

The Greens Prairie Reserve Residential Design Guidelines were recorded under Clerk's File Number 1509606, in the Official Public Records of Brazos County, Texas, on August 16, 2023. Due to the quality of the recorded copy, the attached Greens Prairie Reserve Residential Design Guidelines constitutes a legible, unrecorded copy of the Residential Design Guidelines. A copy of the recorded version of the Greens Prairie Reserve Residential Design Guidelines may be obtained from the Official Public Records of Brazos County, Texas.



# GREENS PRAIRIE RESERVE

## Residential Design Guidelines

July 2019

*Revised 2.1.2020*

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*Updated 4.5.2023*

*Updated/Revised 7.25.2023*

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## Introduction

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Greens Prairie Reserve is:

- ❖ **Natural:** The main goal of the project is to preserve the integrity of the land and incorporate as much as possible in the community design.
- ❖ **Private:** By working with the existing trees and brush to create natural buffers between dwellings and the surrounding streets, homeowners can enjoy an unmatched sense of privacy, all within minutes of modern amenities.
- ❖ **Discovery:** Curvilinear streets and trails open up to rolling land, thriving wildlife and fish-filled ponds. There is no shortage of diverse experiences and places to explore.
- ❖ **Timeless:** No trendy architecture, landscaping or amenities will take away from the classic beauty of the land and every detail – in design and quality – will be sure to stand the test of time.
- ❖ **Thoughtful:** From the land plan to the design to the project partners, great care has been taken in every step of the process to ensure that this development will be successful for the homeowners and the city.

Greens Prairie Reserve brings thriving community and nature into balance with privacy and quality dwellings.

The following Residential Architectural Guidelines (“Guidelines”) are presented as a set of development standards that assist in realizing the vision for Greens Prairie Reserve, one that enhances the quality of the land and residents’ highest values by preserving the natural environment and bringing the community together. The Guidelines are to provide the framework for essential community objectives to achieve an attractive and coordinated setting for the builders, owners and tenants. They are not intended to limit the creativity of the Builders in their design and construction as design diversity is encouraged. Builders should strive to go beyond the minimum standards and provide the most desired home designs. The intent of the Guidelines is to provide sophistication and elegant design while maintaining a casual feel. These Guidelines are supplemental to the Greens Prairie Reserve Covenants, Conditions and Restrictions (CCR's) and other related governing documents (the “Documents”) for Greens Prairie Reserve.

The Guidelines establish a process for review of all new home construction within Greens Prairie Reserve. They also set standards to ensure that all home sites are developed with the quality and consistency desired before, during, and after construction. The Guidelines are to be used by the Builders, Greens Prairie Reserve Community Association, Inc. (the “Association”) and the Greens Prairie Reserve Architectural Review Committee (“ARC”).

### **General Responsibilities**

To the extent that the City, County, State ordinances, EPA, current building codes or regulations, or other agency with jurisdiction over Greens Prairie Reserve exceeds or requires a more restrictive standard than the standards within these Guidelines, the local government standards shall prevail. To the extent that any local government standards are less restrictive than the standards within these Guidelines, the Guidelines shall prevail.

All Builders are required to become familiar with and abide by the Guidelines and all applicable standards. The review and approval of plans constitutes conformance with the Guidelines, though does not relieve the Builder from conformance of local, state and national codes, ordinances, and standards, as well other design considerations not reviewed by the ARC. Non-compliance of these Guidelines is grounds for disapproval of plans submitted to the ARC.

The ARC assumes no responsibility for structural integrity or for mechanical, electrical and civil design with review of the above. Pursuant to and in accordance with the Document’s, the ARC shall have the exclusive jurisdiction over the design, construction, modification, alteration, addition of all improvements regarding their compliance with the Guidelines. The ARC has the right to amend the Guidelines from time to time at its sole discretion as stated in the Documents.

Furthermore, any member of the ARC, Board, Declarant or authorized representative of shall have the right to enter upon and inspect a Lot and the exterior of the improvements for purposes of ascertaining whether or not the provisions in the Documents and Guidelines are being complied with. Such persons shall not be deemed guilty of trespassing.

**Disclaimer**

Neither the Greens Prairie Reserve Community Association, Inc., or the members of the Greens Prairie Reserve ARC or its representative, their successors or assigns, shall be liable for damages to anyone submitting plans to them for approval, or to any owner or lessee of any parcel affected by these restrictions, by reason of mistake in judgment, negligence or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve any plans submitted. Every person who submits plans to the ARC for approval agrees by submission of such plans, and every owner or lessee of any parcel within the property agrees, by acquiring title thereto or interest therein, that he will not bring any action or suit against the Association or the members of the ARC or its representative, their successors or assigns, to recover any damages.

# I. Site Plan Guidelines

## A. Product Types

1. Classic: 70' Lots
2. Heritage: 90' to 110' Lots
3. Legacy: Approximately Half Acre and Larger Lots

## B. Lot Types

1. Typical:
  - Lots with an adjacent Lot on each side as well as behind
2. Cul de Sac:
  - Lots located at the end of a non-through street and has an adjacent Lot and/or Lots on the left and right side
3. Corner:
  - Lots with an adjacent Lot on one side and a R.O.W. on the other. Lots adjacent to an Open Space are not considered Corner Lots.
4. Parkland:
  - Lots that back or side to the Parkland
5. Private Trail/Open Space:
  - Lots that back or side to a Private Trail or an Open Space

**C. Building Setbacks:** The following Building setbacks are established by the Developer and determined by specific Lot Location. Setbacks are measured from the Front, Side, and Rear Property Lines and determined by Sidewalk Placement. See Open Space and Connectivity Map.

Classic									
Garage Type	Lot Type	Front Elevation Minimum	Front Elevation Maximum	Garage Front Elevation* Minimum	Interior Side	Corner, Park Trail, and Open Space Side	1st Floor Rear	2nd Floor Rear	
Front Facing	Typical, Private Trail, Open Space	23' with Sidewalk	33' with Sidewalk	20'	7.5'	10'	7.5'	20'	
		15' with No Sidewalk	25' with No Sidewalk						
	Cul De Sac	20' with Sidewalk	30' with Sidewalk	20'	7.5'	10'	7.5'	20'	
		15' with No Sidewalk	25' with No Sidewalk						
	Corner	Corner	23' with Sidewalk	33' with Sidewalk	20'	7.5'	15'	7.5'	20'
			15' with No Sidewalk	25' with No Sidewalk					

\*Elevation facing the Property Line

Classic							
Garage Type	Lot Type	Front Elevation Minimum	Front Elevation Maximum	Interior Side	Corner, Park Trail, and Open Space Side	1st Floor Rear	2nd Floor Rear
Swing In and Side Loaded	Typical, Private Trail, Open Space	23' with Sidewalk	33' with Sidewalk	7.5'	10'	7.5'	20'
		15' with No Sidewalk	25' with No Sidewalk				
	Cul De Sac	20' with Sidewalk	30' with Sidewalk	7.5'	10'	7.5'	20'
		15' with No Sidewalk	25' with No Sidewalk				
	Corner	23' with Sidewalk	33' with Sidewalk	7.5'	15'	7.5'	20'
		15' with No Sidewalk	25' with No Sidewalk				

Classic								
Garage Type	Lot Type	Front Elevation Minimum	Front Elevation Maximum	Garage Front Elevation Minimum	Interior Side	Corner, Park Trail, and Open Space Side	1st Floor Rear	2nd Floor Rear
Detached	Typical, Private Trail, Open Space	23' with Sidewalk	33' with Sidewalk	60'	7.5'	Prohibited	7.5'	NA
		15' with No Sidewalk	25' with No Sidewalk					
	Cul De Sac	20' with Sidewalk	30' with Sidewalk	60'	7.5'	Prohibited	7.5'	NA
		15' with No Sidewalk	25' with No Sidewalk					
	Corner	23' with Sidewalk	33' with Sidewalk	60'	7.5'	Prohibited	7.5'	NA
		15' with No Sidewalk	25' with No Sidewalk					
	Corner Side: Facing Corner Side R.O.W.	23' with Sidewalk	33' with Sidewalk	20'	7.5'	15'	7.5'	NA
		15' with No Sidewalk	25' with No Sidewalk					

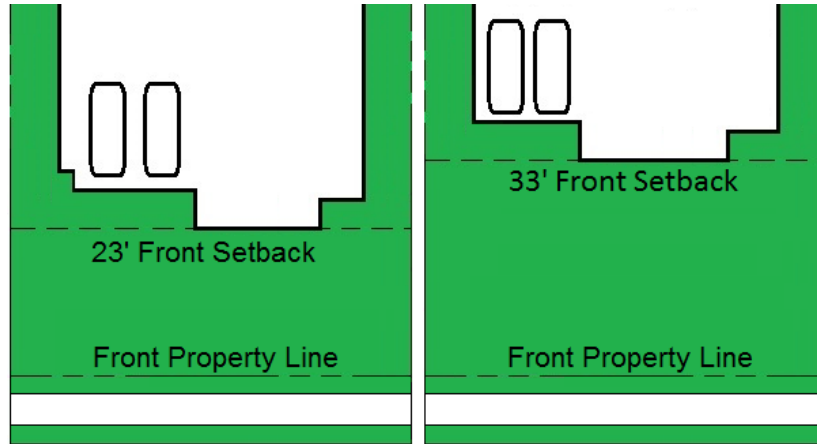
1. Classic

a. Typical

i. Front Elevation:

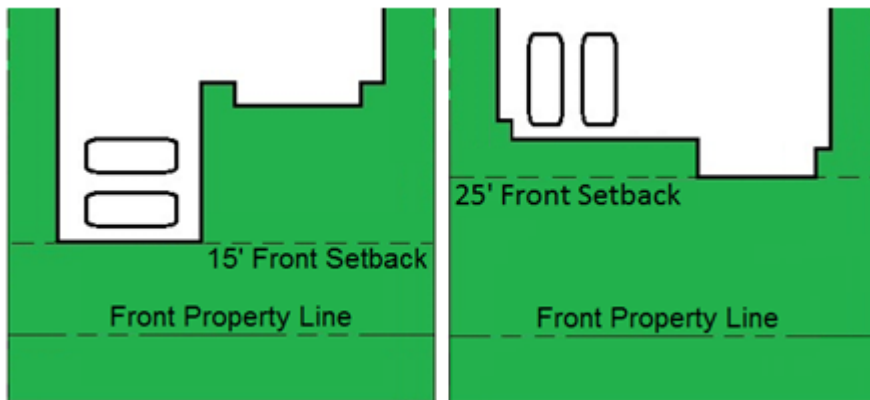
a) Lots with required Sidewalk:

