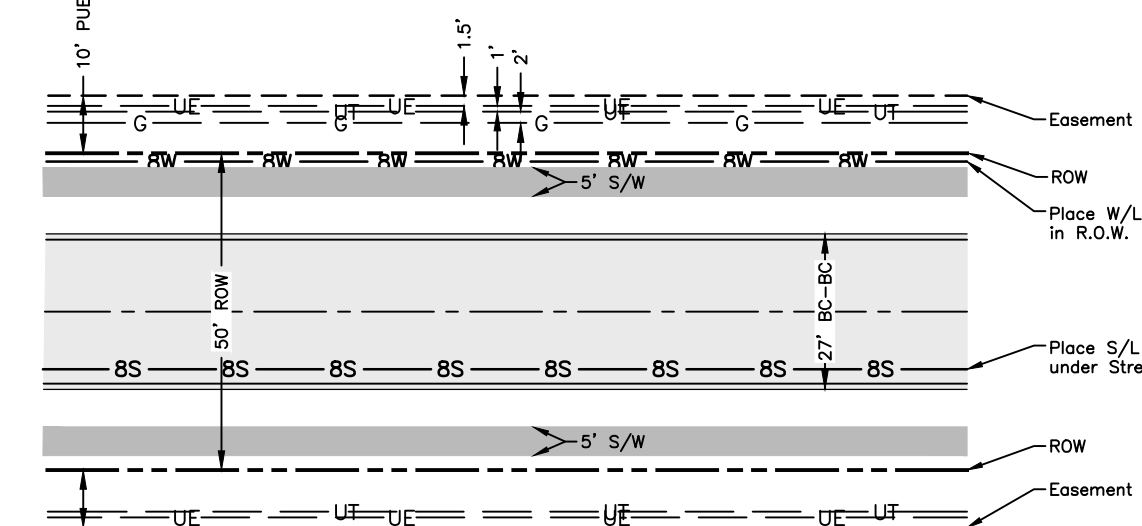


Lot Dimension Table				Lot Dimension Table					
Block	Lot	Width (FT)	Depth (FT)	Area (SF)	Block	Lot	Width (FT)	Depth (FT)	Area (SF)
1	1	60.15	120.00	7067	3	1	62.03	120.00	7312
1	2	50.00	120.00	6000	3	2	50.00	120.00	6000
1	3	50.00	120.00	6000	3	3	50.00	120.00	6000
1	4	50.00	120.00	6000	3	4	50.00	120.00	6000
1	5	50.00	120.00	6000	3	5	50.00	120.00	6000
1	6	50.00	120.00	6000	3	6	50.00	120.00	6000
1	7	50.00	120.00	6000	3	7	50.00	120.00	6000
1	8	50.00	120.00	6000	3	8	50.00	120.00	6000
1	9	50.00	120.00	6000	3	9	50.00	120.00	6000
1	10	50.00	120.00	6000	3	10	50.00	120.00	6000
1	11	50.00	120.00	6000	3	11	50.00	120.00	6000
1	12	50.00	120.00	6000	3	12	50.00	120.00	6000
1	13	50.00	120.00	6000	3	13	50.00	120.00	6000
1	14	50.00	120.00	6000	3	14	50.00	120.00	6000
1	15	50.00	120.00	6000	3	15	50.00	120.00	6000
1	16	50.00	120.00	6000	3	16	50.00	120.00	6000
1	17	50.00	120.00	5992	3	17	50.00	120.00	5992

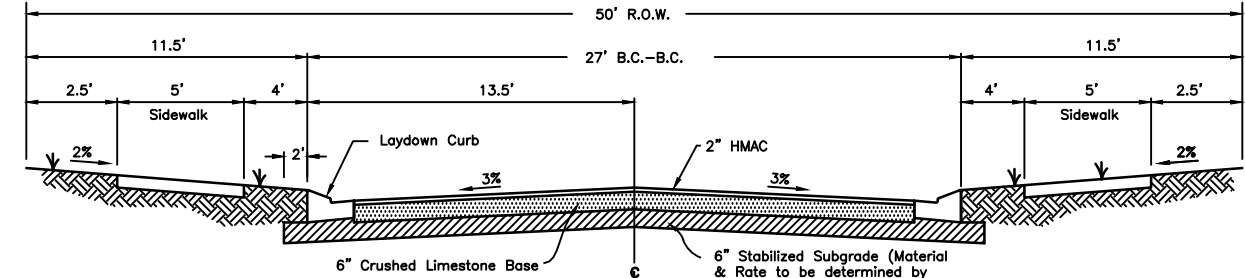
  

Lot Dimension Table				Lot Dimension Table					
Block	Lot	Width (FT)	Depth (FT)	Area (SF)	Block	Lot	Width (FT)	Depth (FT)	Area (SF)
4	1	50.00	133.82	6554	4	1	50.00	133.82	6554
4	2	50.00	114.71	5771	4	2	50.00	114.71	5771
4	3	50.00	114.82	5741	4	3	50.00	114.82	5741
4	4	59.98	114.93	6760	4	4	59.98	114.93	6760
4	5	59.98	114.81	6887	4	5	59.98	114.81	6887
4	6	50.00	114.87	5743	4	6	50.00	114.87	5743
2	1	60.22	139.02	8087	4	7	50.00	114.92	5746
2	2	50.04	140.74	7037	4	8	50.00	114.97	5749
2	3	50.04	142.73	7137	4	9	50.00	115.02	5751
2	4	50.04	144.73	7237					
2	5	50.04	146.73	7337					
2	6	50.04	148.73	7436					
2	7	50.04	150.73	7536					
2	8	50.04	152.73	7636					

