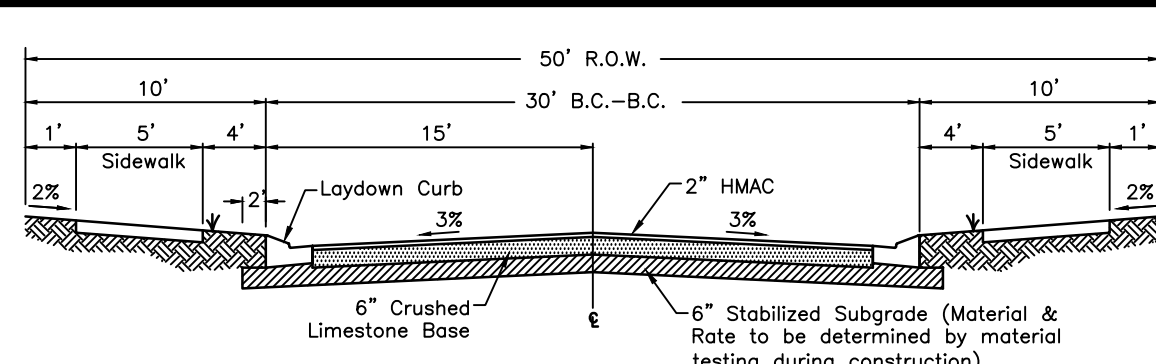
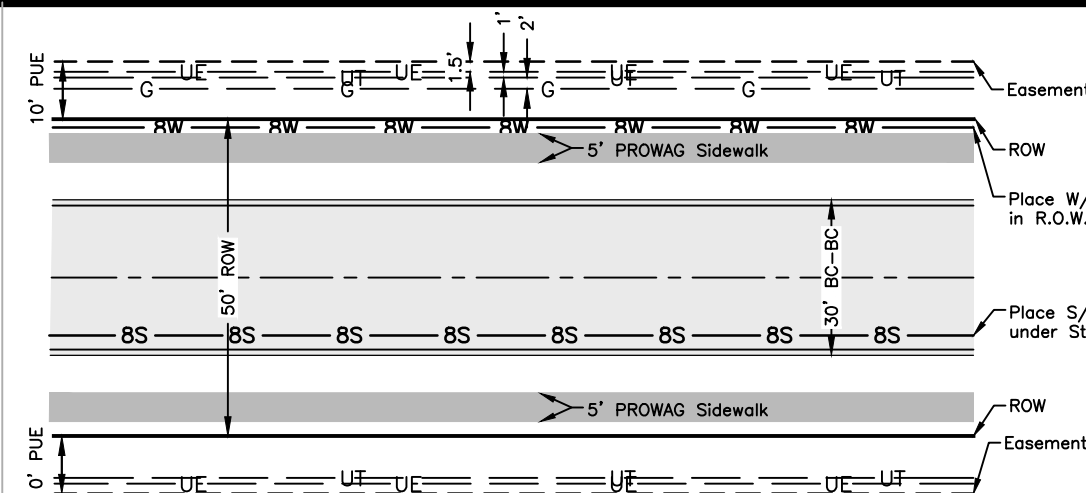




