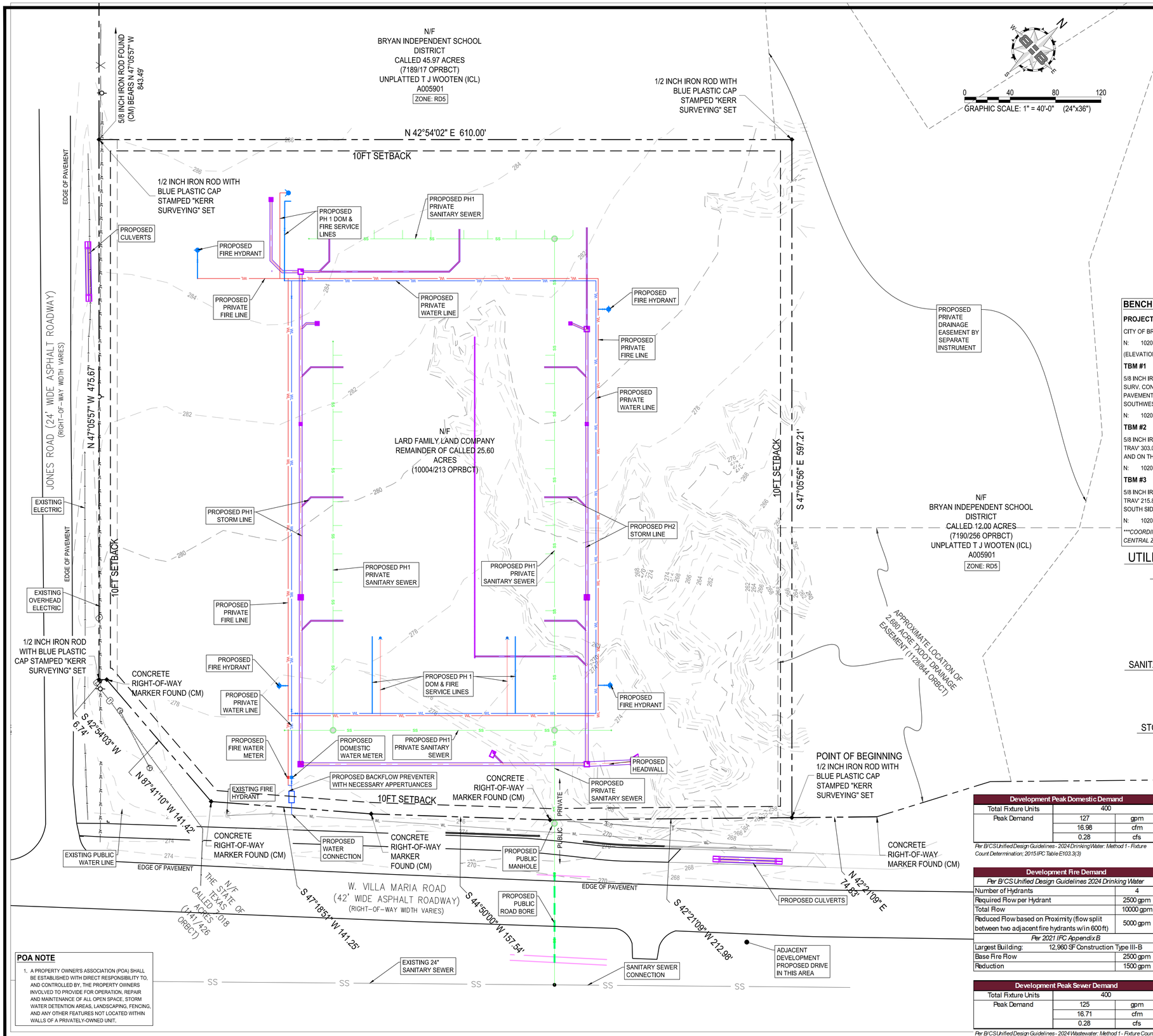

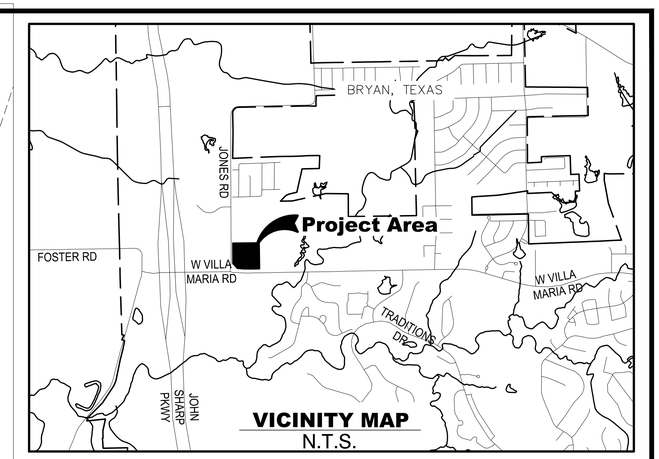

BENCHMARK NOTES

PROJECT BENCHMARK

CITY OF BRYAN MONUMENT GPS-74

N: 10207895.45, E: 3530505.76, ELEV: 292.23'

(ELEVATION DATUM NAVD 1988)

TBM #1

5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED 'KERR SURV. CONTROL POINT' SET 26.33' SOUTHWEST OF THE EDGE OF PAVEMENT ON THE SOUTH SIDE OF JONES ROAD & 80.98' SOUTHWEST OF THE WEST CORNER HEREOF.

N: 10207520.48, E: 3530805.71, ELEV: 285.79'

TBM #2

5/8 INCH IRON ROD WITH A RED PLASTIC CAP STAMPED 'KERR TRAV' 303.05' SOUTH OF THE SOUTHWEST CORNER HEREOF, AND ON THE SOUTH SIDE OF VILLA MARIA ROAD.

N: 10206951.11 E: 3531260.73 ELEV: 275.50'

TBM #3

5/8 INCH IRON ROD WITH A RED PLASTIC CAP STAMPED 'KERR TRAV' 215.80' SOUTH OF THE EAST CORNER HEREOF, ON THE SOUTH SIDE OF VILLA MARIA ROAD.

N: 10207400.31, E: 3531674.65, ELEV: 268.86'

****COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE CENTRAL ZONE GRID (NOT SURFACE) NAD 83 COORDINATES****

FIELD NOTES DESCRIPTION OF A 8.176 ACRE TRACT THOMAS J. WOOTON LEAGUE SURVEY, ABSTRACT 59 BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 8.176 ACRES IN THE THOMAS J. WOOTON LEAGUE SURVEY, ABSTRACT 59, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING THE REMAINDER OF A CALLED 10.60 ACRE TRACT OF LAND DESCRIBED IN A DEED TO THOMAS W. LARD RECORDED IN VOLUME 3892, PAGE 240 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT), SAID 10.60 ACRES BEING PART OF A CALLED 45 ACRE TRACT RECORDED IN VOLUME 2526, PAGE 255 (ORBCT); SAID 8.176 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set in the northwest line of W. Villa Maria Road (right-of-way width varies per TxDOT right-of-way plans & 1141/426 of the Official Records of Brazos County, Texas) same being the northeast line of said remainder of 10.60 acres, for a southerly corner of a called 12.00 acre tract of land described in a deed to Bryan Independent School District, recorded in Volume 7190, Page 256 (OPRBCT) and being the east corner hereof, from which a concrete right-of-way marker found bears N 42° 21' 09" E, a distance of 74.83 feet;