- 1) 23' minimum
- 2) 33' maximum



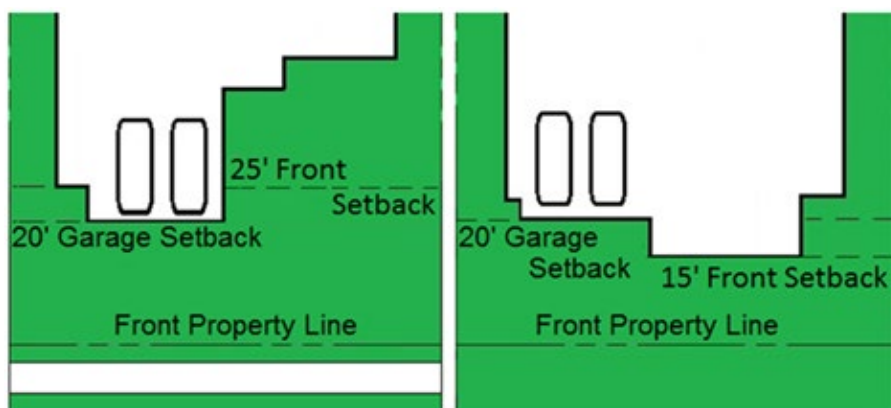
b) Lots with No Sidewalk:

- 1) 15' minimum
- 2) 25' maximum



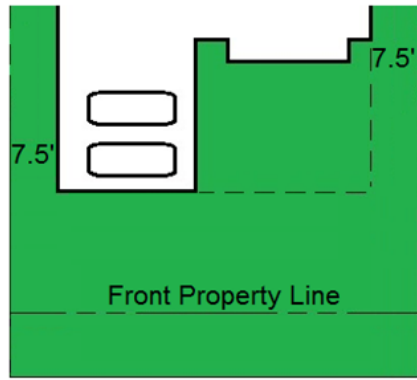
c) Garage Front Elevation: Front Facing

- 1) 20' minimum

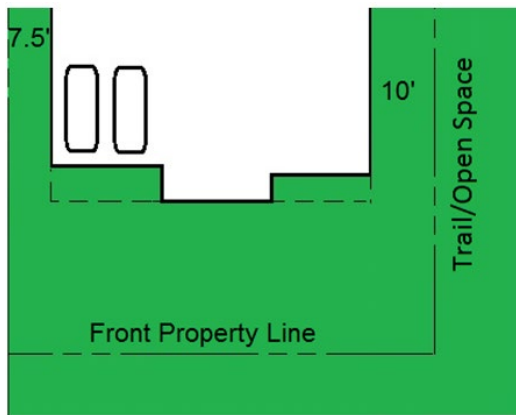




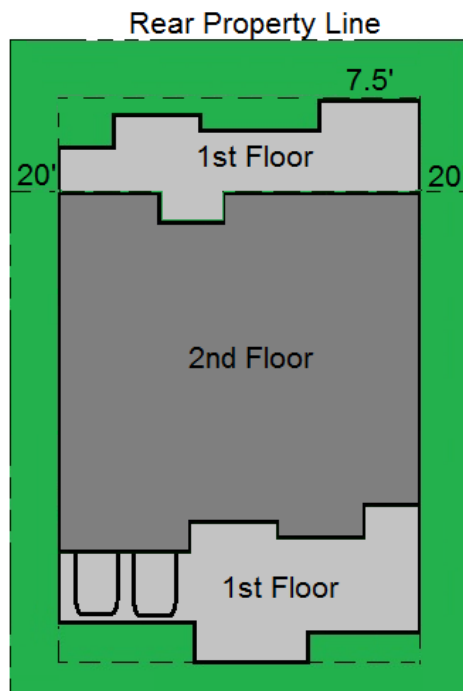
- ii. Interior Side:
  - a) 7.5' minimum



- iii. Private Trail/Open Space Side:
  - a) 10' minimum, unless Lot does not accommodate, ARC approval required