TYPICAL 30' PAVEMENT SECTION

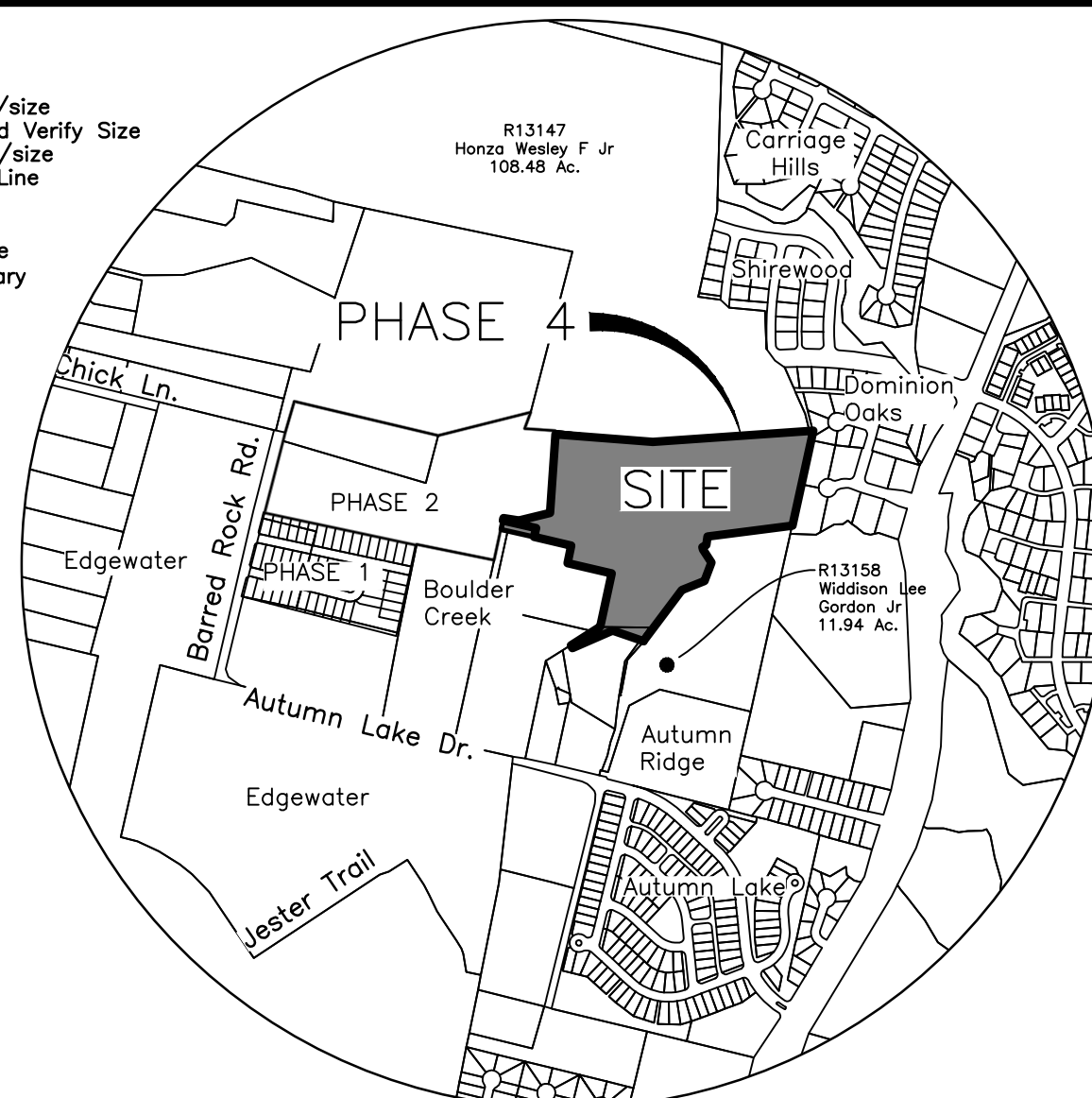
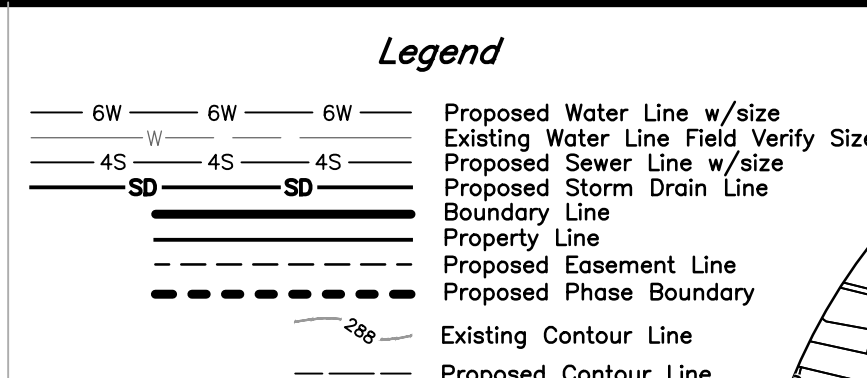


NOTE:
This serves as a general guide only. Utility Company is to provide location of proposed electric, gas, and telecommunication lines.

