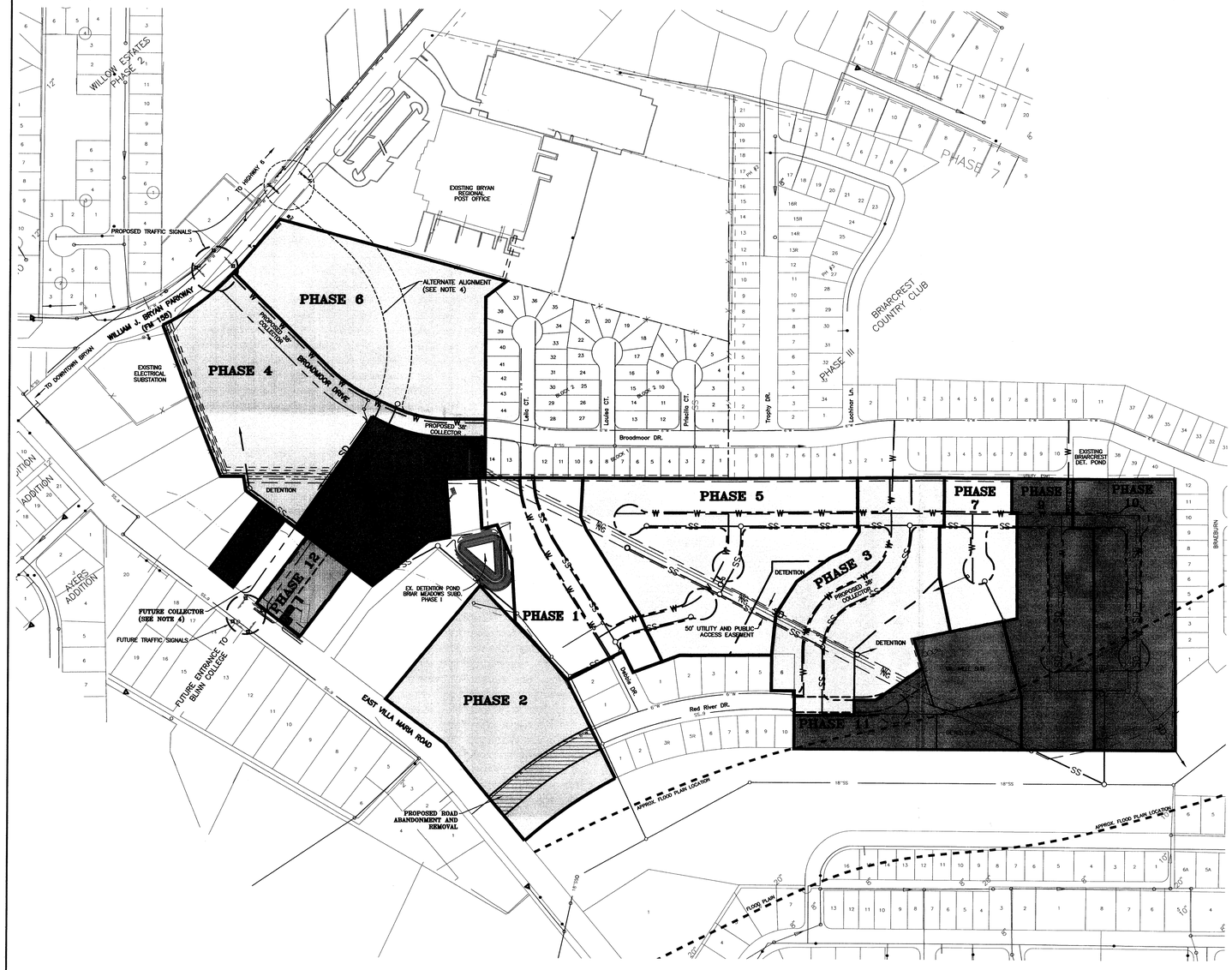

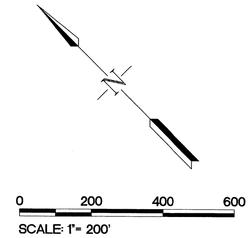

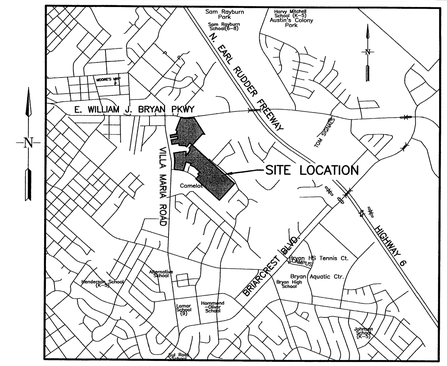

VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. NO PUBLIC FACILITIES (i.e. PARKS, MUNICIPAL BUILDINGS) ARE PROPOSED AS PART OF THIS DEVELOPMENT.
2. PUBLIC INFRASTRUCTURE (i.e. FIRE HYDRANTS, STORM DRAINS) WILL BE DESIGNED, CONSTRUCTED AND DEDICATED IN ACCORDANCE WITH CITY OF BRYAN CODES, GUIDELINES AND SPECIFICATIONS.
3. THE ALTERNATE COLLECTOR ALIGNMENT SHOWING AN INTERSECTION WITH WILLIAM J. BRYAN PARKWAY ON THE POST OFFICE FRONTAGE MAY BE PURSUED UPON THE SUCCESSFUL NEGOTIATION OF A DEVELOPMENT AGREEMENT WITH THE CITY OF BRYAN, TxDOT AND THE U.S. POSTAL SERVICE.
4. THE WESTERN PORTION OF THE COLLECTOR BETWEEN BROADMOOR AND VILLA MARIA, BEYOND THE PROPERTY, IS NOT INCLUDED IN THIS DEVELOPMENT PLAN, BECAUSE THE LOCATION IS FIXED ONTO PROPERTY NOT CONTROLLED BY THE DEVELOPER. IF THE DEVELOPER GAINS CONTROL OF THE PROPERTY, THIS MASTER PLAN WILL BE UPDATED. THIS ROADWAY PORTION MAY BE ADDED TO THE PROJECT THROUGH THE SUCCESSFUL NEGOTIATION OF A DEVELOPMENT AGREEMENT WITH THE CITY OF BRYAN ADDRESSING R.O.W. ACQUISITION AND OFF-SITE DEVELOPMENT COSTS.

LEGEND:

—SS—	PROP. SANITARY SEWER
—SS—	EXIST. SANITARY SEWER