- iv. Rear:
  - a) 1st floor: 7.5' minimum
  - b) 2nd floor: 20' minimum

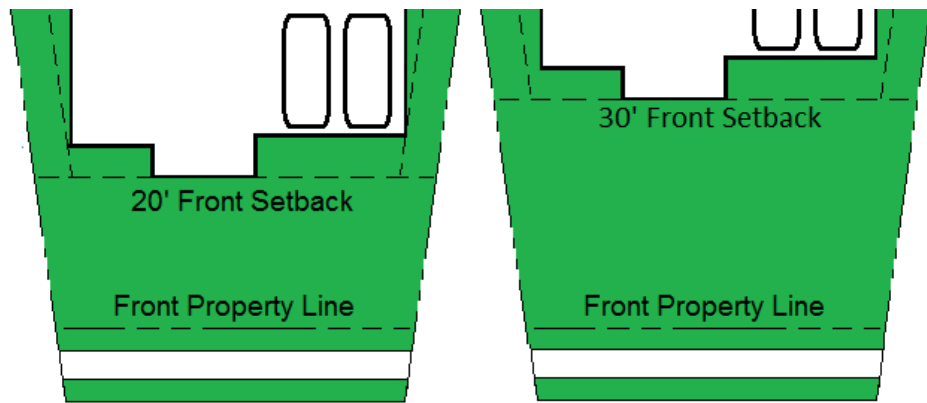


**b. Cul de sac**

**i. Front Elevation:**

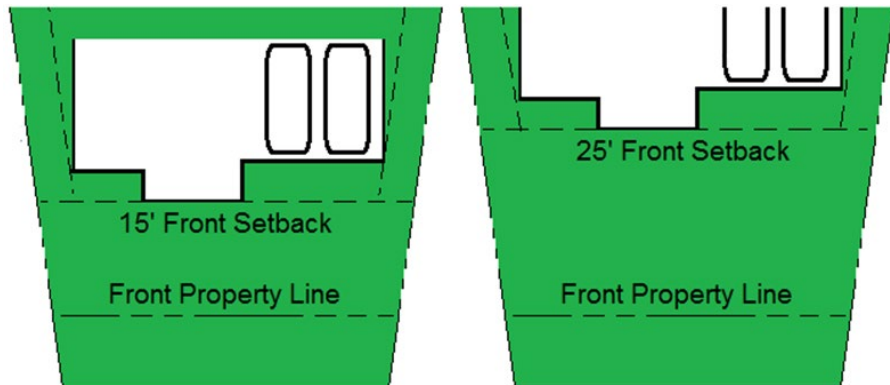
**a) Lots with required Sidewalk**

- 1) 20' minimum
- 2) 30' maximum



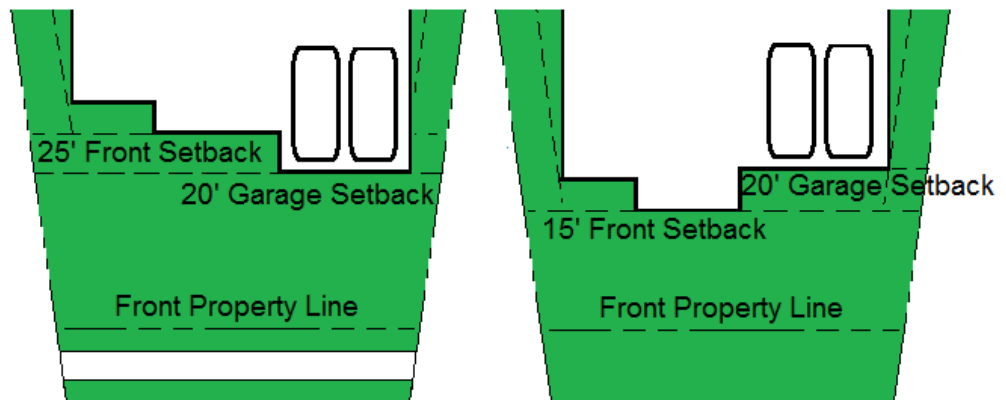
**b) Lots with No Sidewalk:**

- 1) 15' minimum
- 2) 25' maximum

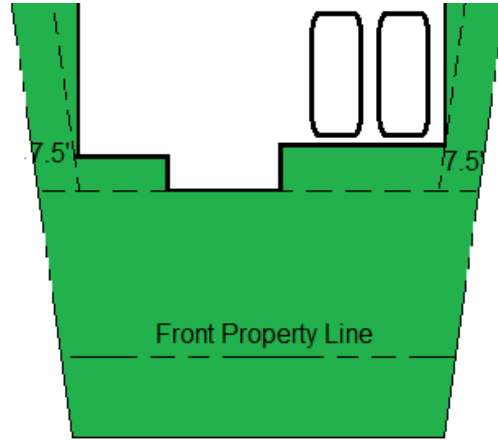


**c) Garage Front Elevation:**

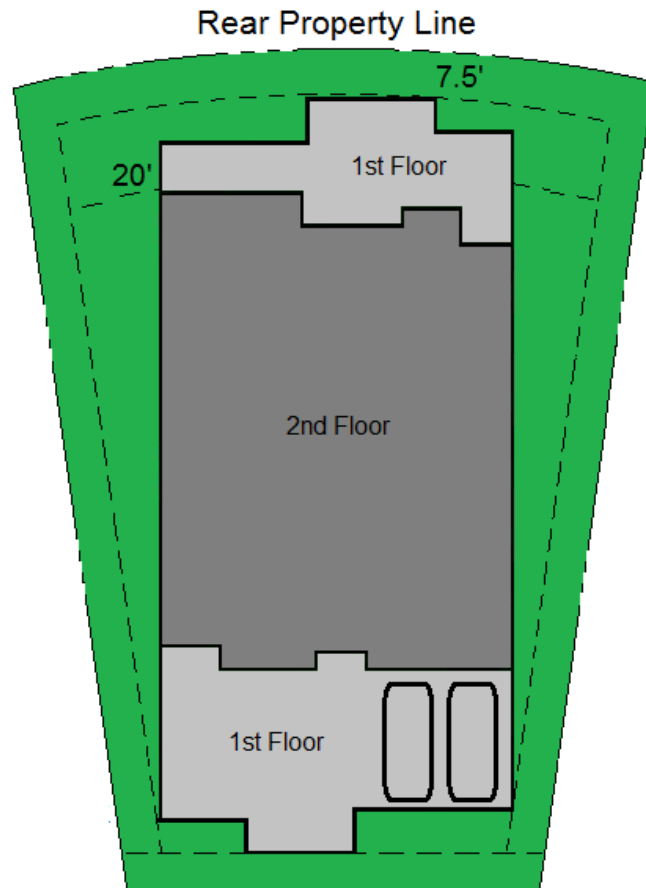
- 1) 20' minimum



- ii. Side:
  - a) 7.5' minimum



- iii. Rear:
  - a) 1st floor: 7.5' minimum
  - b) 2nd floor: 20' minimum

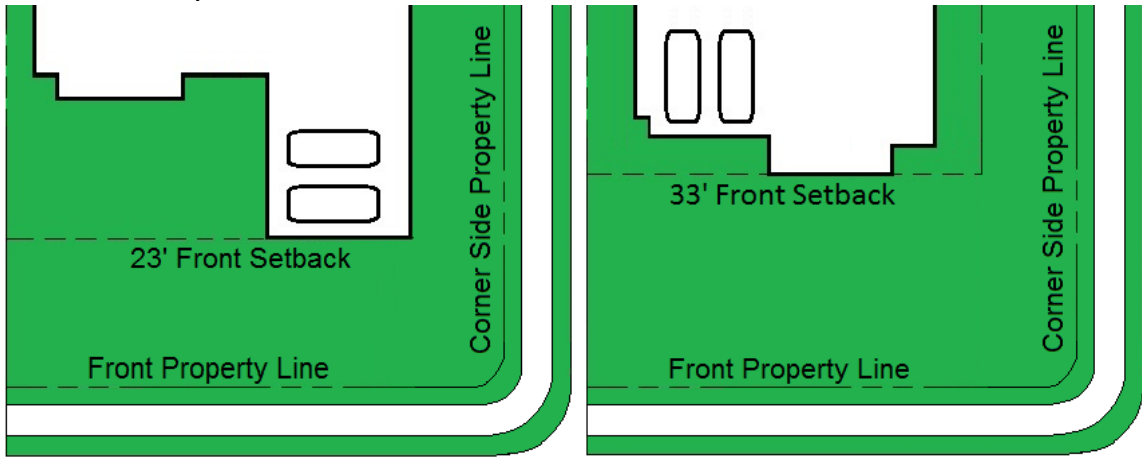


**c. Corner**

**i. Front Elevation:**

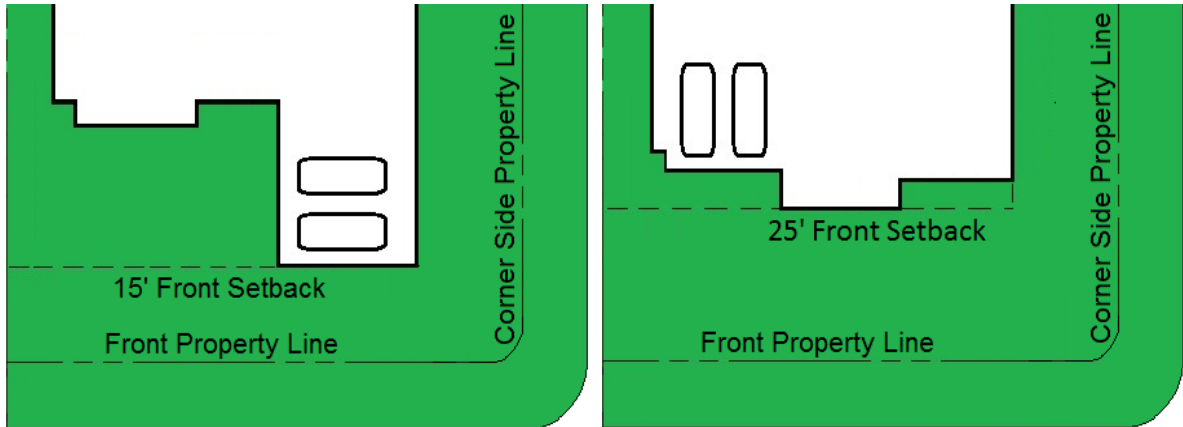
**a) Lots with required Sidewalk:**

- 1) 23' minimum
- 2) 33' maximum



**b) Lots with No Sidewalk:**

- 1) 15' minimum
- 2) 25' maximum

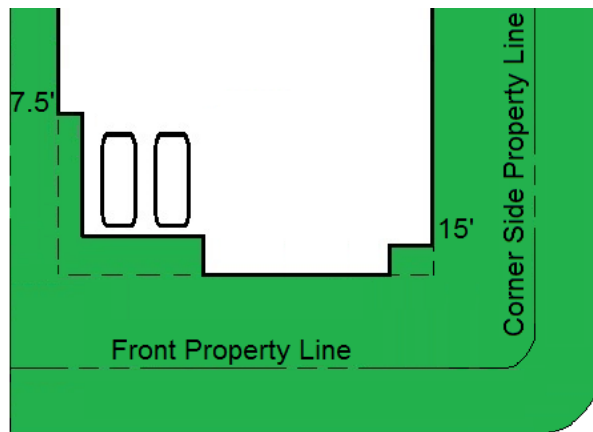


**ii. Interior Side:**

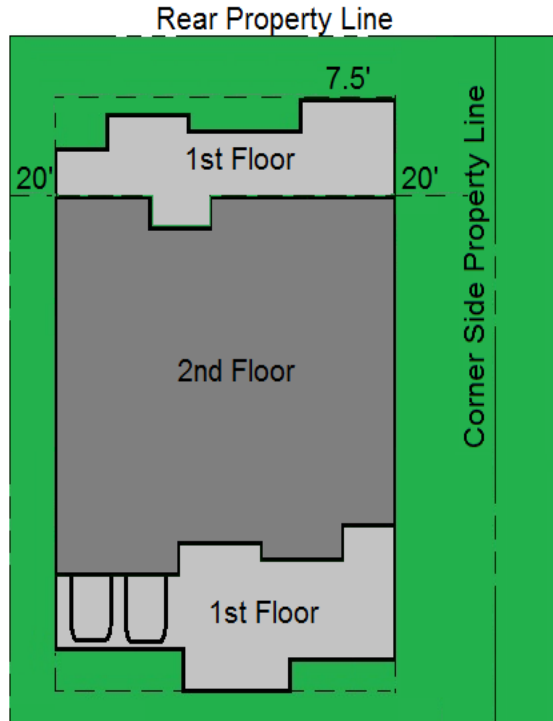
- a) 7.5' minimum**

**iii. Corner Side:**

- a) 15' minimum, unless Lot does not accommodate, ARC approval required**



- iv. Rear:
  - a) 1st floor: 7.5' minimum
  - b) 2nd floor: 20' minimum



Added 5.1.2021

Heritage									
Garage Type	Lot Type	Front Elevation Minimum	Front Elevation Maximum	Garage Front Elevation Minimum	Interior Side	Corner, Park Trail, and Open Space Side	1st Floor Rear	2nd Floor Rear	
Front Facing	Typical	25' with Sidewalk	35' with Sidewalk	40' from the R.O.W. or 20' from the closest front corner of the home.	10'	10'	7.5'	20'	
		15' with No Sidewalk	25' with No Sidewalk						
	Cul De Sac	20' with Sidewalk	30' with Sidewalk	40' from the R.O.W. or 20' from the closest front corner of the home.	10'	10'	7.5'	20'	
		15' with No Sidewalk	25' with No Sidewalk						
	Corner	Corner	25' with Sidewalk	35' with Sidewalk	40' from the R.O.W. or 20' from the closest front corner of the home.	10'	15'	7.5'	20'
			15' with No Sidewalk	25' with No Sidewalk					

Heritage							
Garage Type	Lot Type	Front Elevation Minimum	Front Elevation Maximum	Interior Side	Corner, Park Trail, and Open Space Side	1st Floor Rear	2nd Floor Rear
Side Loaded and Swing-In	Typical	25' with Sidewalk	35' with Sidewalk	10'	10'	7.5'	20'
		15' with No Sidewalk	25' with No Sidewalk				
	Cul De Sac	20' with Sidewalk	30' with Sidewalk	10'	10'	7.5'	20'
		15' with No Sidewalk	25' with No Sidewalk				
	Corner	25' with Sidewalk	35' with Sidewalk	10'	15'	7.5'	20'
		15' with No Sidewalk	25' with No Sidewalk				

Heritage								
Garage Type	Lot Type	Front Elevation Minimum	Front Elevation Maximum	Garage Front Elevation Minimum	Interior Side	Corner, Park Trail, and Open Space Side	1st Floor Rear	2nd Floor Rear
Detached	Typical	25' with Sidewalk	35' with Sidewalk	60'	10'	Prohibited	7.5'	NA
		15' with No Sidewalk	25' with No Sidewalk					
	Cul De Sac	20' with Sidewalk	30' with Sidewalk	60'	10'	Prohibited	7.5'	NA
		15' with No Sidewalk	25' with No Sidewalk					
	Corner	25' with Sidewalk	35' with Sidewalk	60'	10'	Prohibited	7.5'	NA
		15' with No Sidewalk	25' with No Sidewalk					
	Corner Side: Facing Corner Side R.O.W.	25' with Sidewalk	35' with Sidewalk	20'	7.5'	15'	7.5'	NA
		15' with No Sidewalk	25' with No Sidewalk					

