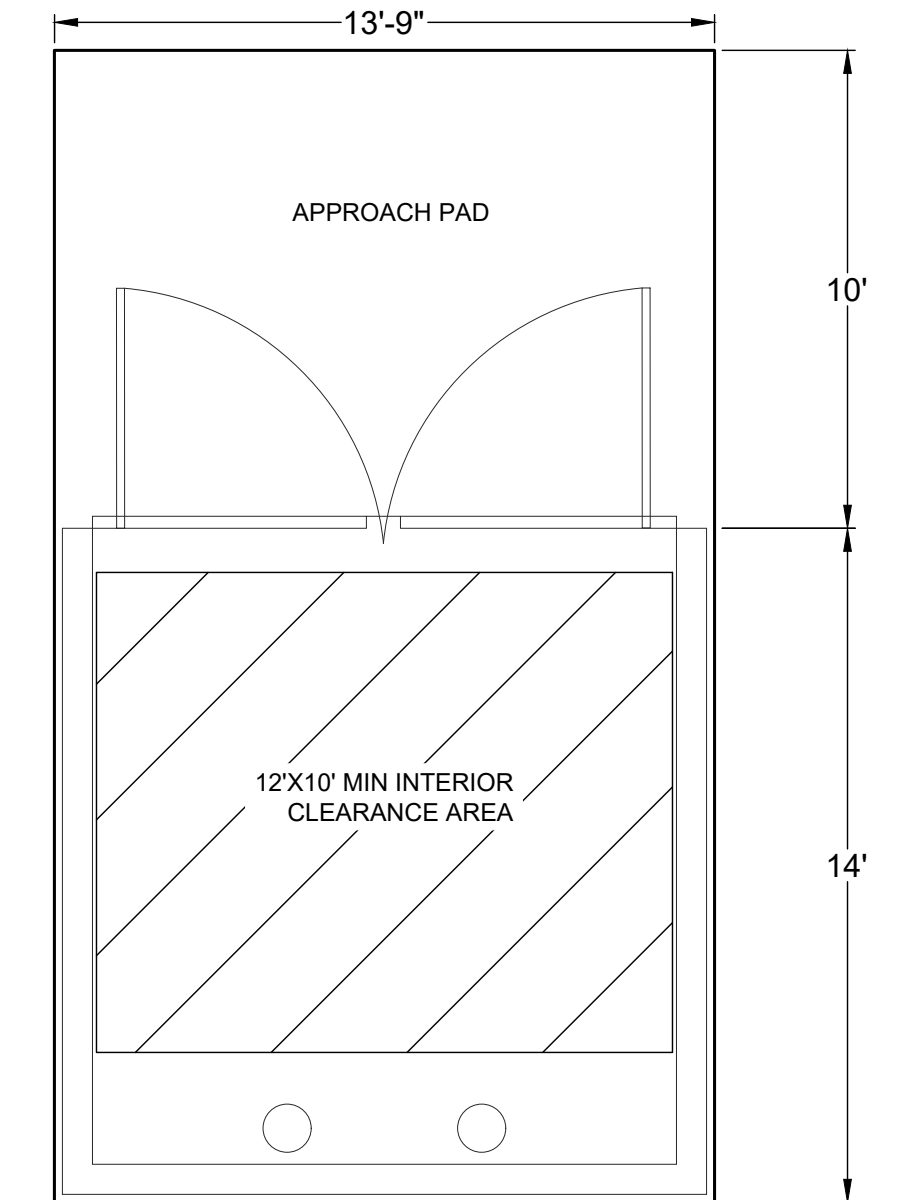
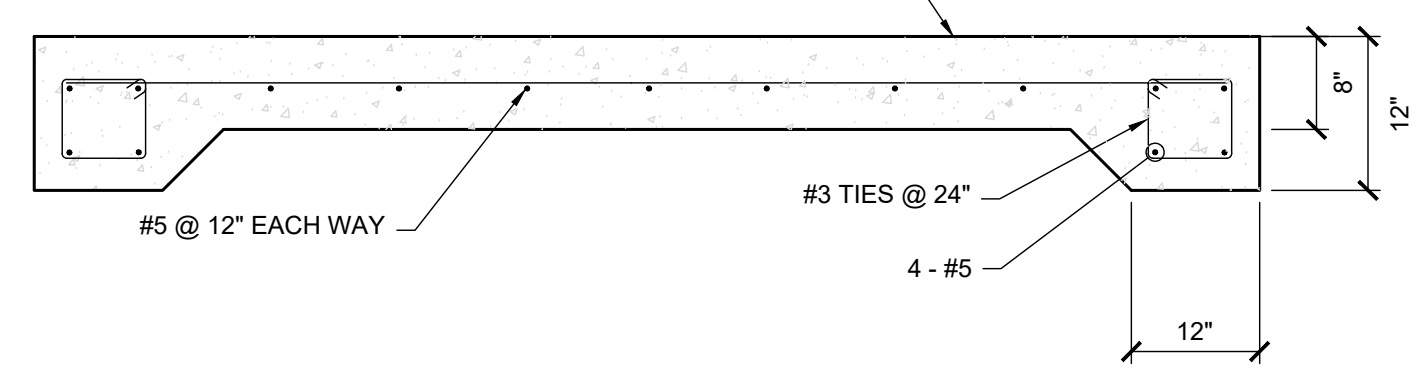


