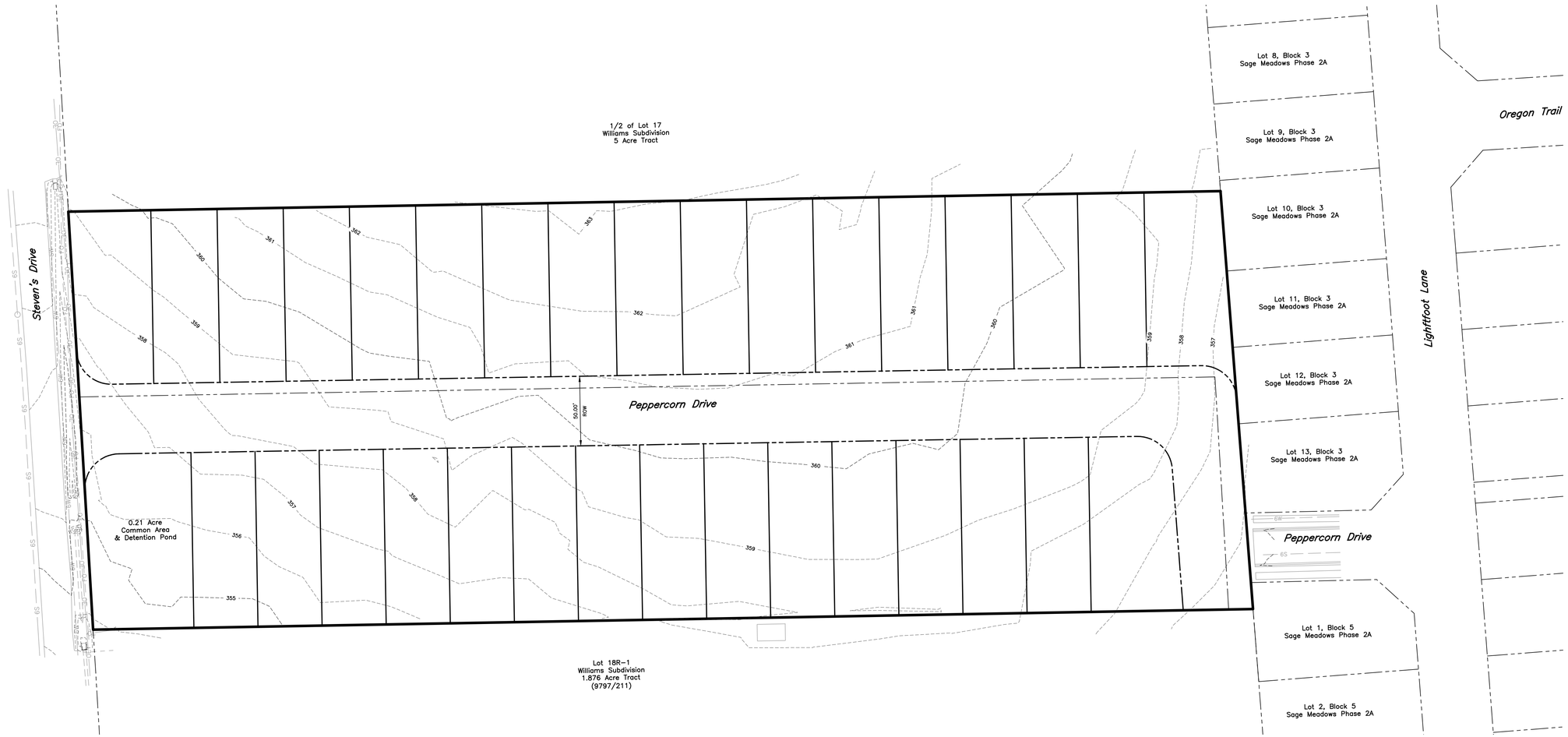

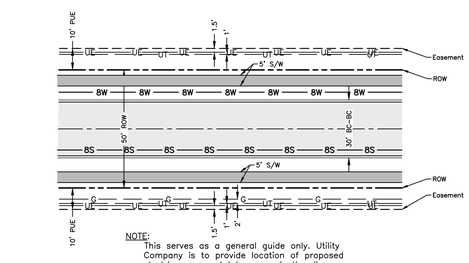

NOTE:
This serves as a general guide only. Utility Company is to provide location of proposed electric, gas, and telecommunication lines.

Typical Utility Layout

GENERAL NOTES:

1. ZONING:
   Existing: RD-5Proposed PDD
   Proposed: PD
2. Proposed Land Use: Residential (32 lots).
3. Abbreviations:
   P.U.E. – Public Utility Easement
   Pr.D.E. – Private Drainage Easement
   H.O.A. – Homeowner's Association
   R.O.W. – Right of Way
4. 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.
5. 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
6. Building Side Setback Lines shall be per City of Bryan Ordinances:
   Side: 5'
   Front: 25'
   Rear: 5'
   Side Street: 15'
7. All sidewalks will be concrete.
8. Where electric facilities are installed, BTU has the right to install, operate, relocated, 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 egress and ingress on property adjacent to the PUE to access electric facilities.
9. All signage to be permitted separately in accordance with the sign ordinance.

CONCEPT PLAN

Peppercorn Place

5.96 ACRES
OUT OF
STEPHEN F. AUSTIN SURVEY
BRYAN, BRAZOS COUNTY, TEXAS
APRIL 2026
SCALE: 1" = 40'

32 Lots

Block 1, Lots 1–17 Block 2, Lots 1–15

Owner:
Ante Development LLC
4438 S.H. 6 South, Ste 102
College Station, Tx 77845
979-393-0173

Engineer:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838
Firm Reg. No. F-458