THENCE, with the northwest line of W. Villa Maria Road for the following five (5) courses and distances:

1. S 42° 21' 09" W, for a distance of 212.98 feet to a concrete right-of-way marker found;
2. S 44° 50' 00" W, for a distance of 157.54 feet to a concrete right-of-way marker found;
3. S 47° 18' 51" W, for a distance of 141.25 feet to a concrete right-of-way marker found;
4. N 87° 41' 10" W, for a distance of 141.42 feet to a concrete right-of-way marker found;
5. S 42° 54' 03" W, for a distance of 6.74 feet to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set in the northeast project occupied line of Jones Road (variable width right-of-way partially described in Volume 6118, Page 216 OPRBCT, a portion of right-of-way appears to be prescriptive in nature), for a southerly corner hereof;

THENCE, generally along a fence and along the northeast line of Jones Road, N 47° 05' 57" W, for a distance of 475.67 feet to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set in the northwest line of said remainder of 10.60 acres, for a southerly corner of said 12.00 acres and being the west corner hereof, from which a 5/8 inch iron rod found bears N 47° 05' 57" W, a distance of 843.49 feet;

THENCE, with the common line of said remainder of 10.60 acres and of said 12.00 acres for the following two (2) courses and distances:

1. N 42° 54' 02" E, for a distance of 610.00 feet to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set;
2. S 47° 05' 56" E, for a distance of 597.21 feet to the POINT OF BEGINNING hereof and containing 8.176 acres, more or less.