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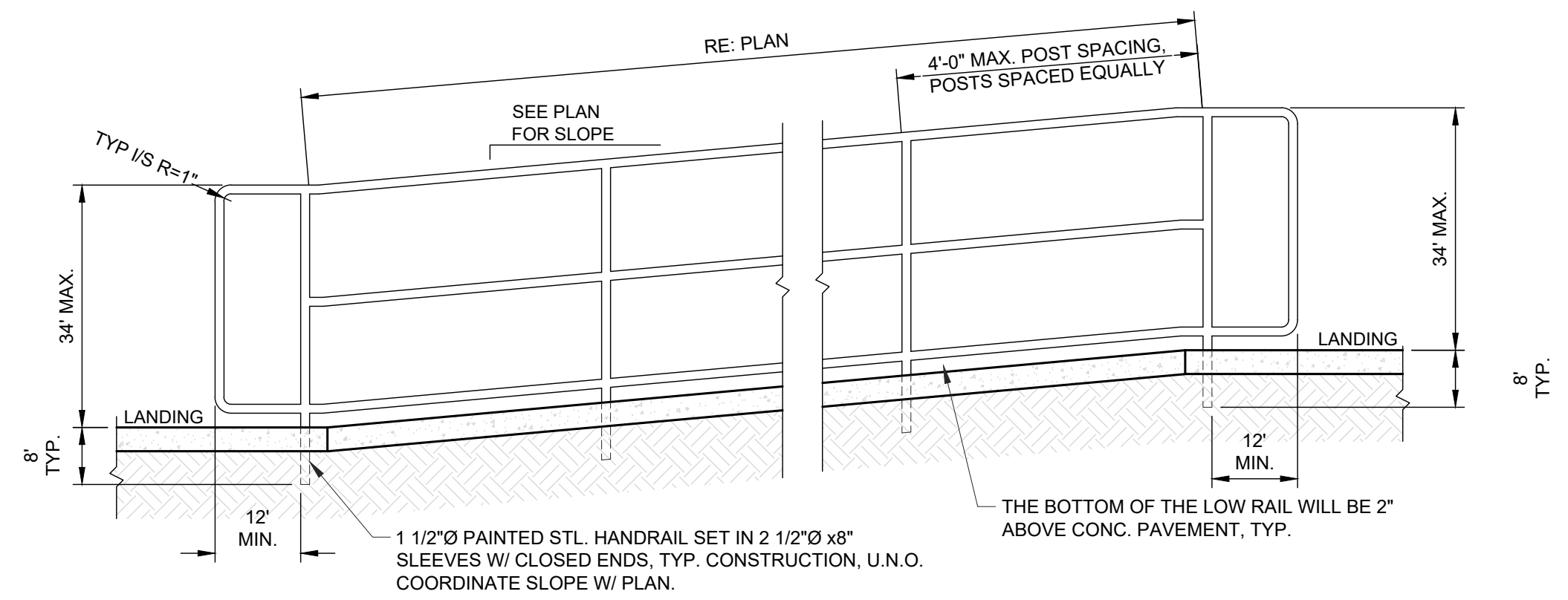
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PROPOSED DUMPSTER PAD
INCLUDES ADDITIONAL 10' PAD APPROACH
(24' X 13'-9")