Typical Utility Layout

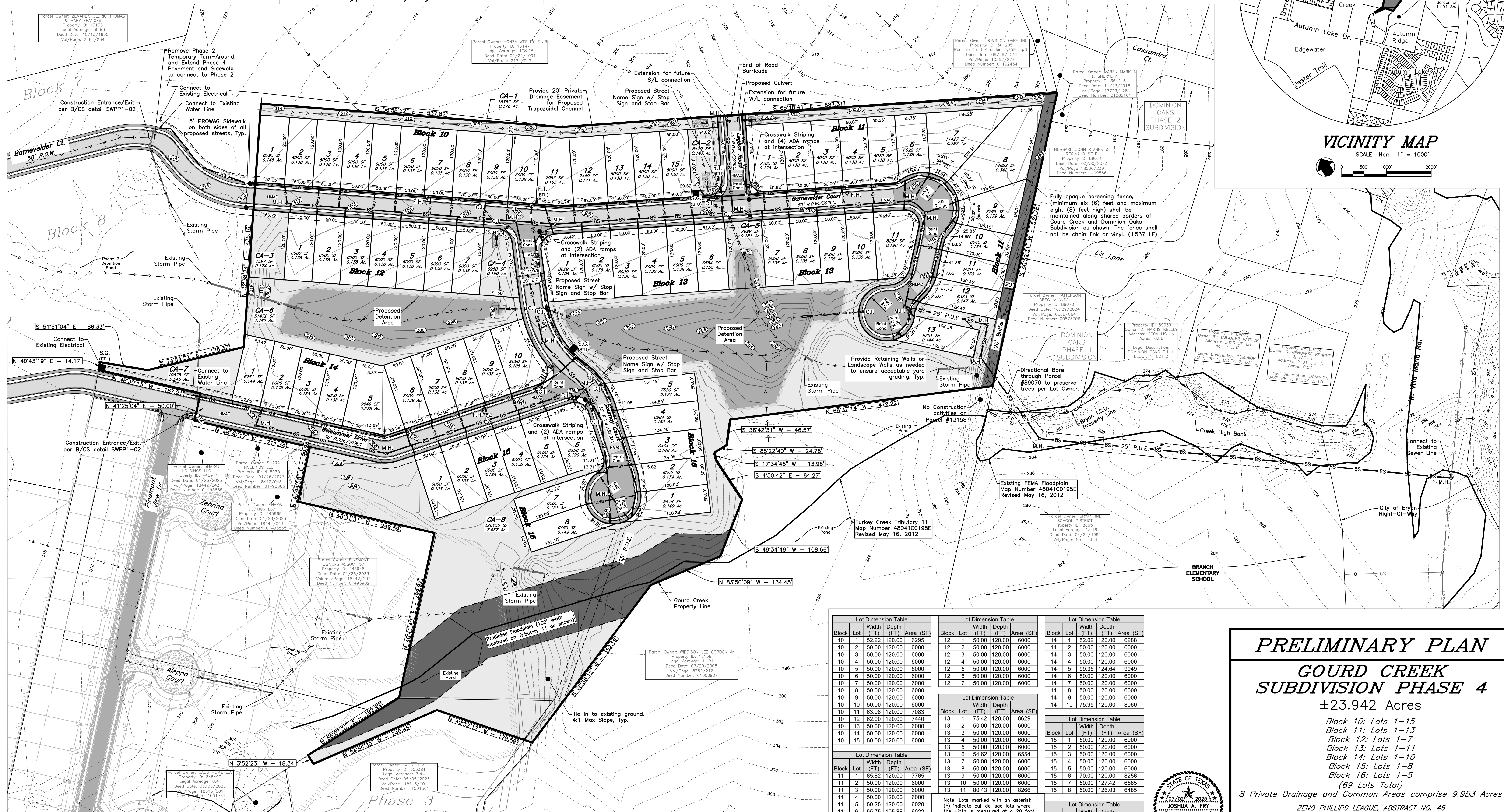
- GENERAL NOTES:**
1. ZONING: Planned Development - Housing District (PDH), as approved by City Council on January 14, 2025 (case no. RZ24-106), per Ordinance No. 2731.
 2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0195E effective 05/16/2012, no portion of this property is located in a 100-year flood hazard area.
 3. Existing ground contours are based on aerial data of the site.
 4. Water, Sewer, and Electricity will be served by City of Bryan.
 5. 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.
 6. Streets will be asphalt with concrete aprons.
 7. Utility locations and sizes are approximate and may vary with development of construction plans with each phase.
 8. 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.
 9. Common Areas (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:
- Front yard - 25'
 - Side yard - 5'
 - Side Street - 15'
 - Rear yard - 10'
11. The minimum lot area shall be 6,000 SF. The minimum Lot width shall be 50'. The minimum Lot depth shall be 100'.
12. Sidewalks shall be provided on both sides of all curbs and gutter streets.
13. All lots in this development with detached residential dwellings shall have at least one (1) canopy tree located in the front yard, between the front property line and the front facade of the dwelling. At time of Certificate of Occupancy issuance, the tree must be alive and measure at least two (2) inches in caliper when measured at four-and-a-half (4.5) feet above the soil.
14. Poles and stop signs are the responsibility of the Developer. Street name signs will be provided by the City.
15. ORIGIN OF BEARING SYSTEM: The bearing system to the monuments are consistent with the General Warranty Deed of the called 2.966 acre Coo's Home, LLC, Tract Two's northwest bearing (N 43° 24' 52" E) recorded in Volume 18419, Page 22 of the Official Public Records of Brazos County, Texas.



