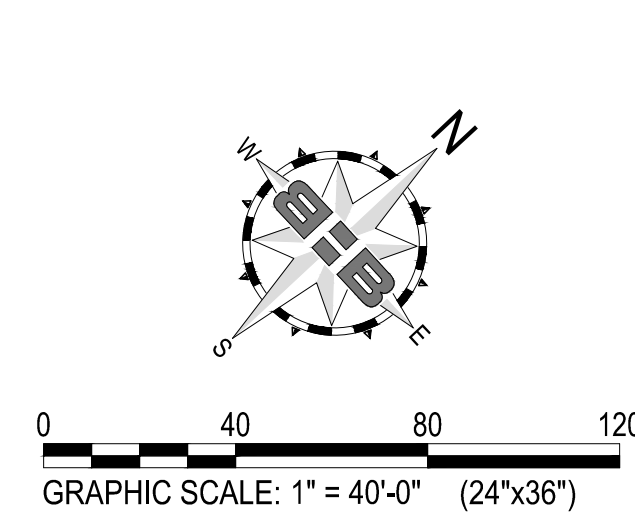
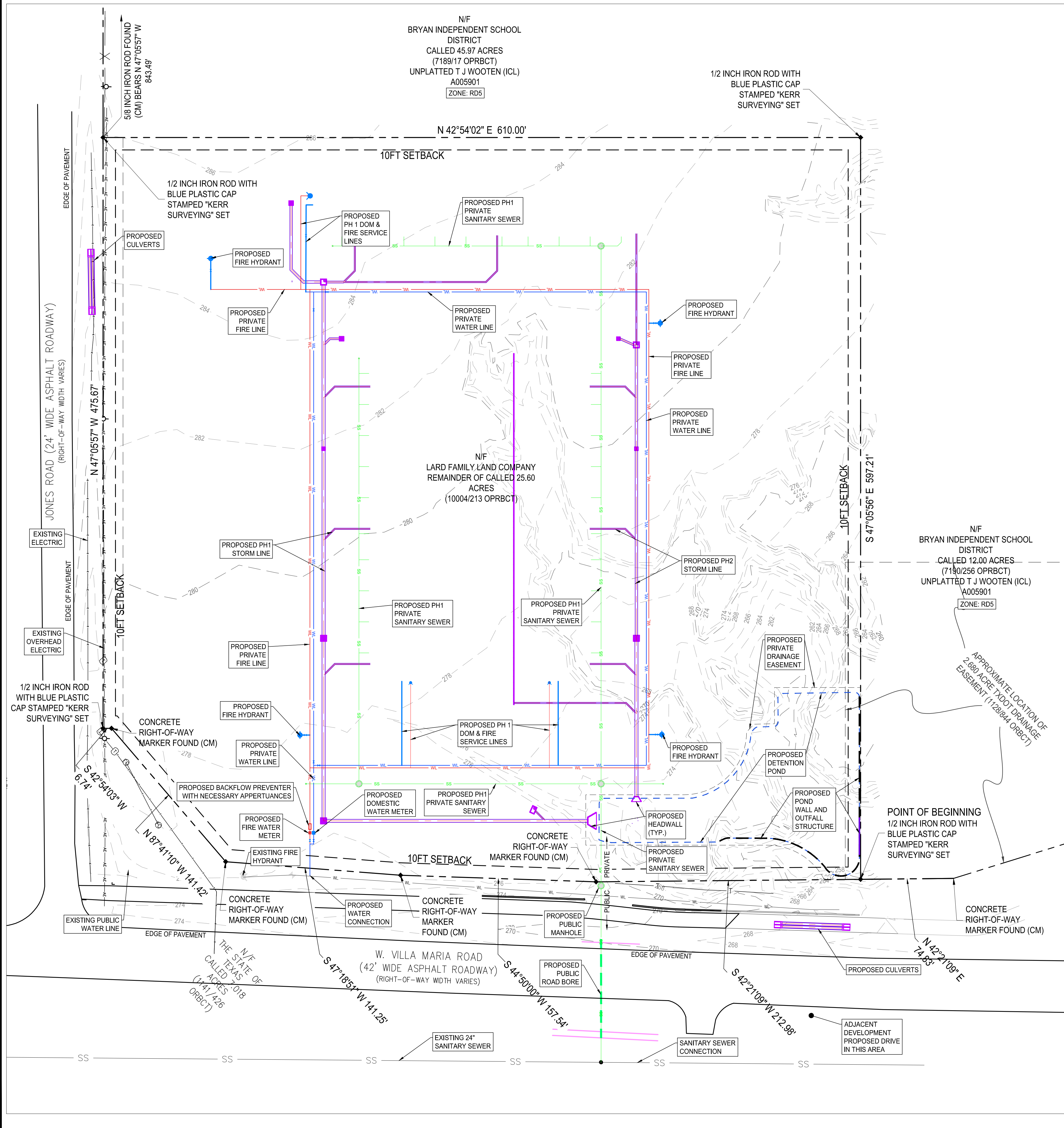




POA NOTE

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.