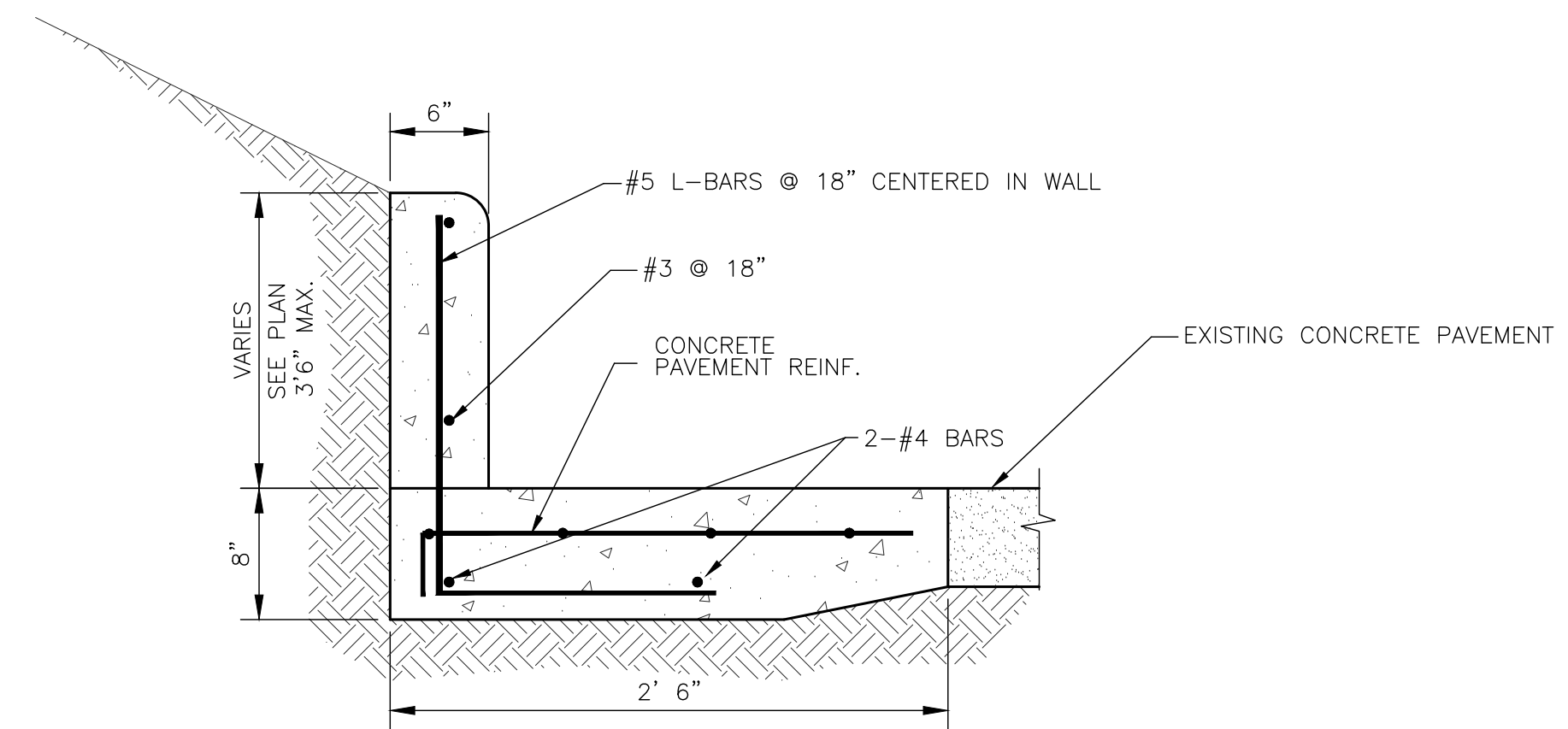
Dumpster Pad

N.T.S. 11



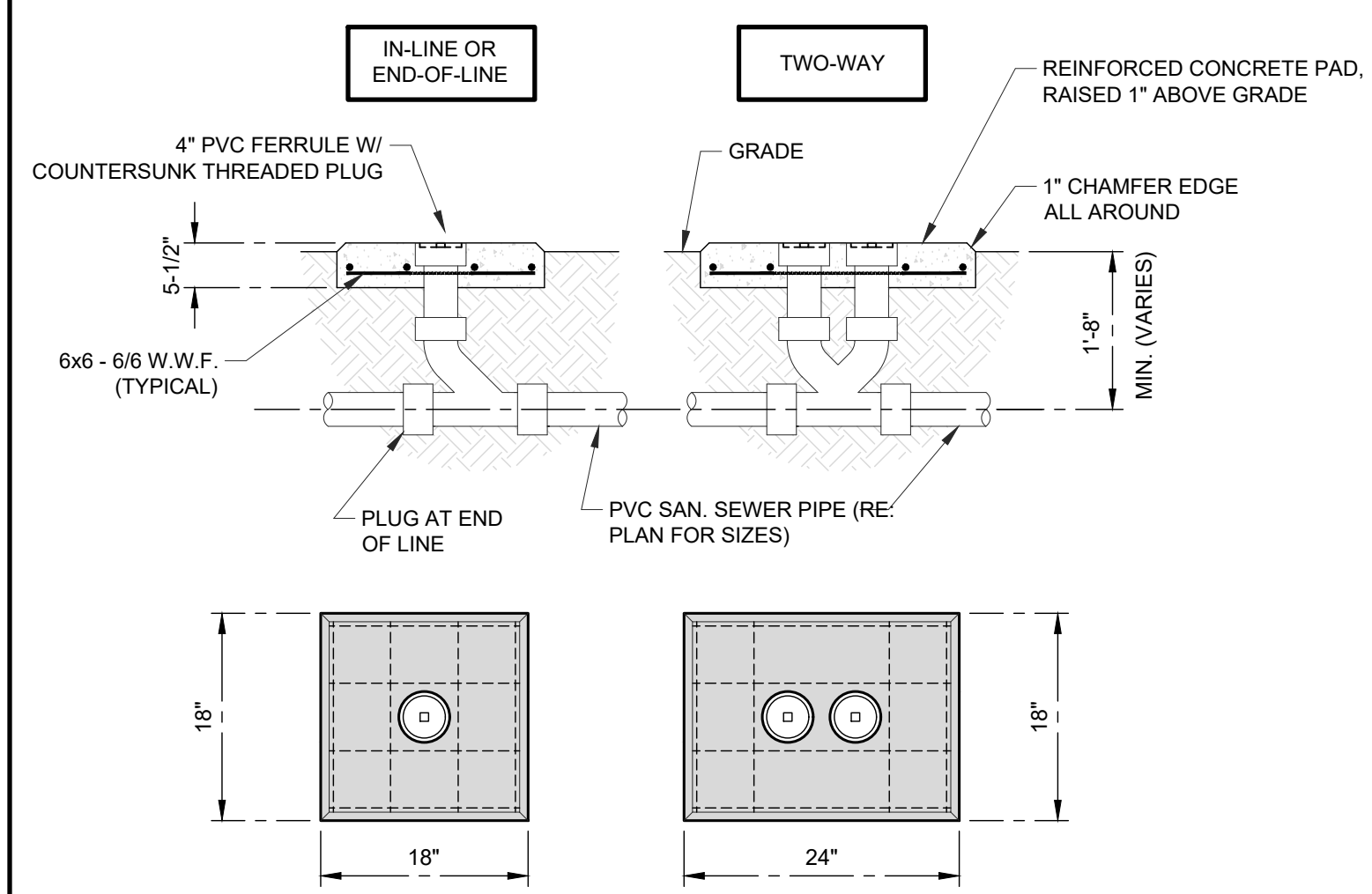
Handrail

N.T.S. 6



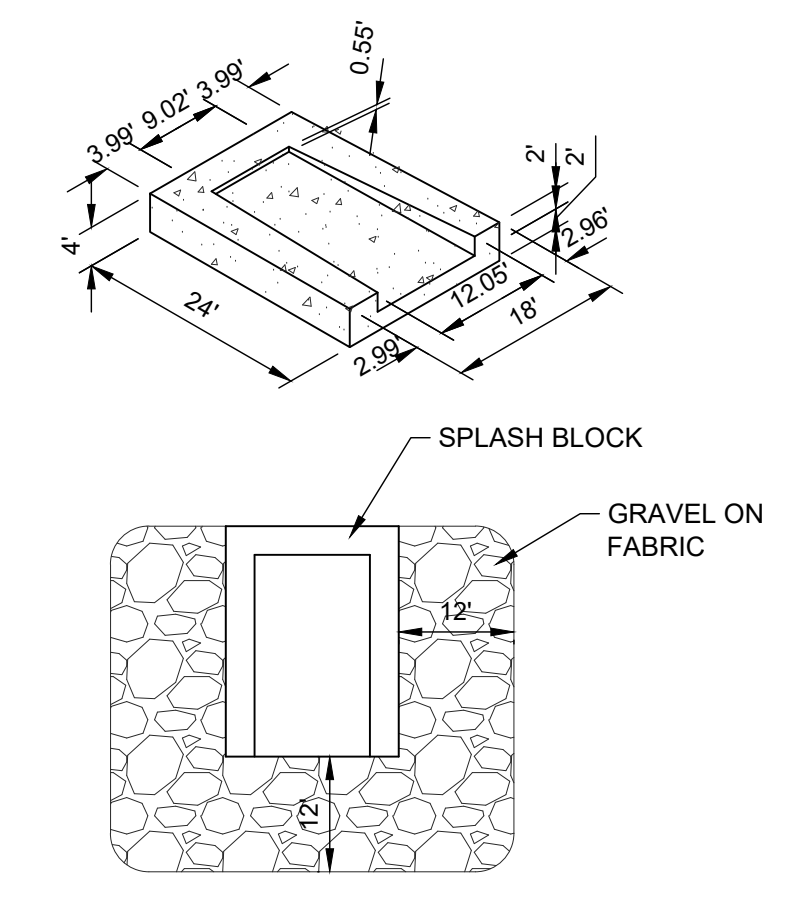
High Curb

N.T.S. 3



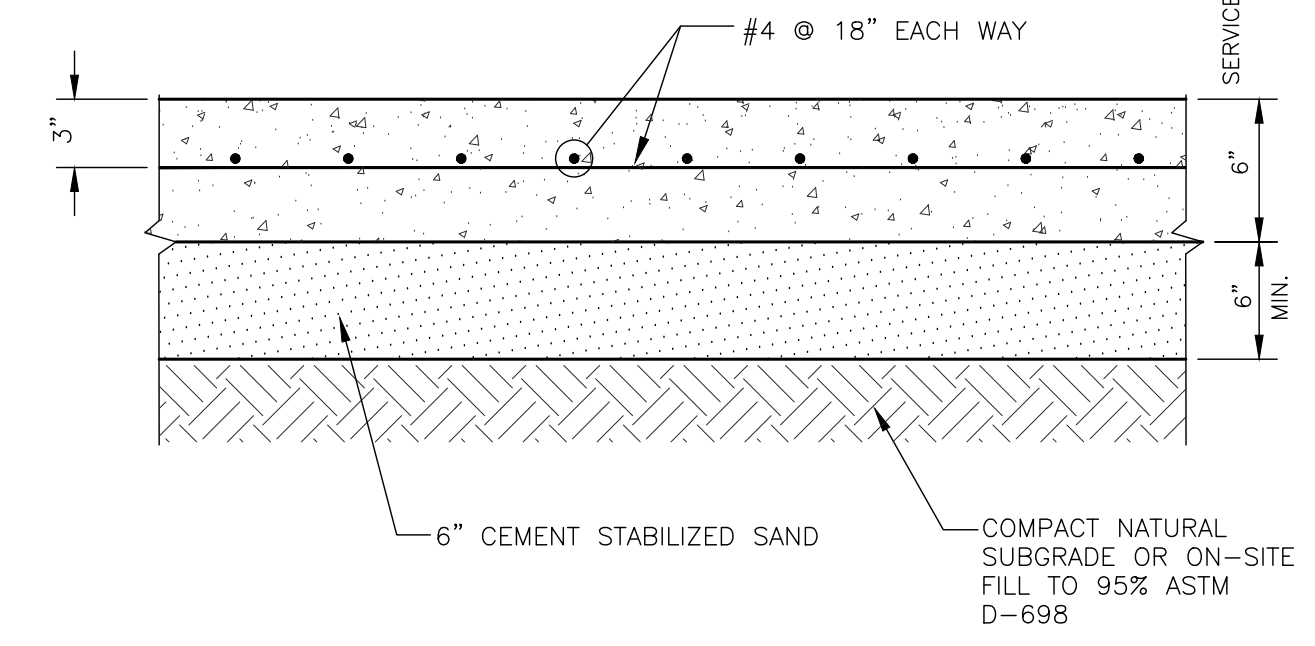
Sewer Cleanout

N.T.S. 10



Splash Block

N.T.S. 9

