

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	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	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'

ID: 13125  
Owner: ZEMANEK ULDRIC THOMAS & MARY FRANCES  
Acreage: 3.64

R.O.W. Dedication 1 of 4  
R.O.W. Dedication 2 of 4

ID: 435454  
Owner: CITY OF BRYAN  
Connect to Ex. Water Line along Chick Lane

R.O.W. Dedication 3 of 4  
Connect to Ex. Water Line along Chick Lane

R.O.W. Dedication 4 of 4  
Connect to Ex. Water Line along Chick Lane

ID: 13128  
Owner: SMITH RICHARD A & NORMA M  
Acreage: 9.81

Note: R.O.W. at this location is ±55.2'  
Begin Roadway Improvements at Autumn Lake Drive and Chick Lane

ID: 13133  
Owner: ZEMANEK ULDRIC THOMAS & MARY FRANCES  
Acreage: 30.96

ID: 13147  
Owner: HONZA WESLEY F JR  
Acreage: 108.48

ID: 445948  
Owner: PINEMONT OWNERS ASSOC INC  
Acreage: Not Listed

ID: 13158  
Owner: WIDDISON LEE GORDON Jr  
Acreage: 11.94

ID: 86651  
Owner: BRYAN I.S.D.  
Acreage: 13.16

ID: 86650  
Owner: CITY OF BRYAN

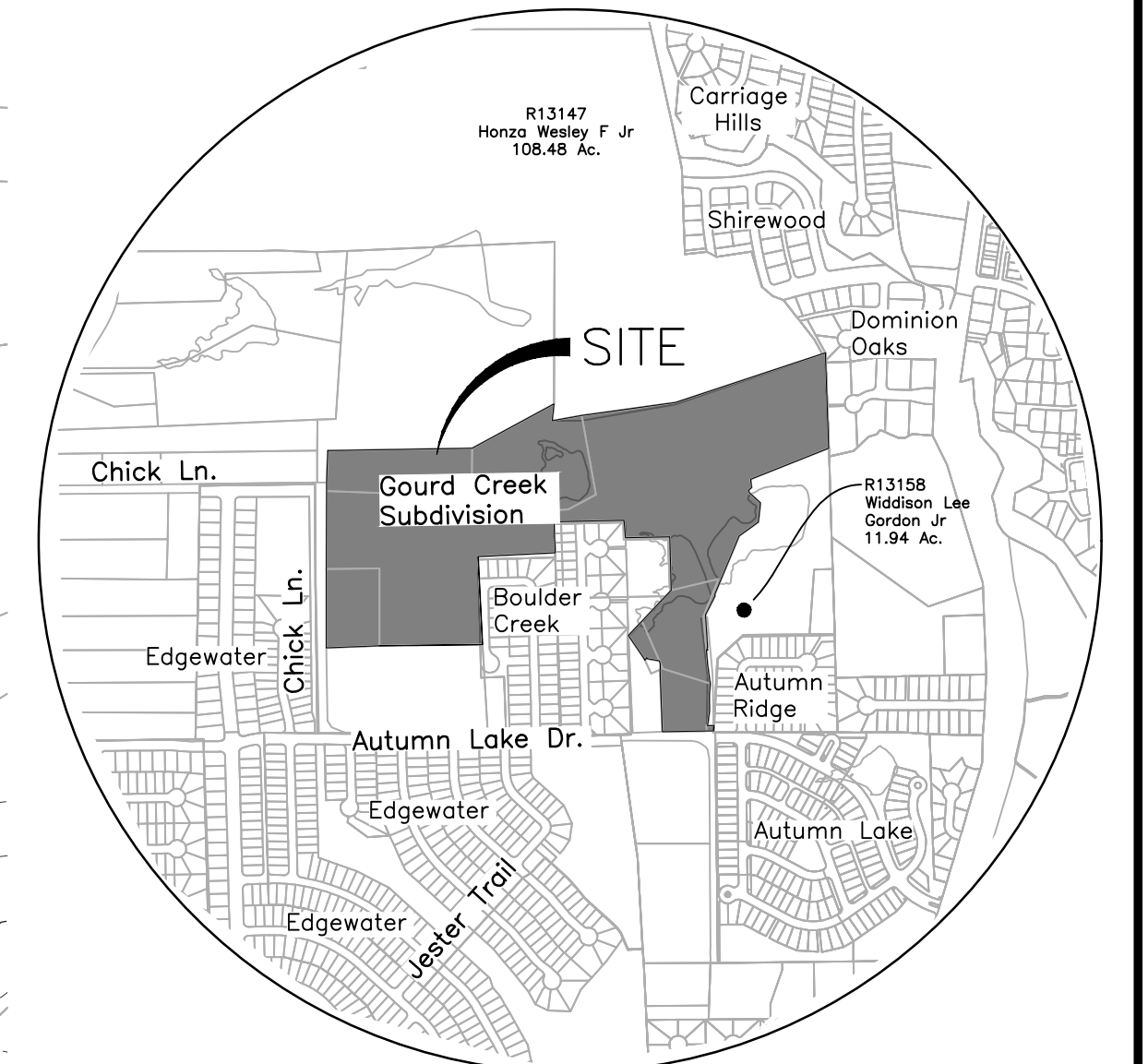
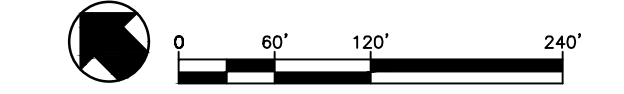
ID: 116307  
Owner: WIDDISON LEE G JR & KIMBERLY  
Acreage: 1.62

ID: 86270  
Owner: MANRY DONALD WAYNE  
Acreage: 5.88

ID: 395208  
Owner: CITY OF BRYAN

### MASTER PLAN

SCALE: Hor: 1" = 120'



### VICINITY MAP

SCALE: Hor: 1" = 1000'

- GENERAL NOTES:
1. ZONING: \_\_\_\_\_ as passed and approved by the Bryan Council, Ordinance No. \_\_\_\_\_
  2. Proposed Land Use: Single Family Residential
  3. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers \_\_\_\_\_ effective \_\_\_\_\_ portion of this property is located in a 100-year flood hazard area.
  4. Existing ground contours are based on a aerial data of the site.
  5. Water, Sewer, and Electricity will be served by City of Bryan.
  6. Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enforce, 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.
  7. Streets will be asphalt with concrete aprons.
  8. Utility locations and sizes are approximate and may vary with development of construction plans with each phase.
  9. 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. 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  
Front yard- 25'
    - Side yard- 5'
    - Side Street- 15'
    - Rear yard- 5'
  11. Sidewalks shall be provided along all curb and gutter streets.

#### Legend

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

# MASTER PLAN

## GOURD CREEK SUBDIVISION

±60.68 ACRES  
OUT OF  
ZENO PHILLIPS SURVEY, A-45  
BRAZOS COUNTY, TEXAS

5 Phases

JULY 2023  
SCALE: 1" = 120'

Owner: Shiao 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: 06/02/2023

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