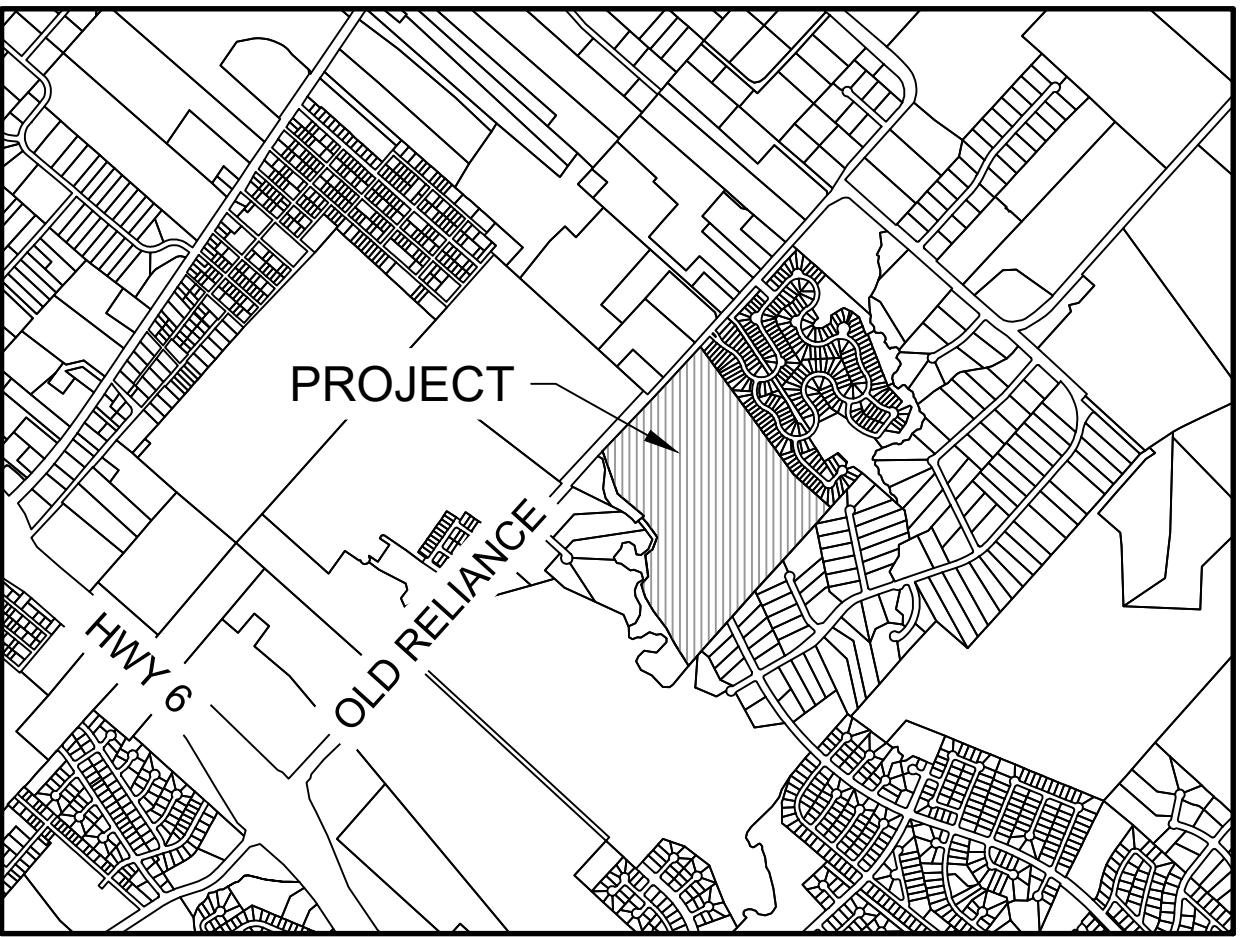
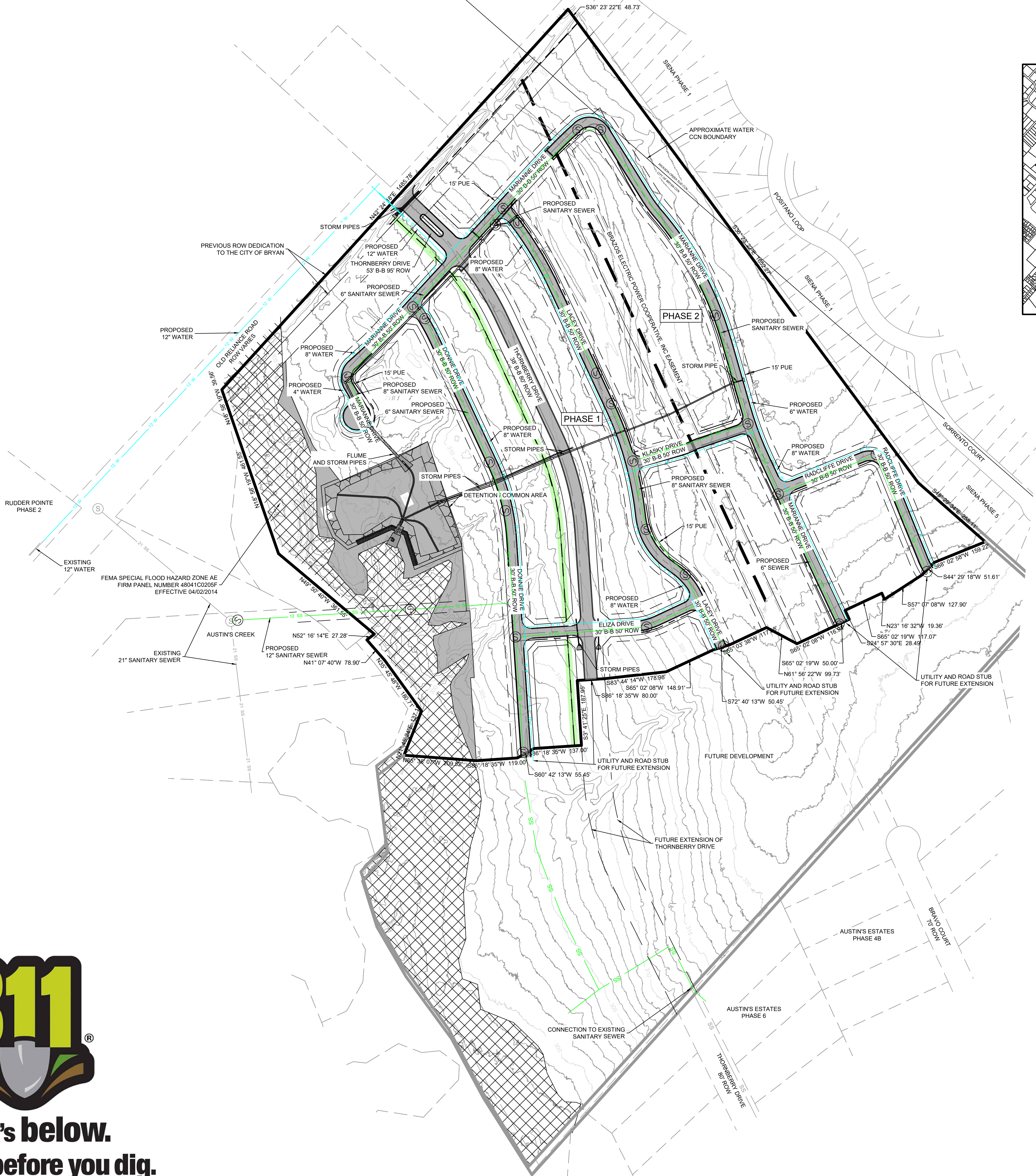
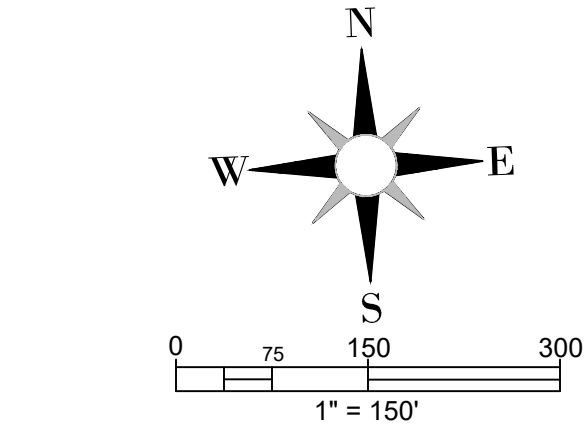