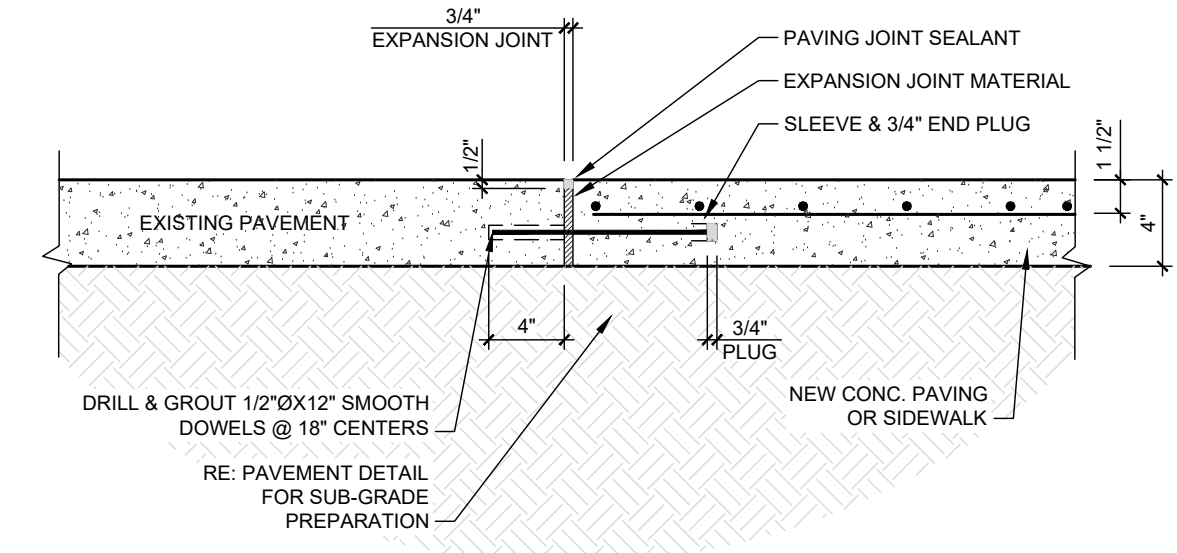


Not Used

N.T.S. 8

Concrete Pavement

N.T.S. 7

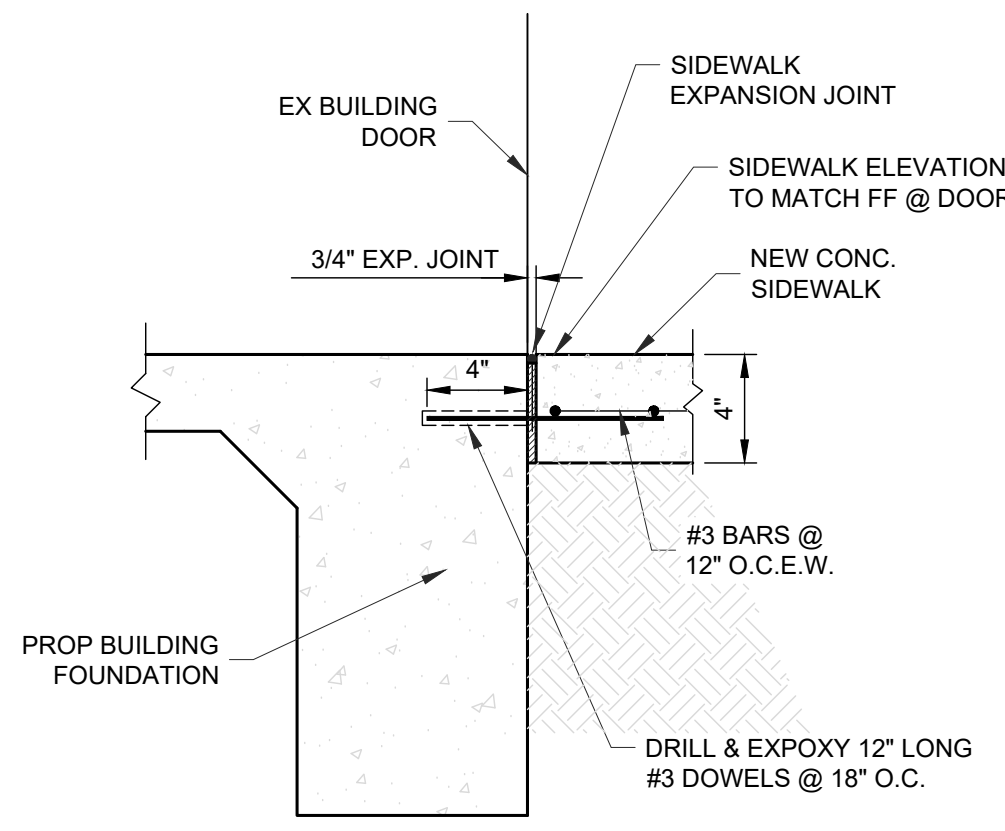


Conc to Conc Tie-In

N.T.S. 5

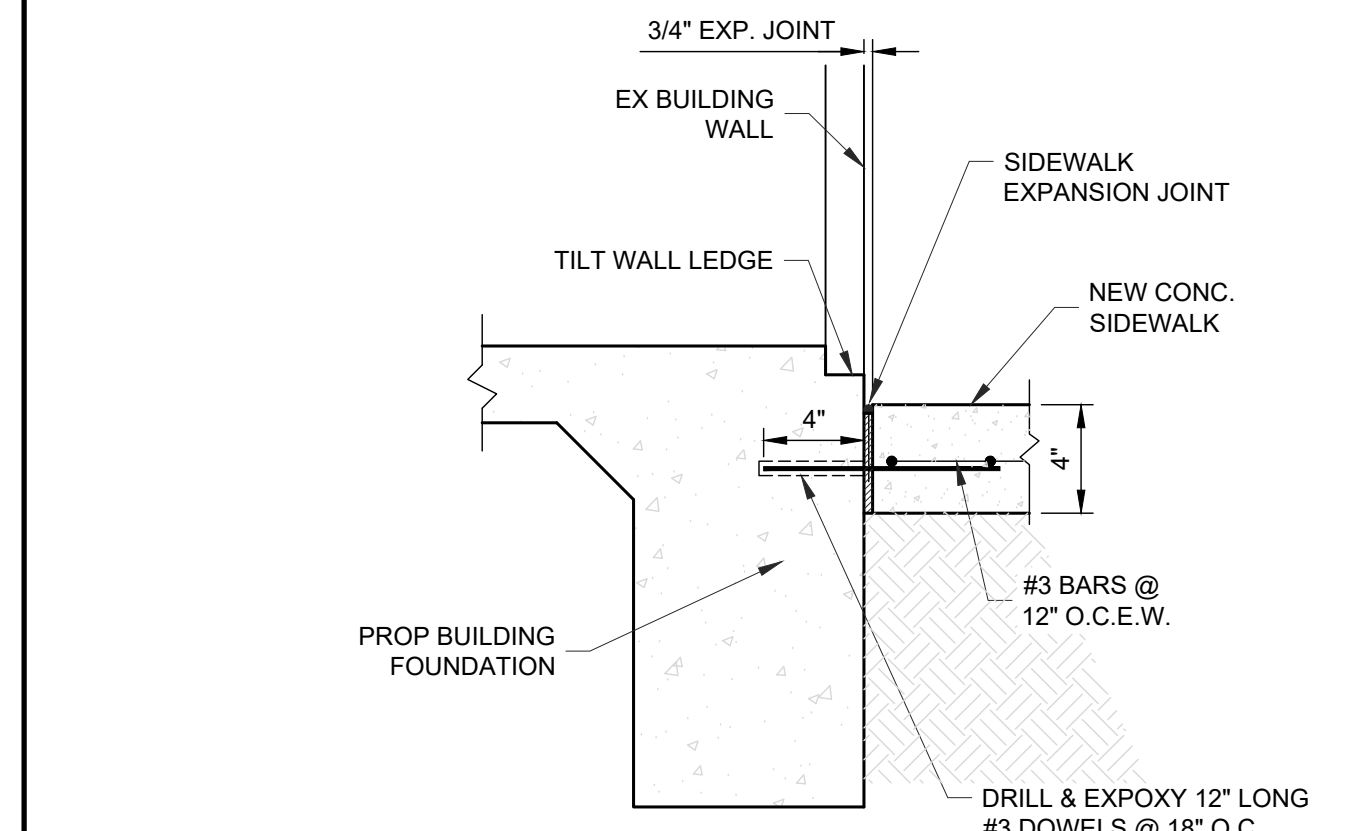
Sidewalk at Back of Curb

N.T.S. 4



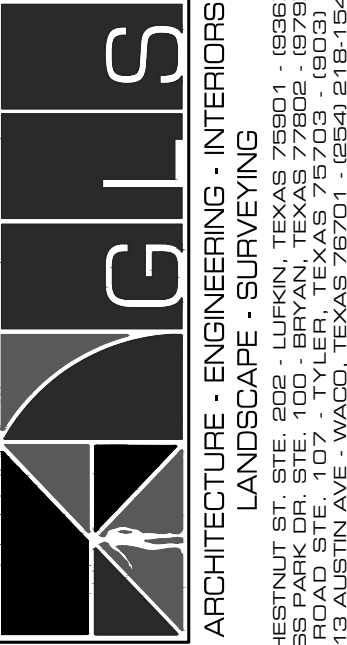
Sidewalk at Building Door

N.T.S. 2



Sidewalk at Building Foundation

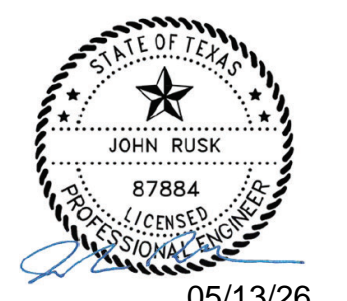
N.T.S. 1



Pickleball Junction
MSCBH Properties, Bryan Towne Center Land Condos, 1.698 Acres Land Unit 1
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Civil Details

