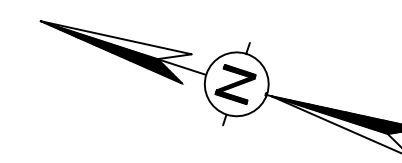


SOUTH COLLEGE AVENUE
VARIABLE WIDTH ROW AND PAVEMENT

N/F
DIXIE CHICKEN INC
J E SCOTT, BLOCK 6, LOT 19
956/430
ZONED MT-C

N/F
DIXIE CHICKEN INC
J E SCOTT, BLOCK 6, LOT 20.1
956/430
ZONED MT-C

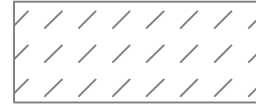
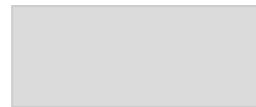

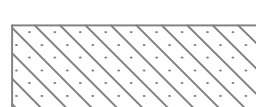

N/F
DIXIE CHICKEN INC
J E SCOTT, BLOCK 6, LOT 20
2940/028
ZONED MT-C



30 15 0 30
SCALE IN FEET

OLD COLLEGE ROAD
VARIABLE WIDTH ROW - 38' PAVEMENT

LEGEND

-  OUTDOOR DISPLAY/ EVENTS AREA
-  ACCESS DRIVE AND PARKING AREA
-  PARKING AREA
-  PARKING, BUILDING AND OUTDOOR DISPLAY / EVENTS AREA
-  BUILDING AND OUTDOOR DISPLAY/ EVENTS AREA

N/F
SHUKER ULLAH & NAFISA EHSAN
0.18 ACRE TRACT
7493/057
ZONED MT-C

DALARM LLC
NORTH CAMPUS, BLOCK 1,
COMMON AREAS 1 & 2, & PVT
DRAINAGE EASEMENT
13556/050
13573/136
ZONED PD

1.925 ACRES

TRIANGLE SUBDIVISION
LOTS 1-3
0.18 ACRES

DALARM LLC
NORTH CAMPUS, BLOCK 1, LOT 19
13556/050
13573/136
ZONED PD

HOWDY COURT
30' ROW - 27' PAVEMENT

DALARM LLC
NORTH CAMPUS, BLOCK 1, COMMON
AREAS 1 & 2, & PVT DRAINAGE
EASEMENT
13556/050
13573/136
ZONED PD

N/F
BIG MOOSE, LTD
J E SCOTT, BLOCK 2, LOT 9
(TR-118), ACRES 12.95 (TIMBERLAKE
MHP) SER# PH304GA7978 HUD#
GE00872286
2504/174
ZONED MT-C

DALARM LLC
NORTH CAMPUS, BLOCK 1, LOT 1
13556/050
15986/143
ZONED PD

VICINITY MAP



PD CONCEPT PLAN

2.105 ACRES
BRYAN, BRAZOS, TEXAS

MT-C AND SOUTH COLLEGE RESIDENTIAL
EXISTING ZONING
PD PROPOSED ZONING

SCALE: AS SHOWN
SEPTEMBER, 2022

OWNER/DEVELOPER:
BYRAN BUSINESS COUNCIL, INC
P.O. BOX 1000
BRYAN, TX 77805

ENGINEER:
Schultz Engineering, LLC

TBPE NO. 12327
9111 SOUTHWEST PKWY E.
College Station, Texas 77840

(979) 764-3900