Know what's below.
Call before you dig.



VICINITY MAP
1"=2000'



- NOTES:**
- THE PROPERTY IS ZONED PD-H.
 - THE DEVELOPMENT MUST FOLLOW ALL REQUIREMENTS OF ZONING ORDINANCE NUMBER 2680, DATED 04/09/2024.
 - THE PROPOSED DEVELOPMENT IS A SINGLE FAMILY RESIDENTIAL SUBDIVISION.
 - THE ENTIRETY OF THE SITE DRAINS WEST TO CARTERS CREEK. DETENTION WILL BE PROVIDED TO MITIGATE POST-DEVELOPMENT FLOWS.
 - THE DEVELOPMENT WILL BE SERVED BY PUBLIC DOMESTIC WATER AND SANITARY SEWER.
 - ELECTRIC SERVICE WILL BE FROM BTU.
 - TOPOGRAPHY SHOWN HERE IS FROM LIDAR DATA.
 - PORTIONS OF THIS TRACT ARE LOCATED WITHIN THE 100-YR FLOODPLAIN ACCORDING TO FIRM PANEL NUMBER 48041C0205F, EFFECTIVE 04/02/2014.
 - ALL UTILITIES SHOWN HERE ARE APPROXIMATE LOCATIONS.
 - DEVELOPMENT IS ANTICIPATED TO OCCUR IN MULTIPLE PHASES.
 - ALL LOTS ADJOINING THORNBERRY DRIVE SHALL HAVE A 6 FOOT TALL CAP & RAIL FENCE ALONG THORNBERRY DRIVE.
 - NO LOT OR COMMON AREA SHALL TAKE DRIVEWAY ACCESS TO OR FROM THORNBERRY DRIVE.
 - 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 PART OF THIS SUBDIVISION. THE CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATION, REPAIR AND MAINTENANCE OF THESE AREAS.
 - WATER LINES SIZES SHOWN HERE ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FURTHER MODELING.
 - THORNBERRY DRIVE EXTENSION TO CONNECT TO THE EXISTING THORNBERRY DRIVE WITH FUTURE DEVELOPMENT. EXACT LOCATION AND ALIGNMENT TO BE DETERMINED WITH FUTURE PHASE.
 - THE ROW TRACT CONSISTING OF 3.06 ACRES IS NOT INCLUDED IN THE 54.47 ACREAGE TOTAL FOR THIS MASTER PLAN.

- COMMON AREA
- HIKE & BIKE TRAIL
- INTERCONNECTIVITY SIDEWALK
- SHARED USE PATH
- PHASE BOUNDARY

OWNER (PHASES 1 & 2):
ROUNTREE
DEVELOPMENT, LTD
P.O. BOX 246
WELLBORN,
TX 77881

OWNER (FUTURE PHASES):
NEW AMERICAN DREAM, LTD
8702 ADAMS LANE
TEMPLE, TX 76502
254-774-1423

PREPARED BY:
REPUBLIC ENGINEERING &
DEVELOPMENT SERVICE, LLC
PO BOX 3123
HARKER HEIGHTS, TX 76548

3	UPDATES PER CITY COMMENTS	07/28/2025
2	NAME CHANGE	07/03/2025
1	ORIGINAL RELEASE	05/10/2024
REV	DESCRIPTION	DATE



ROUNTREE'S ESTATES
54.47 ACRES

MASTER PLAN

SIGNATURE		DATE	
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF TYLER W. FREESE, P.E. 12736 ON 07/03/2025. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.		PM	TWF
		DESIGN	TWF
		DRAFTED	TWF
		CHECKED	TWF
		PROJECT #	24-077-001
		DRAWING #	1