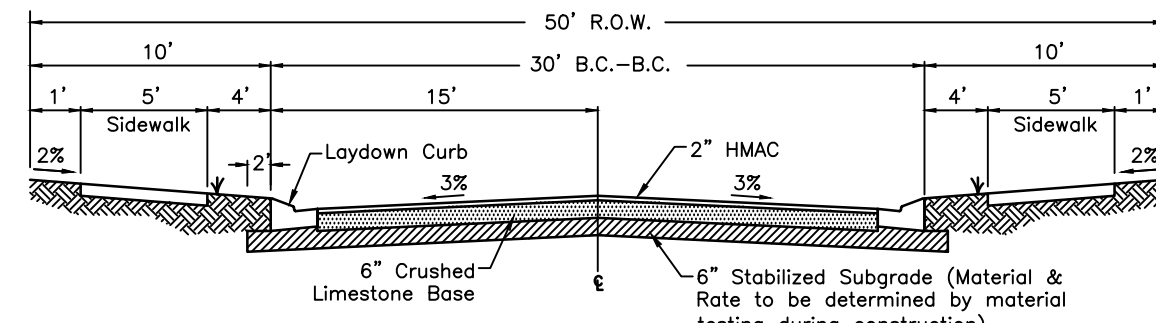


Block	Lot	Width (FT)	Depth (FT)	Area (SF)
1	1	61.26	108.88	6803
1	2	50.01	111.34	5567
1	3	50.01	113.55	5678
1	4	50.01	115.77	5788
1	5	50.01	117.96	5899
1	6	50.01	120.19	6010
1	7	50.01	122.41	6120
1	8	50.01	124.62	6231
1	9	60.04	127.06	7316
2	1	50.00	123.81	6268
2	2	50.00	120.00	6000
2	3	52.66	120.03	6319