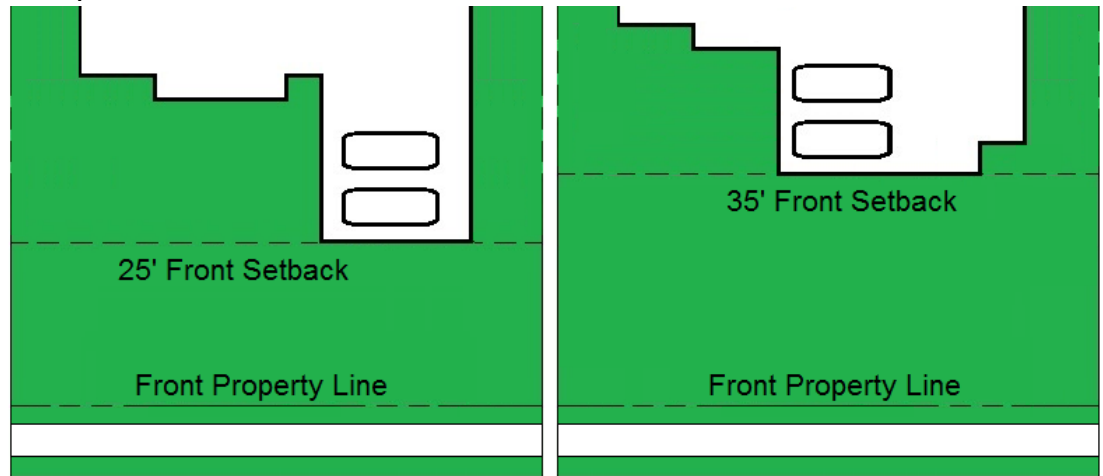
2. Heritage

a. Typical:

i. Front Elevation: Side Loaded and Swing-In Garages

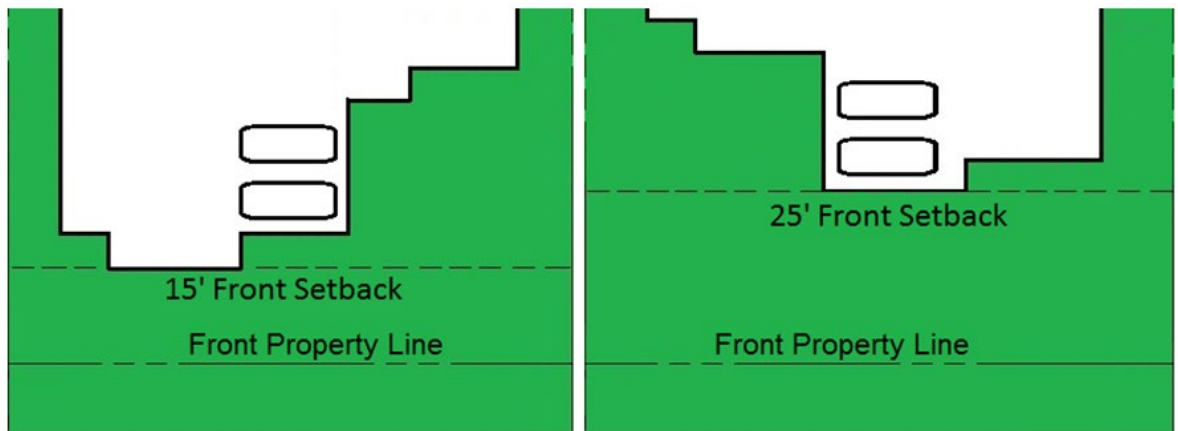
a) Lots with required Sidewalk:

- 1) 25' minimum
- 2) 35' maximum



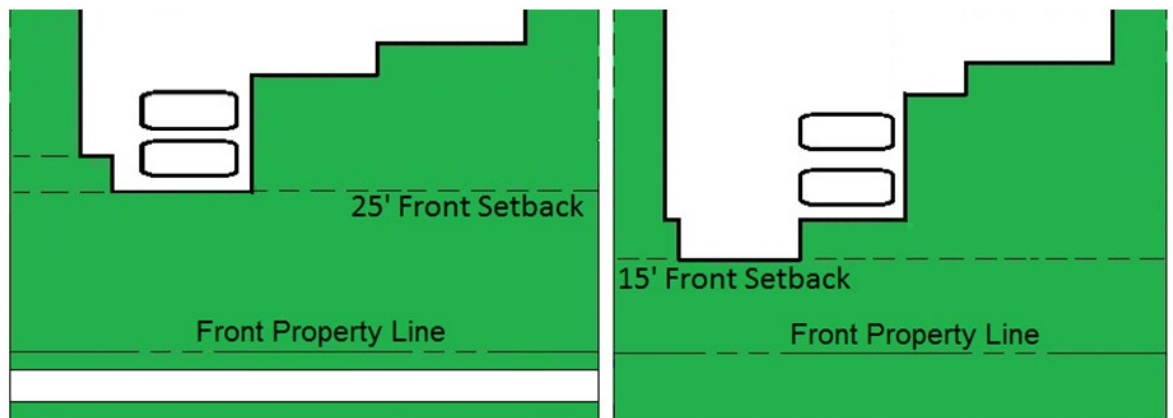
b) Lots with No Sidewalk:

- 1) 15' minimum
- 2) 25' maximum



c) Garage Front Elevation:

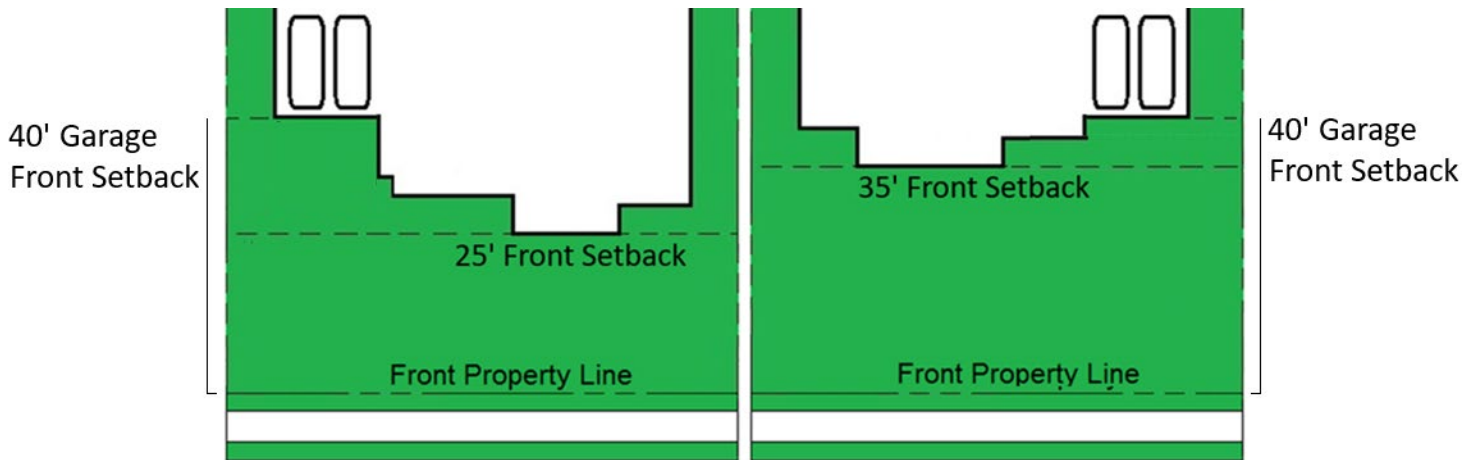
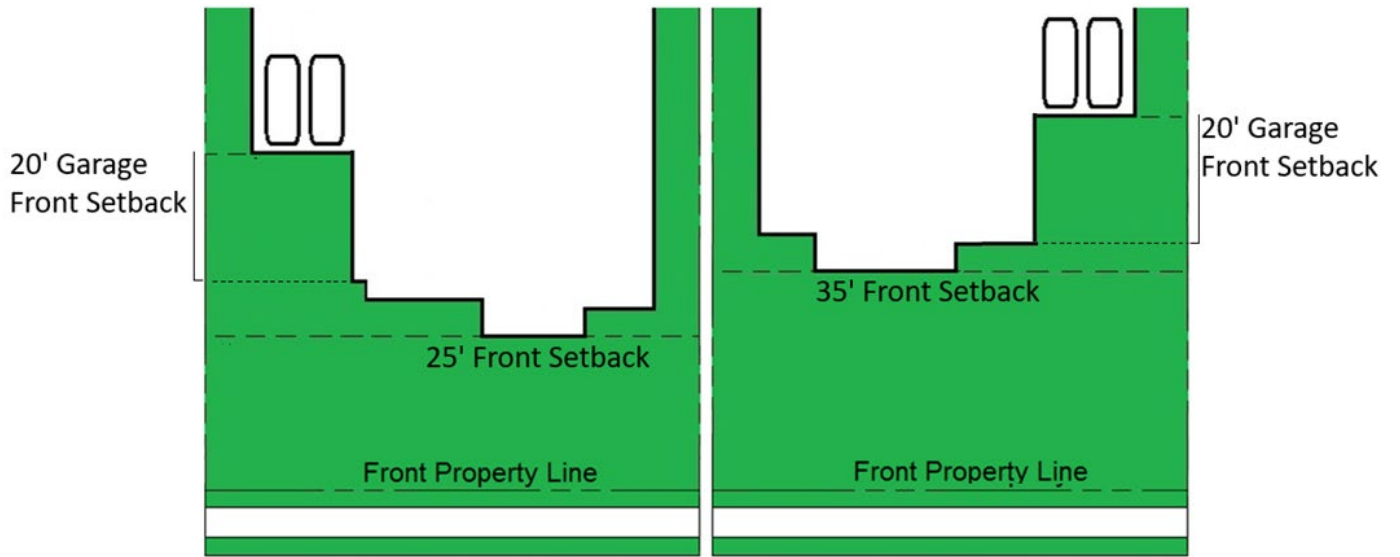
- 1) 20' minimum