—W—	PROP. WATER LINE
—W—	EXIST. WATER LINE
—SD—	PROP. STORM DRAIN

PHASE	LAND USE	ACREAGE	MAX. DENSITY	MAX. DWELLING UNITS
1	SINGLE FAMILY/PATIO HOME	4.88 ACRES	7 D.U./AC.	34 UNITS
2	MULTI-FAMILY	6.87 ACRES		
3	SINGLE FAMILY/PATIO HOME/TOWNHOME	6.90 ACRES	10 D.U./AC.	69 UNITS
4	COMMERCIAL/RETAIL/OFFICE	7.40 ACRES	7 D.U./AC.	51 UNITS
5	SINGLE FAMILY/PATIO HOME	8.85 ACRES	7 D.U./AC.	62 UNITS
6	COMMERCIAL/RETAIL/OFFICE	7.80 ACRES		
7	SINGLE FAMILY/PATIO HOME	2.62 ACRES	7 D.U./AC.	18 UNITS
8	COMMERCIAL/RETAIL/OFFICE	4.27 ACRES		
9	SINGLE FAMILY/PATIO HOME	4.90 ACRES	7 D.U./AC.	34 UNITS
10	SINGLE FAMILY/PATIO HOME	5.60 ACRES	7 D.U./AC.	39 UNITS
11	SINGLE FAMILY/PATIO HOME	4.29 ACRES	7 D.U./AC.	30 UNITS
12	COMMERCIAL/RETAIL/OFFICE	1.12 ACRES		
13	COMMERCIAL/RETAIL/OFFICE	0.62 ACRES		
	TOTAL	66.12 ACRES		337 UNITS

REV	DATE	BY	APP	COMMENT

PREPARED FOR:
BURTON CREEK DEVELOPMENT, L.L.C.
P.O. BOX 6345
BRYAN, TX. 77805-6345

SCALE:
DATE: MARCH, 2006
DRAWN BY: SWW
PROJECT MANAGER: PAUL LEVENTIS, P.E.

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MASTER PLAN

BRIAR MEADOWS CREEK

38.08 ACRES OF LAND
IN THE JOHN AUSTIN SURVEY, A-2
BRYAN, TEXAS

DRAFT FOR REVIEW ONLY

PROJECT NUMBER 7031
FILE NAME: 7031-MP03
SHEET: 1 OF: 1

MP06-02 #3