UTILITY LEGEND

WATER

- PROPOSED WATER SERVICE
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION PROPOSED
- VALVE
- WATERLINE PROPOSED

SANITARY SEWER

- SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEANOUT PROPOSED
- SANITARY SEWER LINE

STORM SEWER

- PROPOSED CURB INLET
- PROPOSED STORM SEWER
- MANHOLE PROPOSED STORM SEWER PIPE

SITE LEGEND

- WATER VALVE
- WATER METER
- FIRE HYDRANT
- UTILITY POLE
- LIGHT POLE/STANDARD
- TELEPHONE PEDESTAL
- FIBER OPTIC MARKER
- AERIAL ELECTRIC LINES
- BARBED WIRE FENCE

BEARING SYSTEM NOTES

BEARING SYSTEM SHOWN HEREON IS BASED ON TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).

Development Peak Domestic Demand		
Total Fixture Units	400	
Peak Demand	127	gpm
	16.98	cfm
	0.28	cfs

Per B/CS Unified Design Guidelines - 2024 Drinking Water: Method 1 - Fixture Count Determination; 2015 IFC Table E103.3(3)

Development Fire Demand	
Per B/CS Unified Design Guidelines 2024 Drinking Water	
Number of Hydrants	4
Required Flow per Hydrant	2500 gpm
Total Flow	10000 gpm
Reduced Flow based on Proximity (flow split between two adjacent fire hydrants w/in 600 ft)	5000 gpm
Per 2021 IFC Appendix B	
Largest Building: 12,960 SF Construction Type III-B	
Base Fire Flow	2500 gpm
Reduction	1500 gpm

Development Peak Sewer Demand		
Total Fixture Units	400	
Peak Demand	125	gpm
	16.71	cfm
	0.28	cfs

Per B/CS Unified Design Guidelines - 2024 Wastewater: Method 1 - Fixture Count Determination, Table 1, and Table 2

SITE PLAN INFO

LOT SIZE:
8.176 ACRES
PROP ZONING:
PLANNED DEVELOPMENT (PD)
APPROVED JUNE 9, 2026
(ORDINANCE No.2791)
PLANNED USE:
GARAGE/OFFICE SUITES
SETBACKS:
FRONT SETBACK - 10 FT (MINIMUM)
SIDE SETBACK - 10 FT (MINIMUM)
REAR SETBACK - 10 FT (MINIMUM)

PRELIMINARY PLAN OF
GAMEDAY SUITES AGGIELAND

BLOCK 1, LOT 1
8.176 ACRE TRACT

BEING 8.176 ACRES OUT OF THE
THOMAS J. WOOTEN LEAGUE, ABSTRACT NO. 59
BRYAN, BRAZOS COUNTY, TEXAS
AUGUST 19, 2026

POA NOTE

1. A PROPERTY OWNER'S ASSOCIATION (POA) SHALL BE ESTABLISHED WITH DIRECT RESPONSIBILITY TO, AND CONTROLLED BY, THE PROPERTY OWNERS INVOLVED TO PROVIDE FOR OPERATION, REPAIR AND MAINTENANCE OF ALL OPEN SPACE, STORM WATER DETENTION AREAS, LANDSCAPING, FENCING, AND ANY OTHER FEATURES NOT LOCATED WITHIN WALLS OF A PRIVATELY-OWNED UNIT.

ENGINEER:

BAIRD, HAMPTON & BROWN
engineering and surveying
949 Hilltop Drive, Weatherford, TX 76086
mail@bhbinc.com • 817.596.7575 • bhbinc.com
TBPE Firm #44 • TBPLS FIRM #10194146

SURVEYOR:

KERR SURVEYING, LLC
TBPELS FIRM# 10018500
1718 BRIARCREST DRIVE
BRYAN, TX, 77802

OWNER:

GAMEDAY DEVELOPMENT, LLC
4984 HILLTOP RANCH COURT
MONTGOMERY, TX 77316

9001 JONES ROAD
BYRAN, TEXAS 77807

9.23.2026 11:25AM F:\Job\2025\810\077 Gameday Condos\01 Design & Drafting\02 Civil\04 Exhibits\Site-Prelim Plan\CITY_PRELIM PLAN.dwg PRELIM