ii. Front Elevation: Front Facing Garages

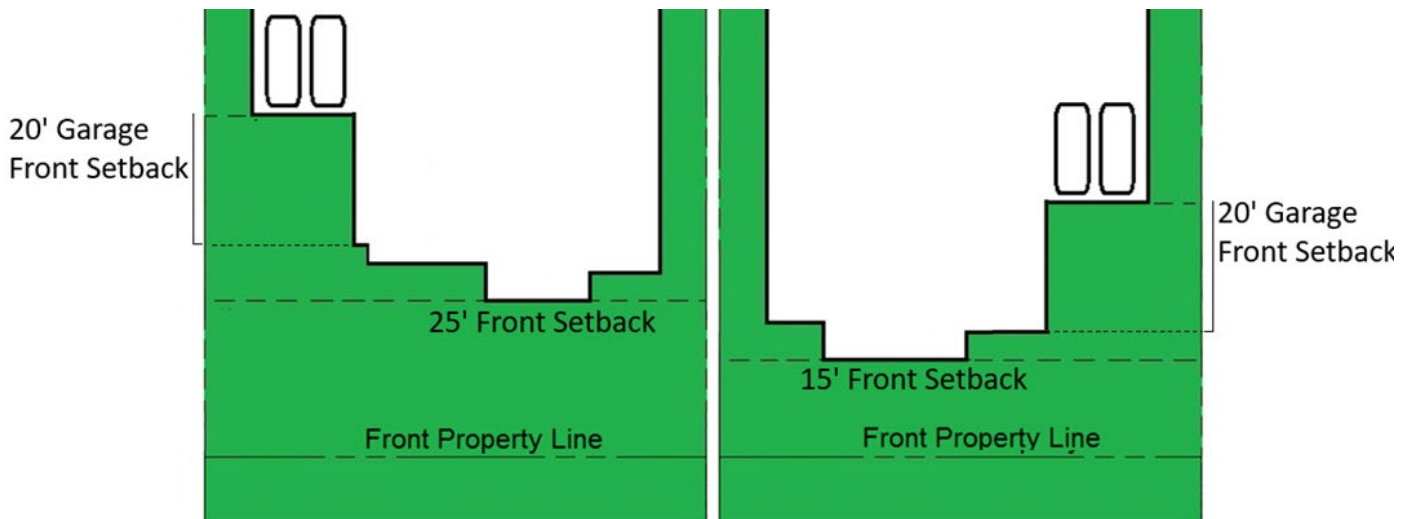
a) Lots with required Sidewalk:

- 1) 25' minimum
- 2) 35' maximum

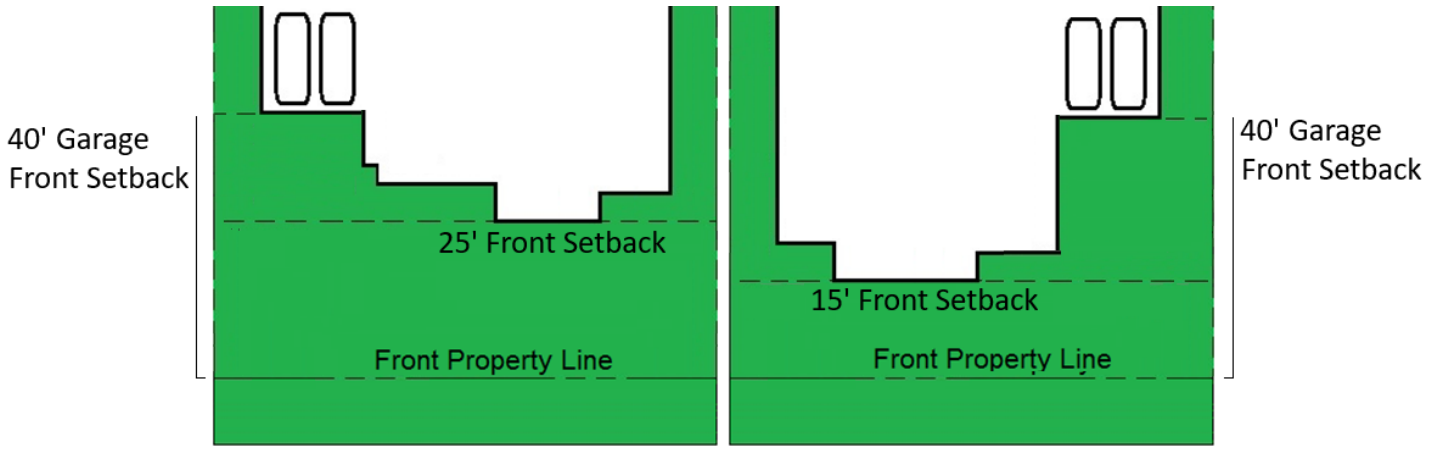


b) Lots with No Sidewalk:

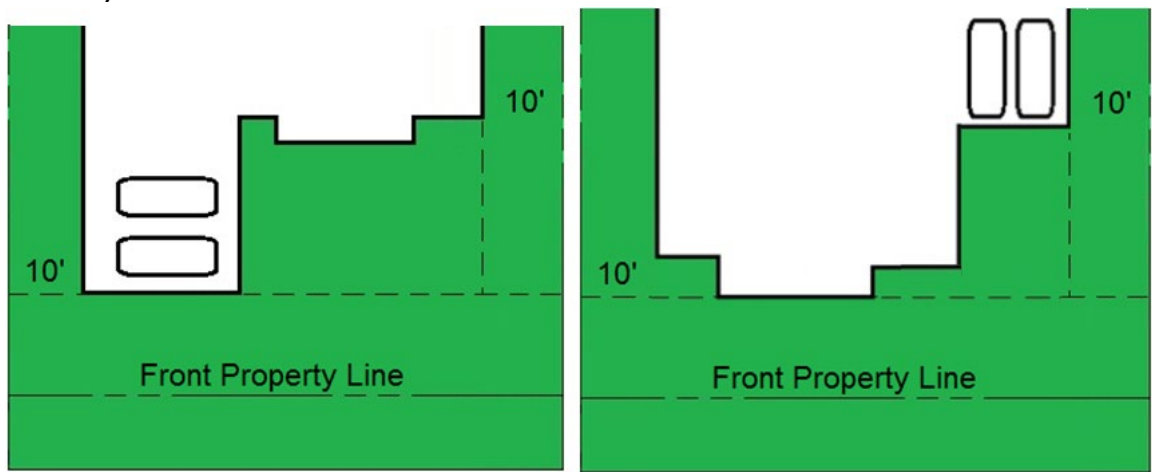
- 1) 15' minimum
- 2) 25' maximum



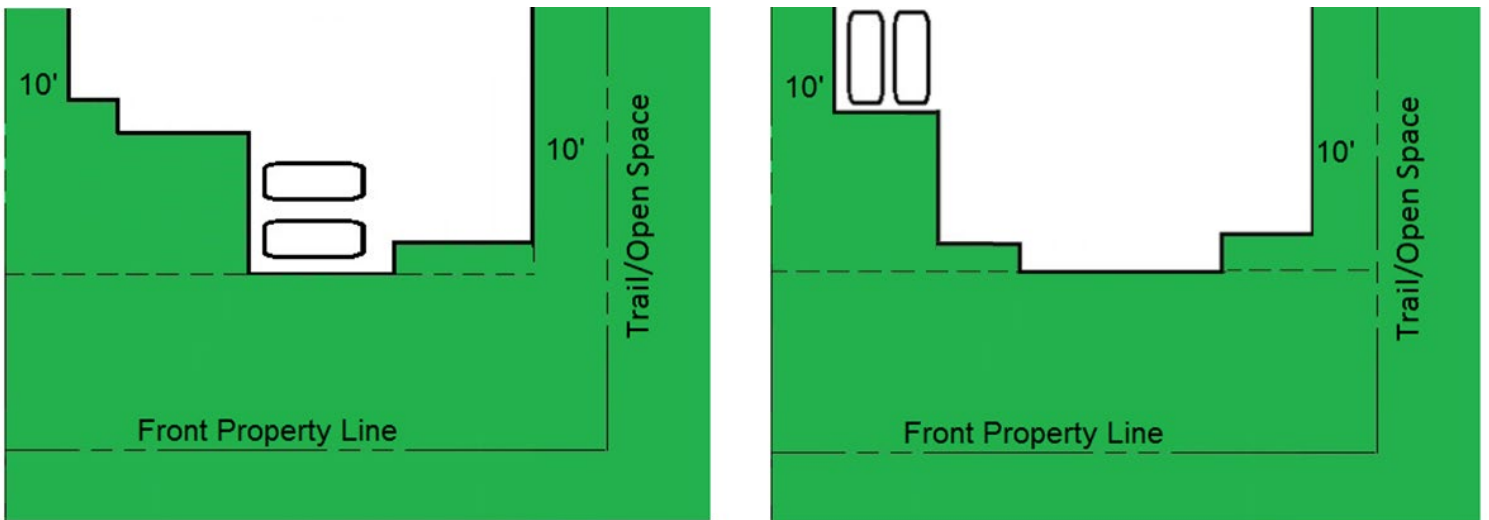




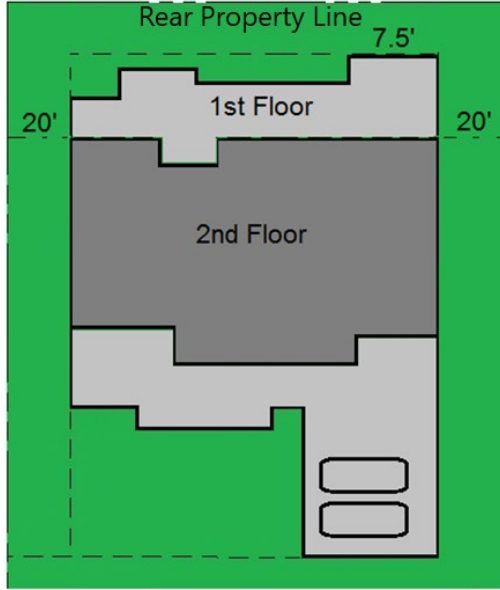
iii. Side:  
 a) 10' minimum



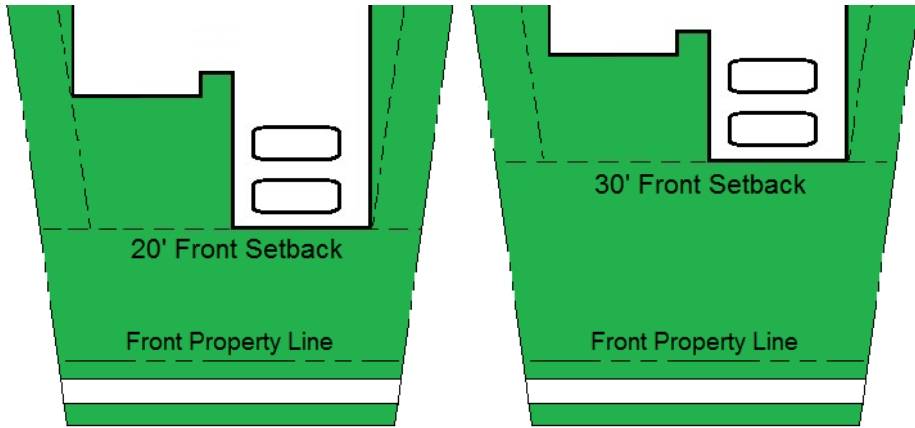
iv. Private Trail/Open Space Side:  
 a) 10' minimum, unless Lot does not accommodate, ARC approval required