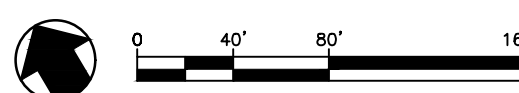
VICINITY MAP

SCALE: Hor: 1" = 1000'



Phase 4 Preliminary Plan

SCALE: Hor: 1" = 80'



Note: Grading shown is preliminary and will be revised to ensure proper drainage during the construction drawing phase.

Lot Dimension Table				
Block	Lot	Width (FT)	Depth (FT)	Area (SF)
10	1	52.22	120.00	6295
10	2	50.00	120.00	6000
10	3	50.00	120.00	6000
10	4	50.00	120.00	6000
10	5	50.00	120.00	6000
10	6	50.00	120.00	6000
10	7	50.00	120.00	6000
10	8	50.00	120.00	6000
10	9	50.00	120.00	6000
10	10	50.00	120.00	6000
10	11	63.98	120.00	7678
10	12	62.00	120.00	7440
10	13	50.00	120.00	6000
10	14	50.00	120.00	6000
10	15	50.00	120.00	6000

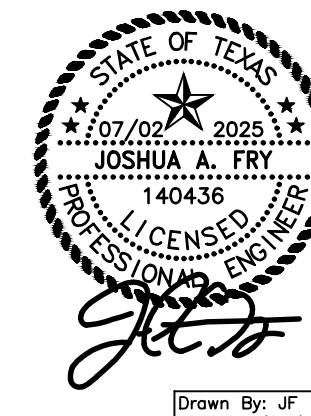
Lot Dimension Table				
Block	Lot	Width (FT)	Depth (FT)	Area (SF)
11	1	65.82	120.00	7765
11	2	50.00	120.00	6000
11	3	50.00	120.00	6000
11	4	50.00	120.00	6000
11	5	50.00	120.00	6000
11	6	50.00	120.00	6000
11	7	50.00	120.00	6000
11	8	50.00	120.00	6000
11	9	50.00	120.00	6000
11	10	50.00	120.00	6000
11	11	50.00	120.00	6000
11	12	50.00	120.00	6000
11	13	50.00	120.00	6000

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

Lot Dimension Table				
Block	Lot	Width (FT)	Depth (FT)	Area (SF)
13	1	75.42	120.00	8629
13	2	50.00	120.00	6000
13	3	50.00	120.00	6000
13	4	50.00	120.00	6000
13	5	50.00	120.00	6000
13	6	54.62	120.00	6554
13	7	50.00	120.00	6000
13	8	50.00	120.00	6000
13	9	50.00	120.00	6000
13	10	50.00	120.00	6000
13	11	80.43	120.00	8266

Lot Dimension Table				
Block	Lot	Width (FT)	Depth (FT)	Area (SF)
14	1	52.02	120.00	6288
14	2	50.00	120.00	6000
14	3	50.00	120.00	6000
14	4	50.00	120.00	6000
14	5	99.35	124.64	9949
14	6	50.00	120.00	6000
14	7	50.00	120.00	6000
14	8	50.00	120.00	6000
14	9	50.00	120.00	6000
14	10	75.95	120.00	8600

Lot Dimension Table				
Block	Lot	Width (FT)	Depth (FT)	Area (SF)
15	1	50.00	120.00	6000
15	2	50.00	120.00	6000
15	3	50.00	120.00	6000
15	4	50.00	120.00	6000
15	5	50.00	120.00	6000
15	6	70.00	120.00	8256
15	7	50.00	127.42	6585
15	8	50.00	126.03	6485



PRELIMINARY PLAN
GOURD CREEK
SUBDIVISION PHASE 4

±23.942 Acres

- Block 10: Lots 1-15
- Block 11: Lots 1-13
- Block 12: Lots 1-7
- Block 13: Lots 1-11
- Block 14: Lots 1-10
- Block 15: Lots 1-8
- Block 16: Lots 1-5
- (69 Lots Total)

8 Private Drainage and Common Areas comprise 9.953 Acres

ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45

BRYAN, BRAZOS COUNTY, TEXAS

JULY, 2025

SCALE: 1"=80'

Owner:
Shion Coo
Coo's Home, LLC
2136 Chestnut Oak Circle
College Station, Texas 77845
(979)218-1445

Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

Texas Firm Registration No. 10103300
JULY, 2025
JOSHUA A. FRY
140436
LICENSED PROFESSIONAL ENGINEER
07/02/2025
Drawn By: JF
Date: 07/02/2025