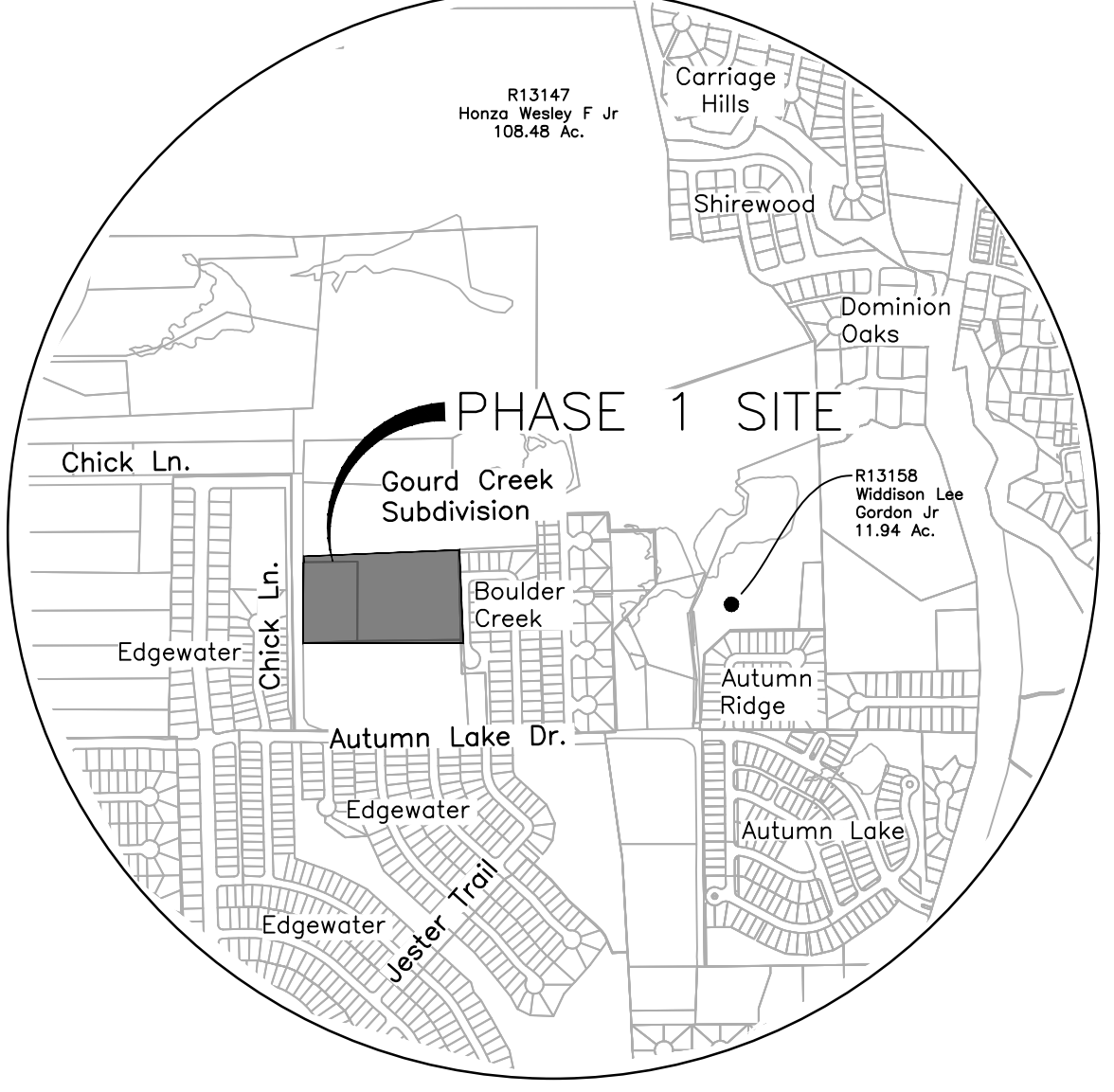


NOTE: This serves as a general guide only. Utility Company is to provide location of proposed electric, gas, and telecommunication lines.