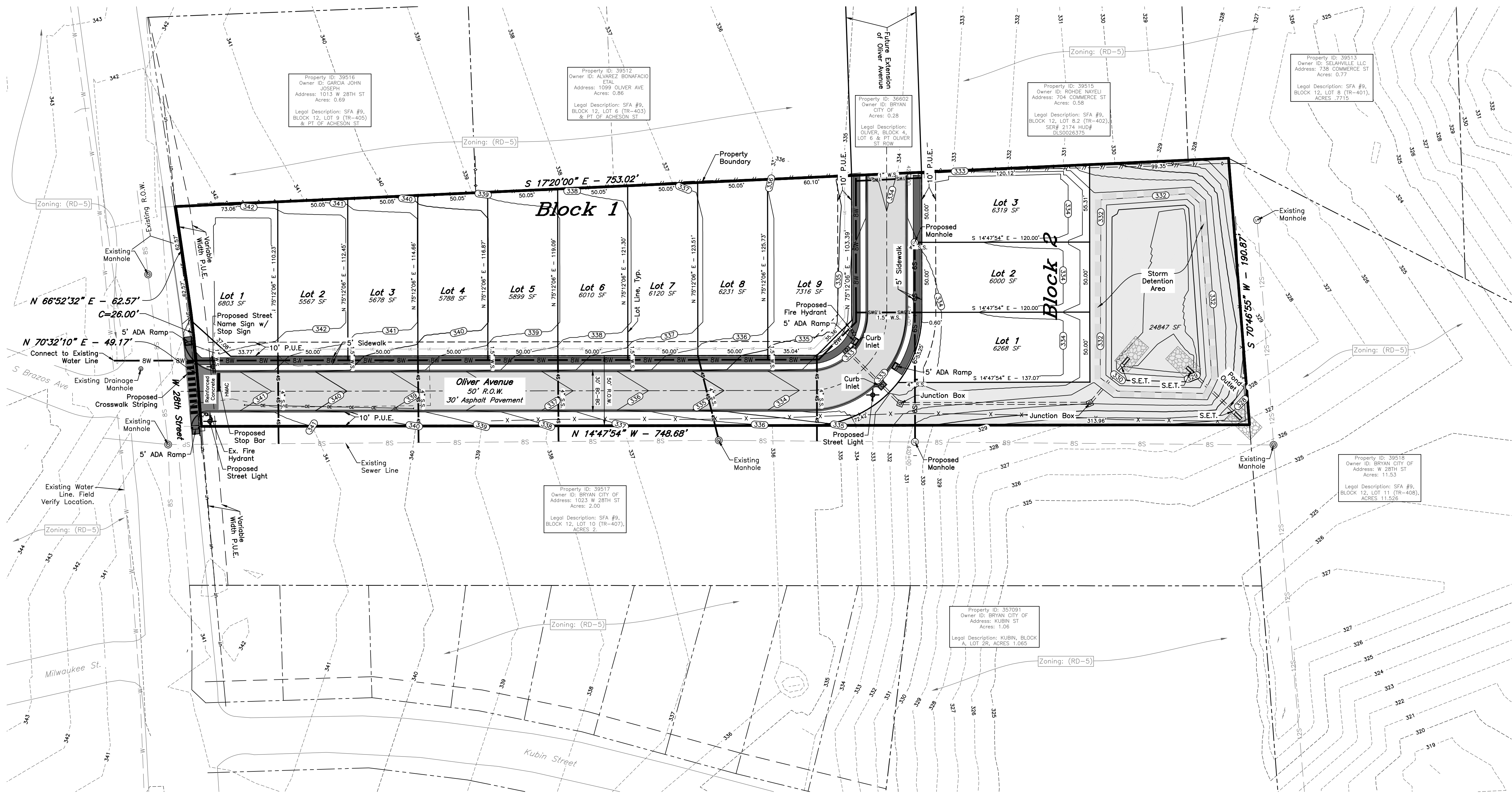
TYPICAL 30' PAVEMENT SECTION



VICINITY MAP

SCALE: Hor: 1" = 1000'

- GENERAL NOTES:**
- ZONING: RD-5 and MU-2 as passed and approved by the Bryan Council, Ordinance No. 1459.
  - Proposed Land Use: Single Family Residential.
  - According to the Flood Insurance Rate Maps for Brazos County, Texas and incorporated Areas, Map Number 4804100195E effective 05/16/2012, no portion of this property is located in a 100-year flood hazard area.
  - Existing ground contours are based on an aerial data of the site.
  - Water, Sewer, and Electricity will be served by City of Bryan.
  - Where electric facilities are installed, STU 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 P.U.E. and the right of ingress and egress on property adjacent to the P.U.E to access electric facilities.
  - Streets will be asphalt with concrete aprons.
  - Utility locations and sizes are approximate and may vary with development of construction plans.
  - 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:
    - RD-5
    - Front yard- 25'
    - Side yard- 5'
    - Side Street Arterial- 25'
    - Side Street- 15'
    - Rear yard- 7.5'
  - Minimum Lot Size: 5000 sf. Minimum Lot Width: 50'



**Legend**

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

Preliminary Plan  
SCALE: Hor: 1" = 40'



**PRELIMINARY PLAN**  
**28th Street Subdivision**  
 Block 1: Lots 1-9  
 Block 2: Lots 1-3  
 ±2.94 ACRES  
 OUT OF  
 SFA 9, BLOCK 12, LOT 4 (TR-406)  
 BRAZOS COUNTY, TEXAS  
 JANUARY 2025  
 SCALE: 1" = 40'

Owner/Developer:  
 Max Martinez  
 College Station, Texas 77845  
 maxmasonry@yahoo.com

Engineer/Surveyor:  
 Texas Firm Registration No. 458  
 Texas Firm Registration No. 10103300  
 McClure & Browne Engineering/Surveying, Inc.  
 1008 Woodcreek Dr., Suite 103  
 College Station, Texas 77845  
 (979) 703-0417  
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Drawn By: JF  
 Date: 01/03/2025