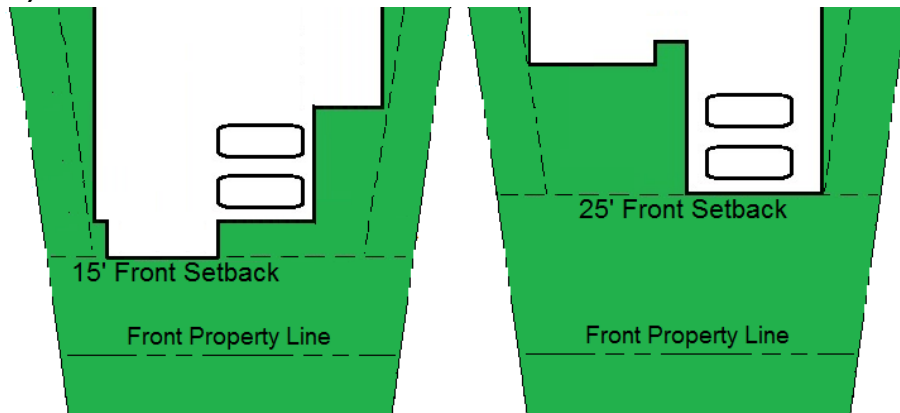
- v. Rear:
  - a) 1st floor: 7.5' minimum
  - b) 2nd floor: 20' minimum



- b. Cul de sac
  - i. Front Elevation: Side Loaded and Swing-In Garages
    - a) Lots with required Sidewalk
      - 1) 20' minimum
      - 2) 30' maximum



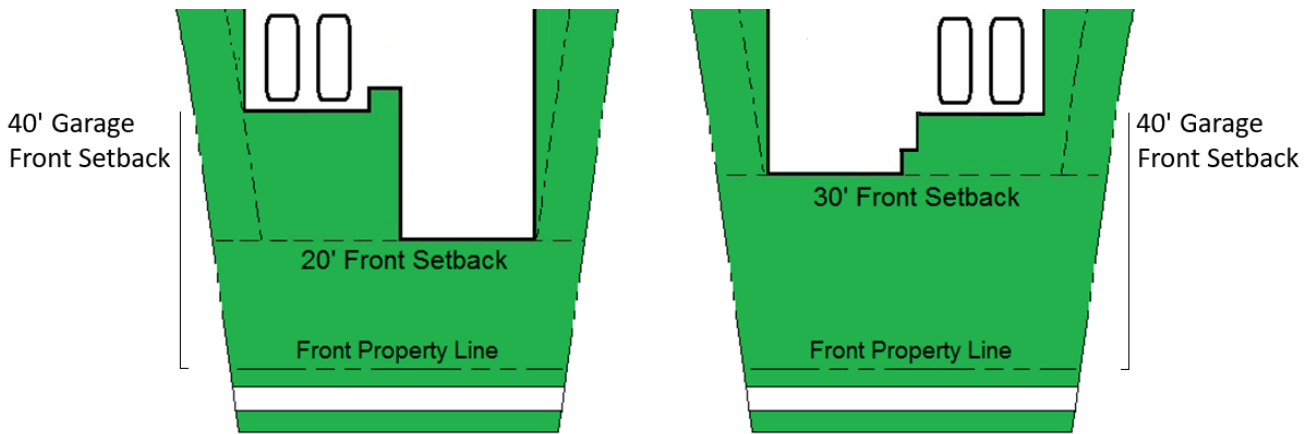
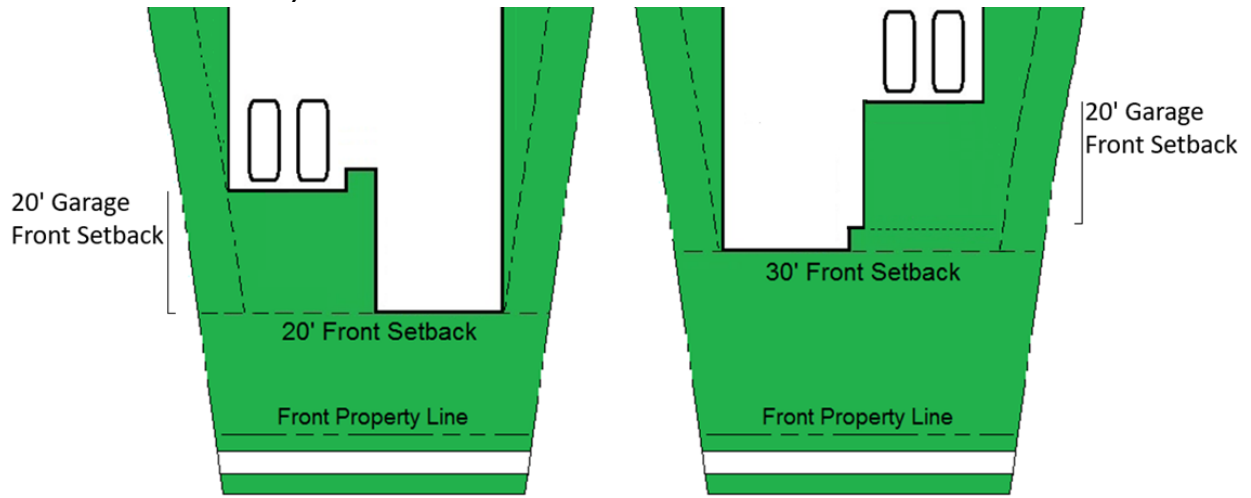
- b) Lots with No Sidewalk
  - 1) 15' minimum
  - 2) 25' maximum