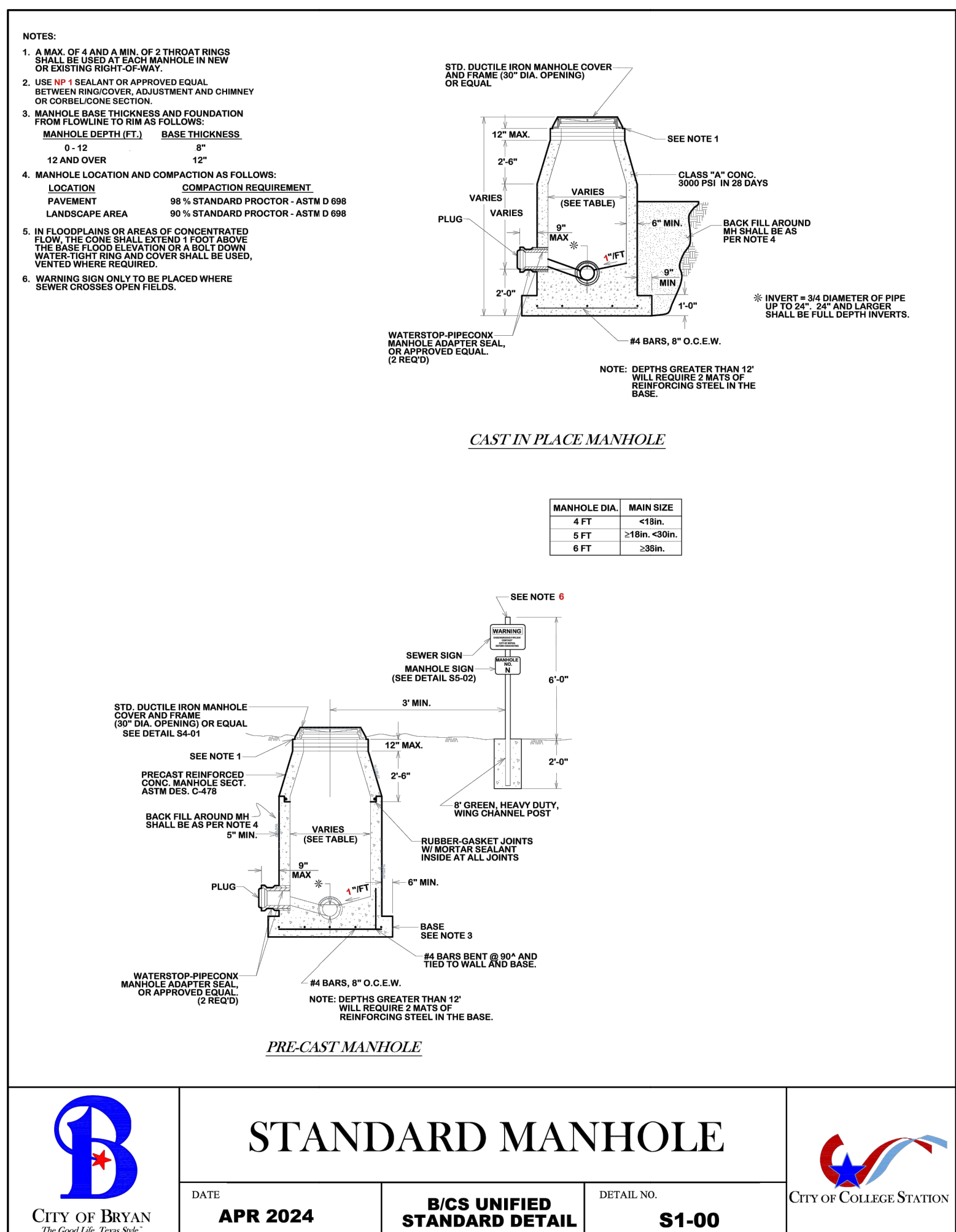
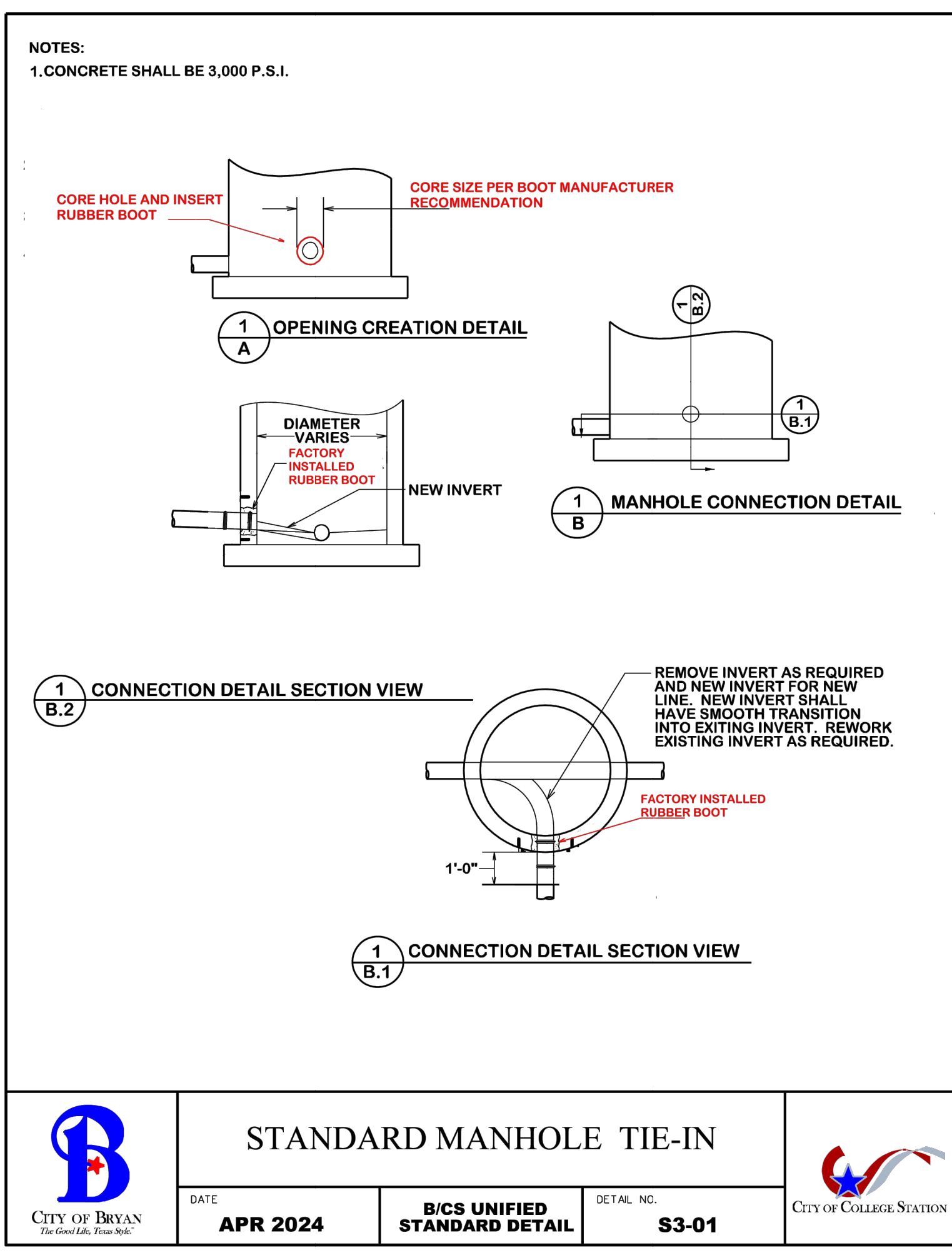
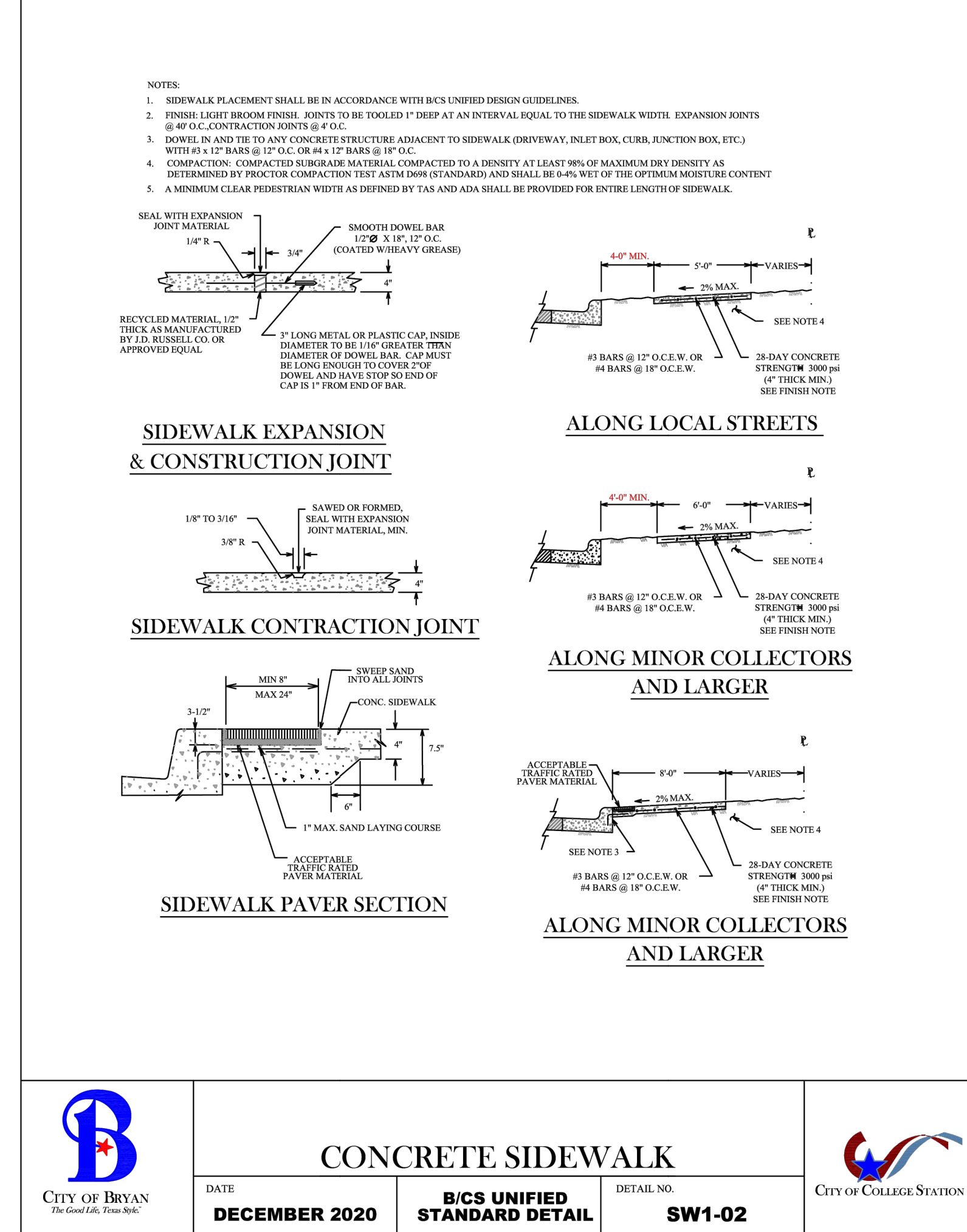
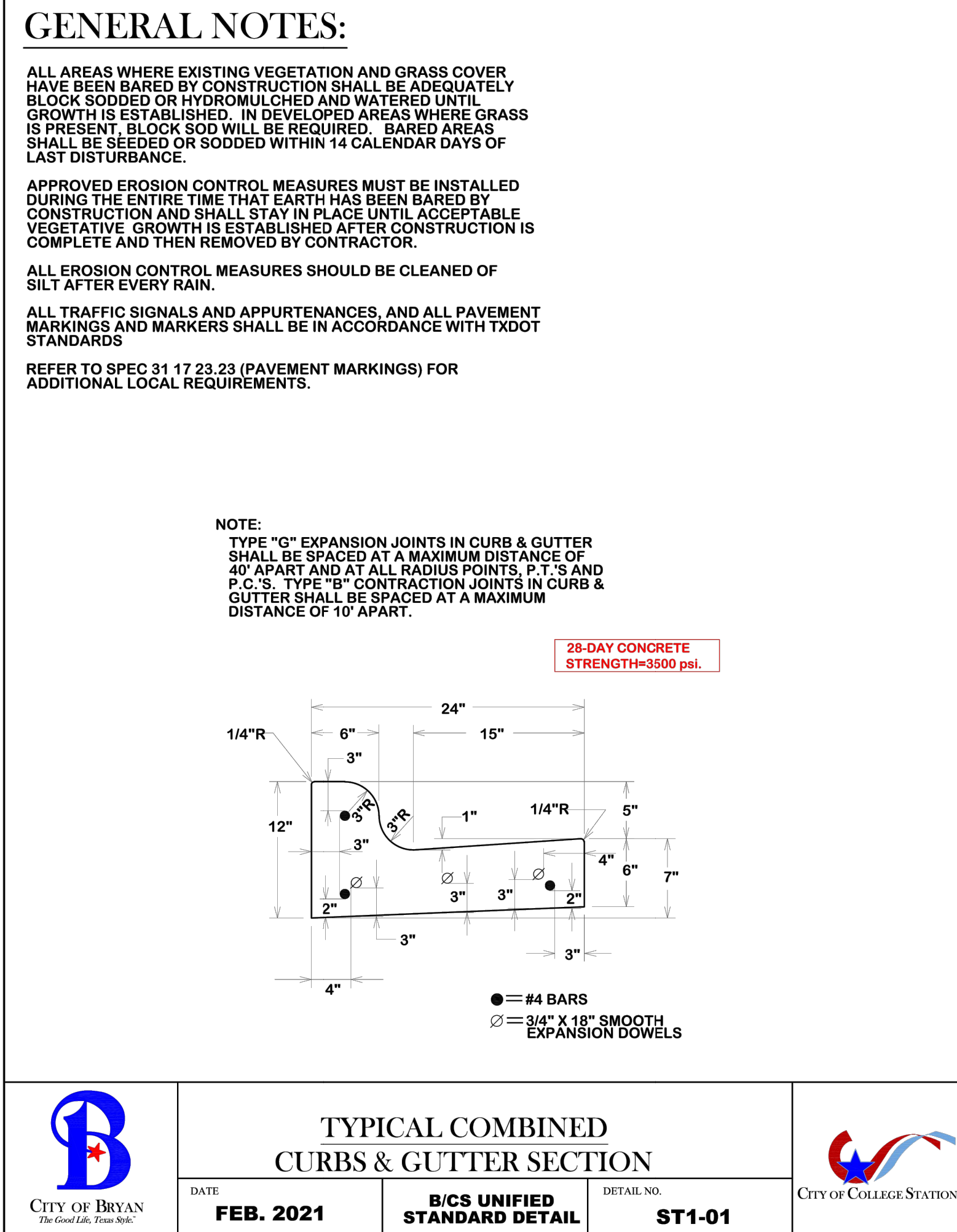
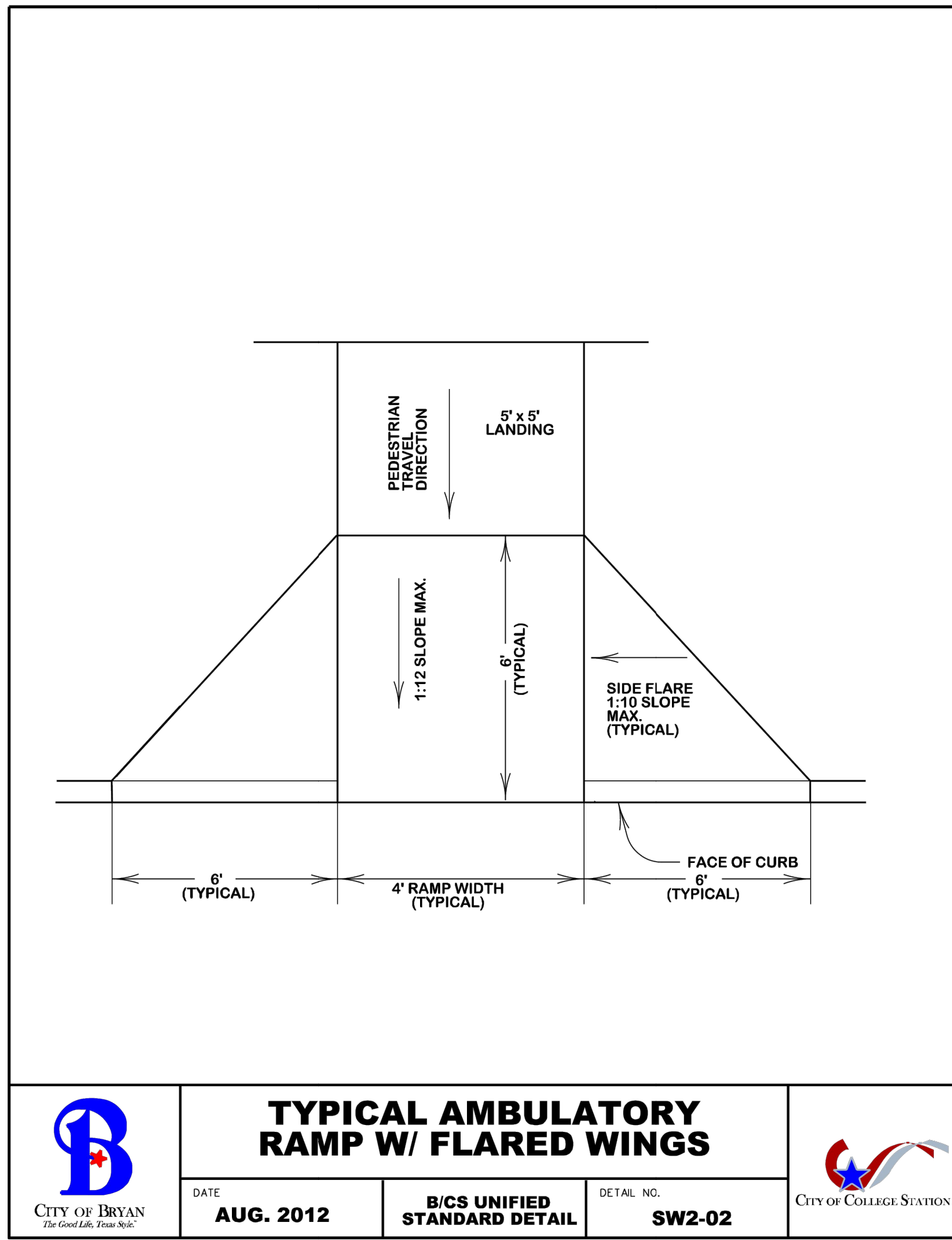
JOB NUMBER
582103
SHEET NO.

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DRAWN BY: CS
 APP'D BY: JIR
 T.B.E.L.B. FIRM NO. F-413
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NO.	DATE	REVISIONS
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DRAWN BY: CS APP'D BY: JIR ISSUED: ###

T.B.P.E.L.B. FIRM NO. F-413
T.B.P.E.L.B. FIRM NO. BPS 350
T.B.P.E.L.B. FIRM NO. 10110000

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Pickleball Junction
MSCBH Properties, Bryan Towne Center Land Condos, 1.698 Acres Land Unit 1
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Civil Details

JOB NUMBER: 582103
SHEET NO.:

C2.01

STATE OF TEXAS
JOHN RUSK
87884
LICENSED PROFESSIONAL ENGINEER

05/13/26