**Typical Utility Layout**



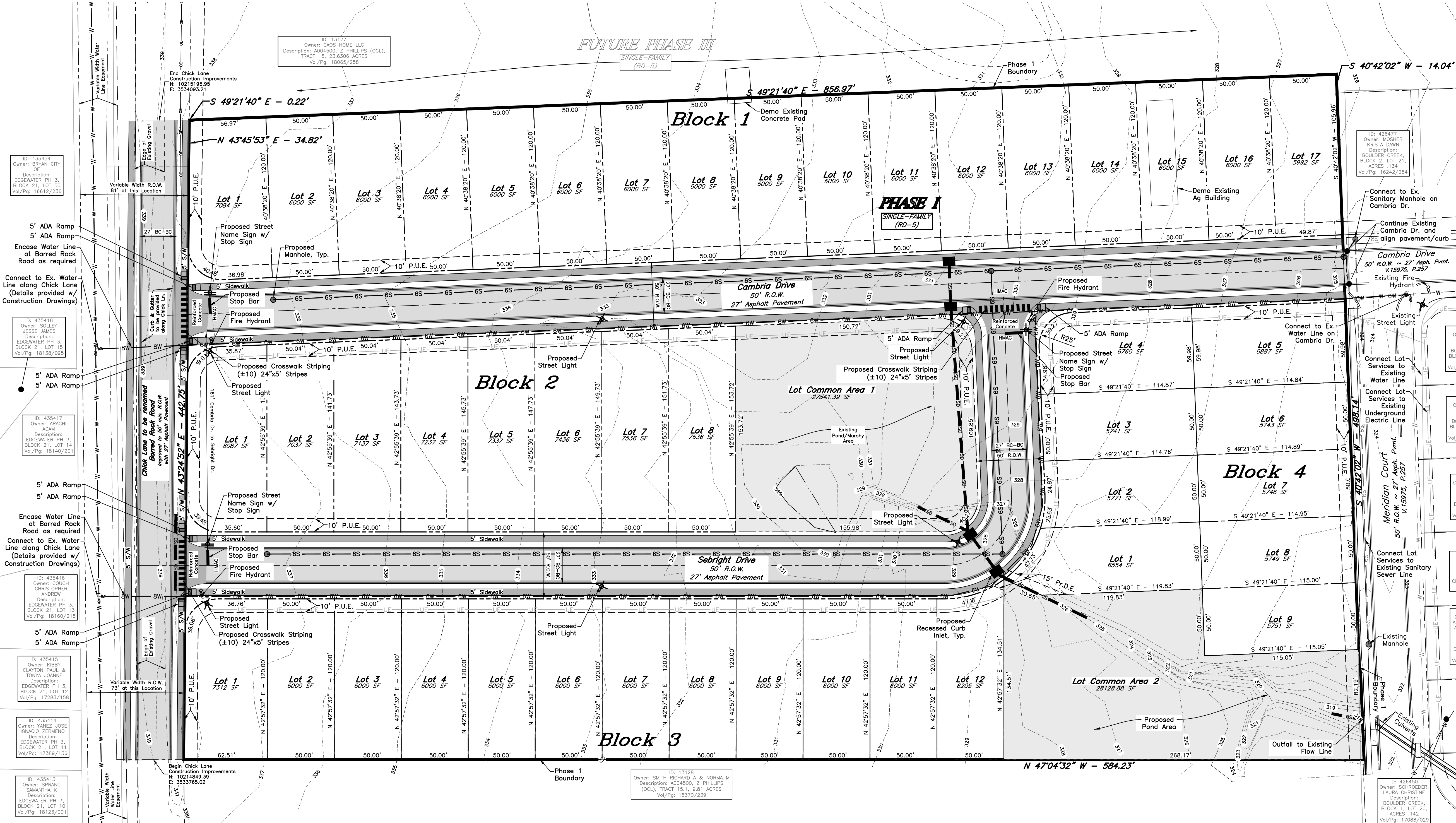
**TYPICAL 27' PAVEMENT SECTION**



**VICINITY MAP**

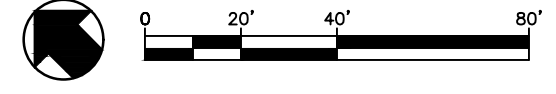
SCALE: Hor: 1" = 1000'

- GENERAL NOTES:**
- ZONING: as passed and approved by the Bryan Council, Ordinance No. \_\_\_\_\_
  - Proposed Land Use: Single Family Residential;
  - 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.
  - Existing ground contours are based on an aerial photo of the site.
  - Water, Sewer, and Electricity will be served by City of Bryan.
  - 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.
  - Streets will be asphalt with concrete options.
  - Utility locations and sizes are approximate and may vary with development of construction plans with each phase.
  - 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.
  - Building Setback Lines shall be:
    - Front yard - 25'
    - Side yard - 5'
    - Side Street - 15'
    - Rear yard - 5'
  - Block 4 Lots 4 and 5 shall not take access off of Cambria Drive.
  - No lots shall take direct access to Chick Lane.



**Phase 1 Preliminary Plan**

SCALE: Hor: 1" = 40'



**PRELIMINARY PLAN**  
**GOURD CREEK**  
**SUBDIVISION PHASE 1**  
 Block 1: Lots 1-17, Block 2: Lots 1-8, Block 3: Lots 1-12, Block 4: Lots 1-9

±9.87 ACRES  
 OUT OF  
 ZENO PHILLIPS SURVEY, A-45  
 BRAZOS COUNTY, TEXAS

AUGUST 2023

SCALE: 1" = 40'

Owner: Shion 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: 08/30/2023