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

- 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 PLAN INFO

LOT SIZE:
8.176 ACRES

PROP ZONING:
PLANNED DEVELOPMENT (PD)
APPROVED JUNE 9, 2026
(ORDINANCE NO.2791)

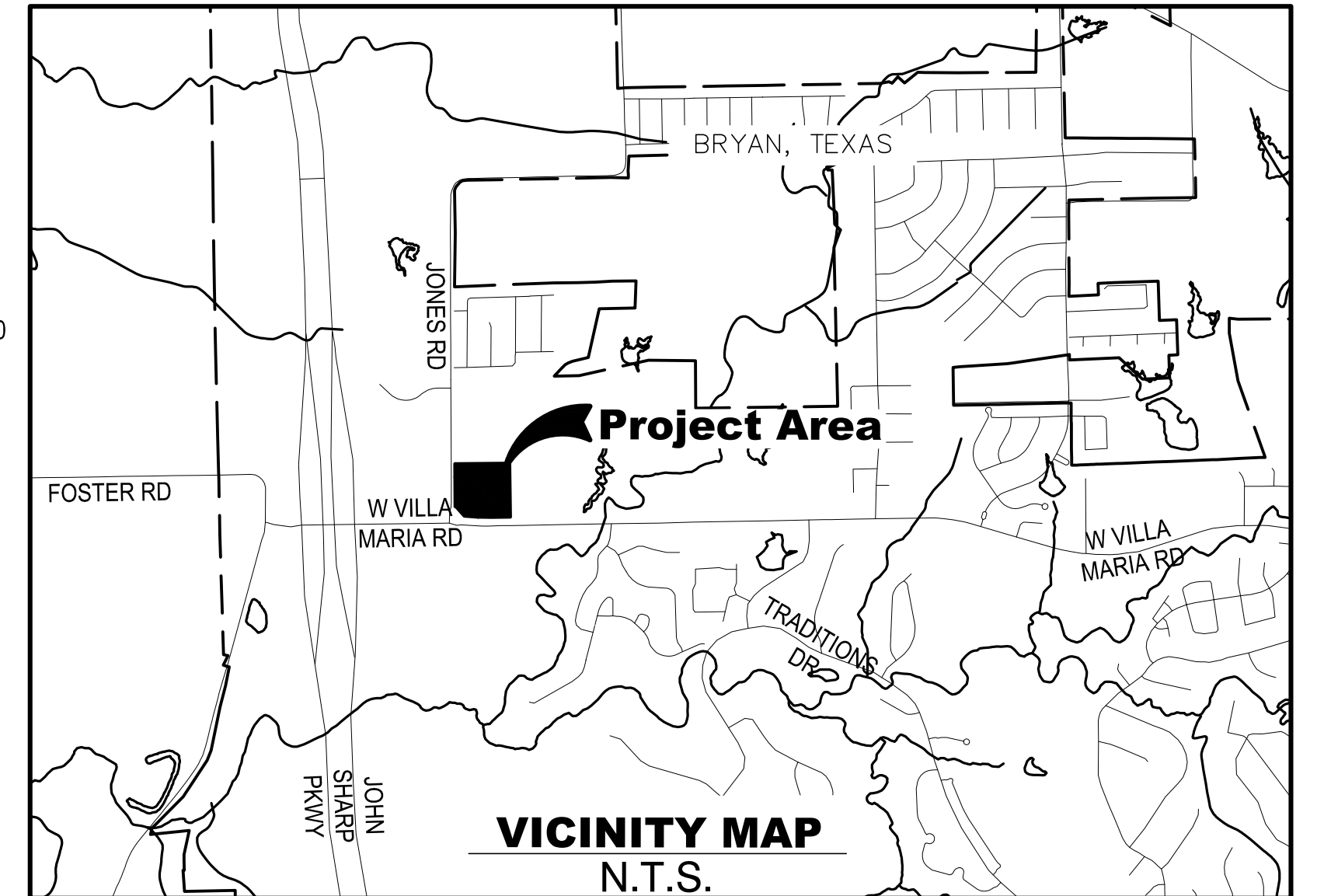
PLANNED USE:
GARAGE/OFFICE SUITES

SETBACKS:
FRONT SETBACK - 10 FT (MINIMUM)
SIDE SETBACK - 10 FT (MINIMUM)
REAR SETBACK - 10 FT (MINIMUM)

- 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/C'S Unified Design Guidelines - 2024 Drinking Water, Method 1 - Fixture Count Determination, 2015 IPC Table E103.3(3)

Development Fire Demand	
Per B/C'S 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 600ft)	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/C'S Unified Design Guidelines - 2024 Wastewater, Method 1 - Fixture Count Determination, Table 1, and Table 2

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

ENGINEER: BIB BAIRD, HAMPTON & BROWN engineering and surveying 949 Hilltop Drive, Weatherford, TX 76086 mail@bhinc.com • 817.596.7575 • bhinc.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
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