ii. Front Elevation: Front Facing Garages

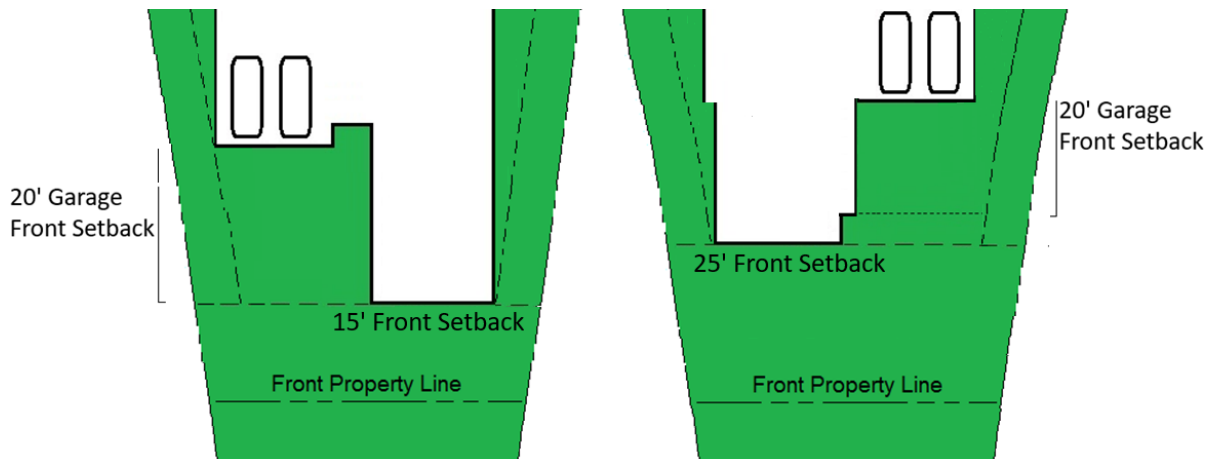
a) Lots with required Sidewalk

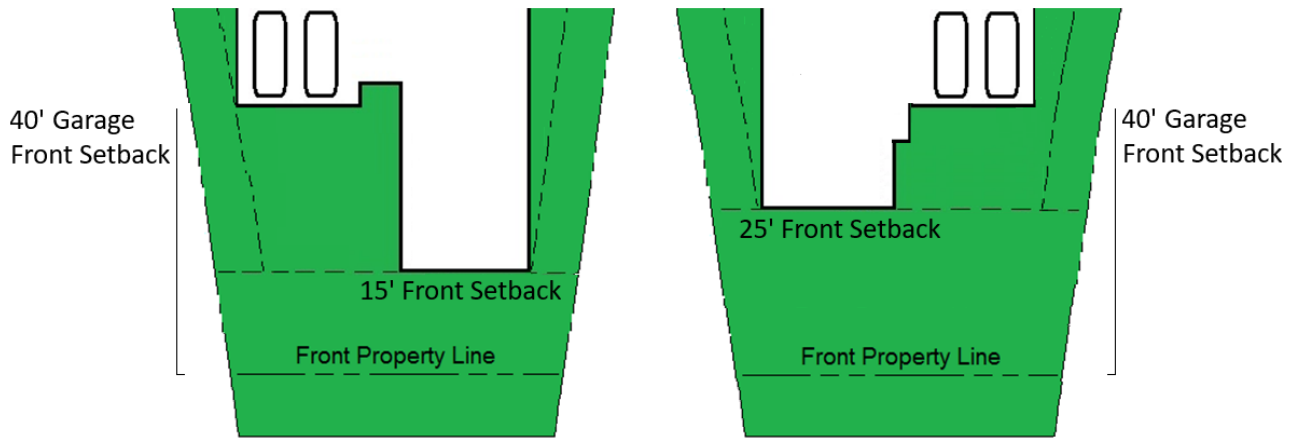
- 1) 20' minimum
- 2) 30' maximum



b) Lots with No Sidewalk

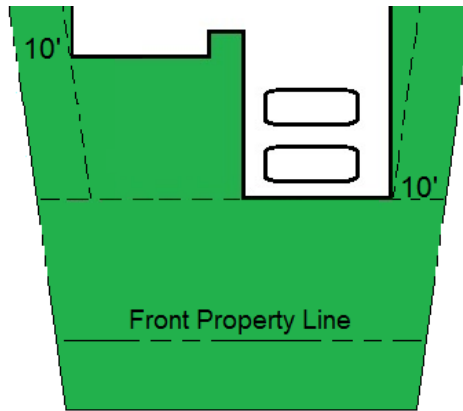
- 1) 15' minimum
- 2) 25' maximum





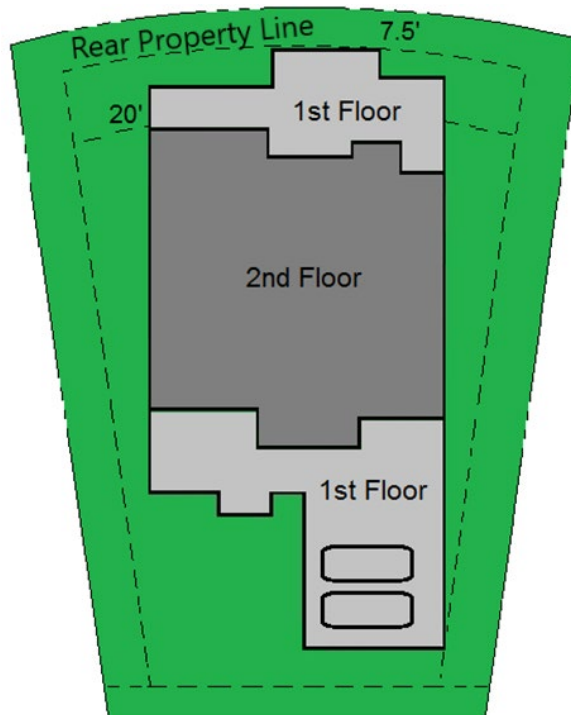
**iii. Side:**

- a) 10' minimum



**iv. Rear**

- a) 1st floor: 7.5' minimum
- b) 2nd floor: 20' minimum

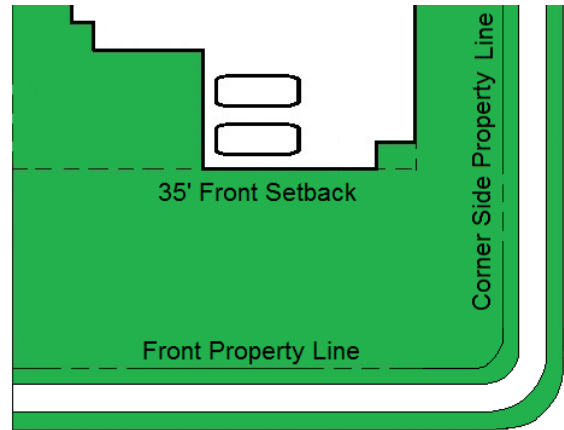
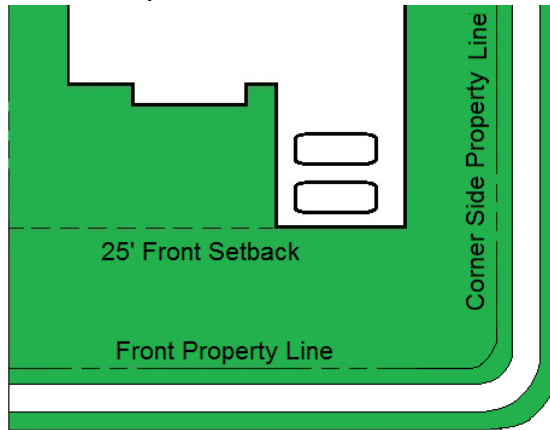


c. Corner

i. Front Elevation: Side Loaded and Swing-In Garages

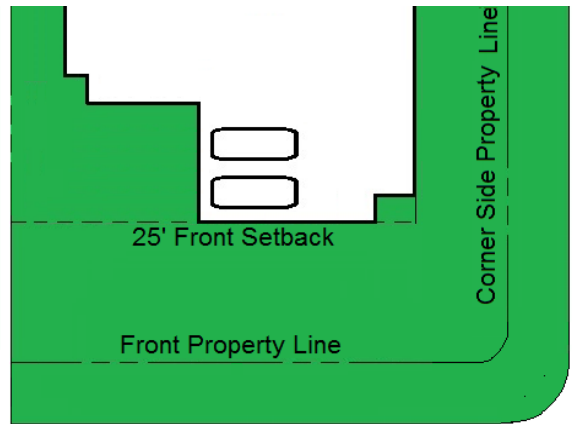
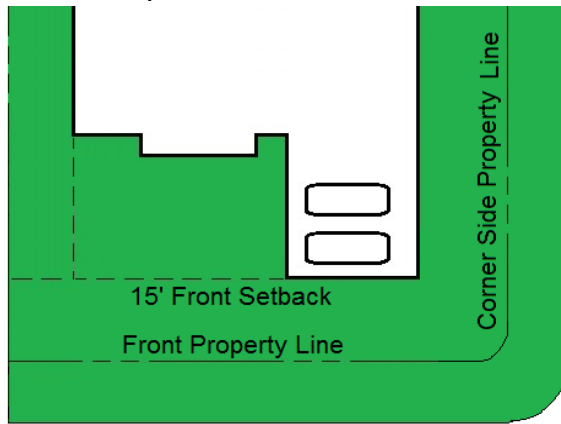
a) Lots with required Sidewalk:

- 1) 25' minimum
- 2) 35' maximum



b) Lots with No Sidewalk:

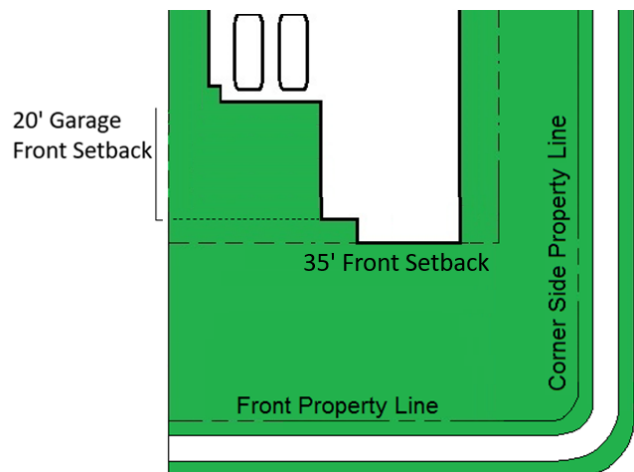
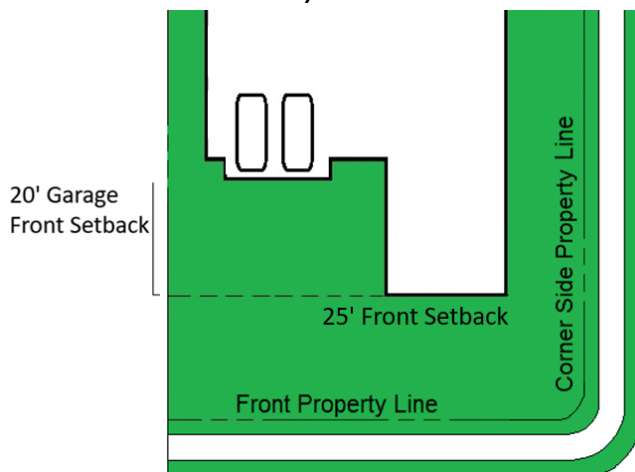
- 1) 15' minimum
- 2) 25' maximum

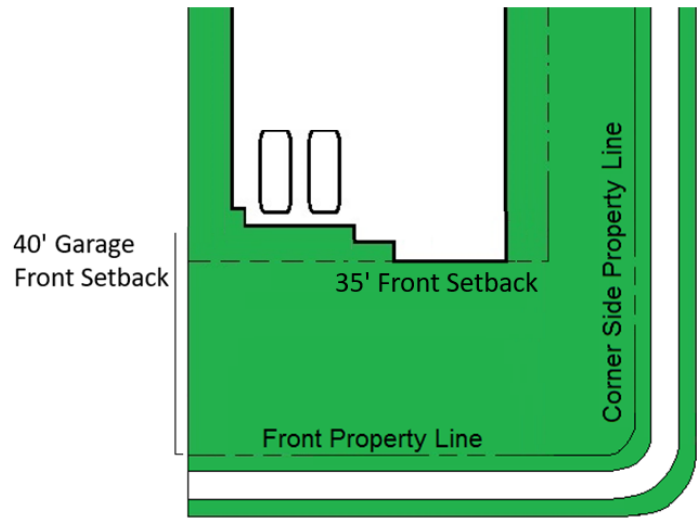
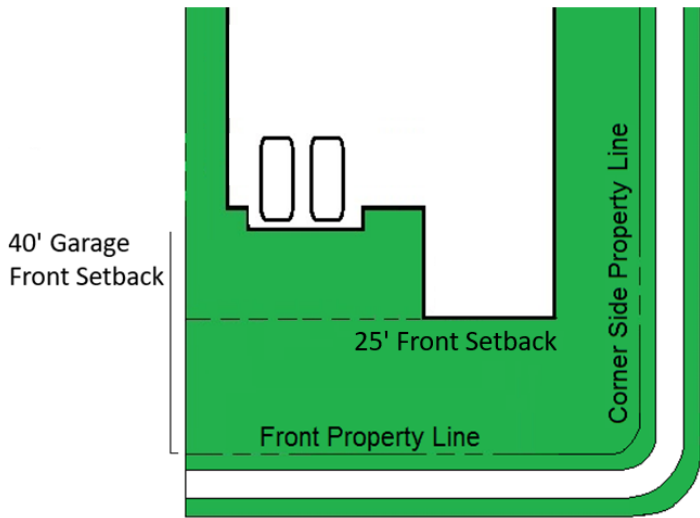


ii. Front Elevation: Front Facing Garages

a) Lots with required Sidewalk:

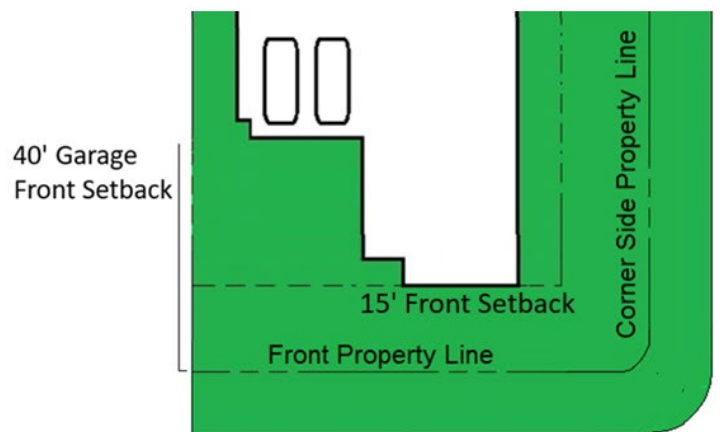
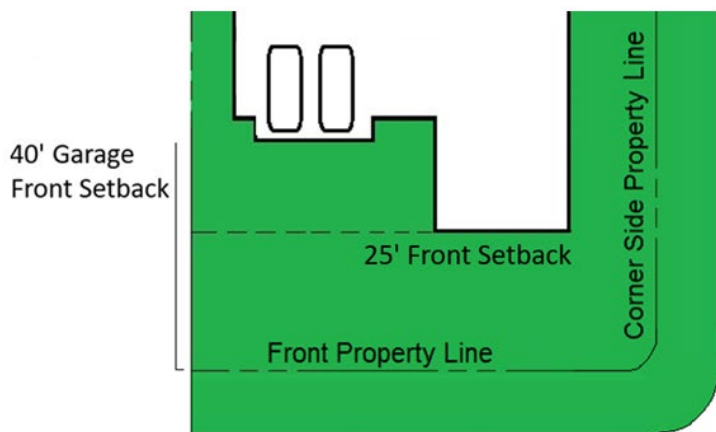
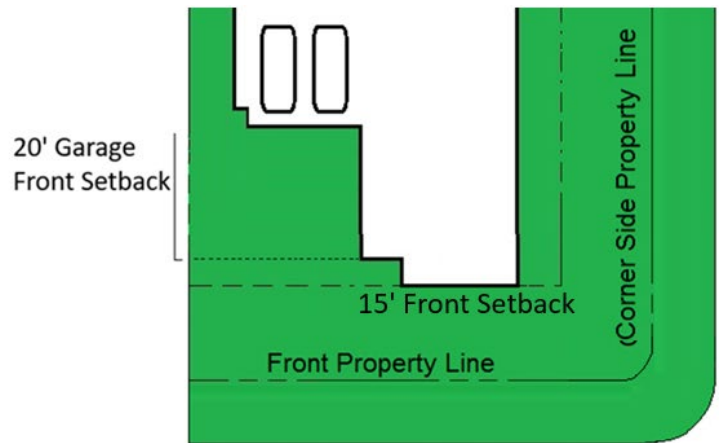
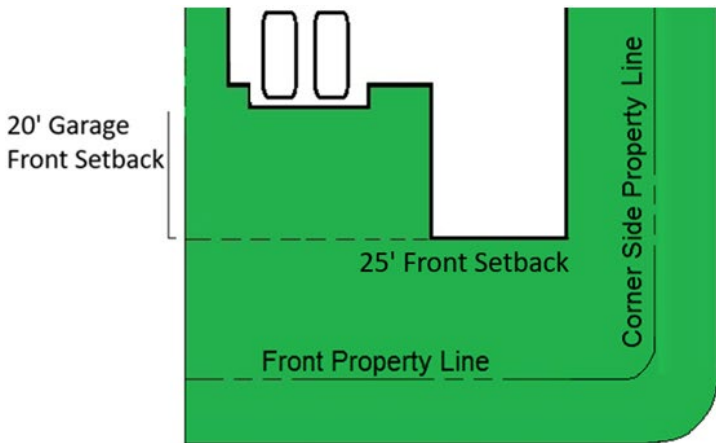
- 1) 25' minimum
- 2) 35' maximum



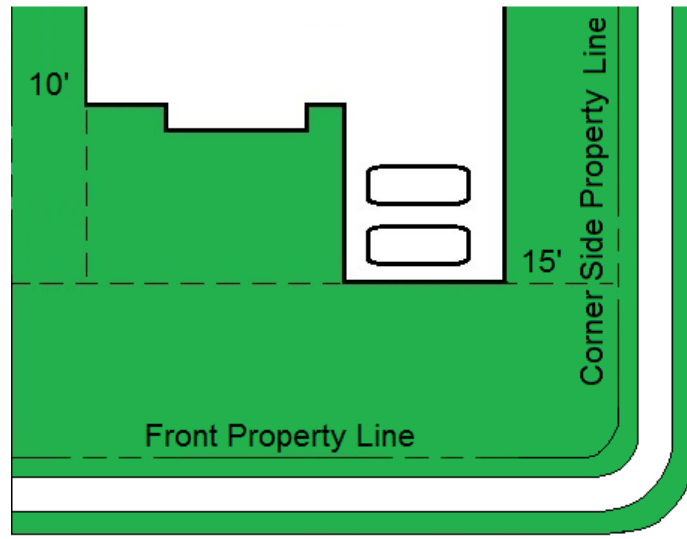


**b) Lots with No Sidewalk:**

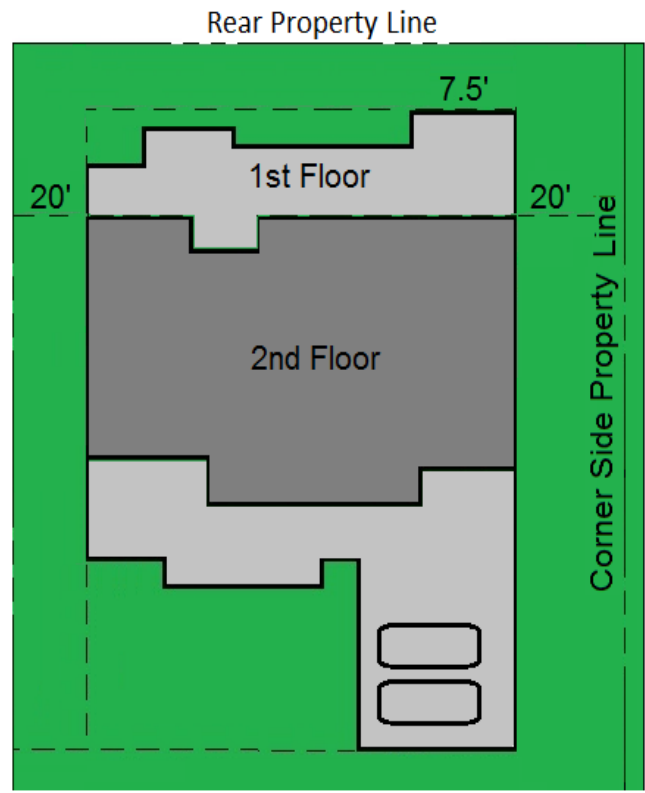
- 1) 15' minimum
- 2) 25' maximum



- ii. Interior Side:
  - a) 10' minimum
- iii. Corner Side:
  - a) 15' minimum, unless Lot does not accommodate, ARC approval required



- iv. Rear:
  - a) 1st floor: 7.5' minimum
  - b) 2nd floor: 20' minimum



Legacy							
Garage Type	Lot Type	Front Elevation Minimum	Front Elevation Maximum	Interior Side	Corner, Park Trail, and Open Space Side	1st Floor Rear	2nd Floor Rear
Side Loaded and Swing-In	Typical	25' with Sidewalk	35' with Sidewalk	15'	20'	7.5'	20'
		15' with No Sidewalk	25' with No Sidewalk				
	Cul De Sac	20' with Sidewalk	30' with Sidewalk	15'	20'	7.5'	20'
		15' with No Sidewalk	25' with No Sidewalk				
	Corner	25' with Sidewalk	35' with Sidewalk	15'	20'	7.5'	20'
		15' with No Sidewalk	25' with No Sidewalk				

Legacy								
Garage Type	Lot Type	Front Elevation Minimum	Front Elevation Maximum	Garage Front Elevation Minimum	Interior Side	Corner, Park Trail, and Open Space Side	1st Floor Rear	2nd Floor Rear
Detached	Typical	25' with Sidewalk	35' with Sidewalk	60'	15'	Prohibited	7.5'	NA
		15' with No Sidewalk	25' with No Sidewalk					
	Cul De Sac	20' with Sidewalk	30' with Sidewalk	60'	15'	Prohibited	7.5'	NA
		15' with No Sidewalk	25' with No Sidewalk					
	Corner	25' with Sidewalk	35' with Sidewalk	60'	15'	Prohibited	7.5'	NA
		15' with No Sidewalk	25' with No Sidewalk					
Corner Side: Facing Corner Side R.O.W.	25' with Sidewalk	35' with Sidewalk	20'	15'	20'	7.5'	NA	
	15' with No Sidewalk	25' with No Sidewalk						

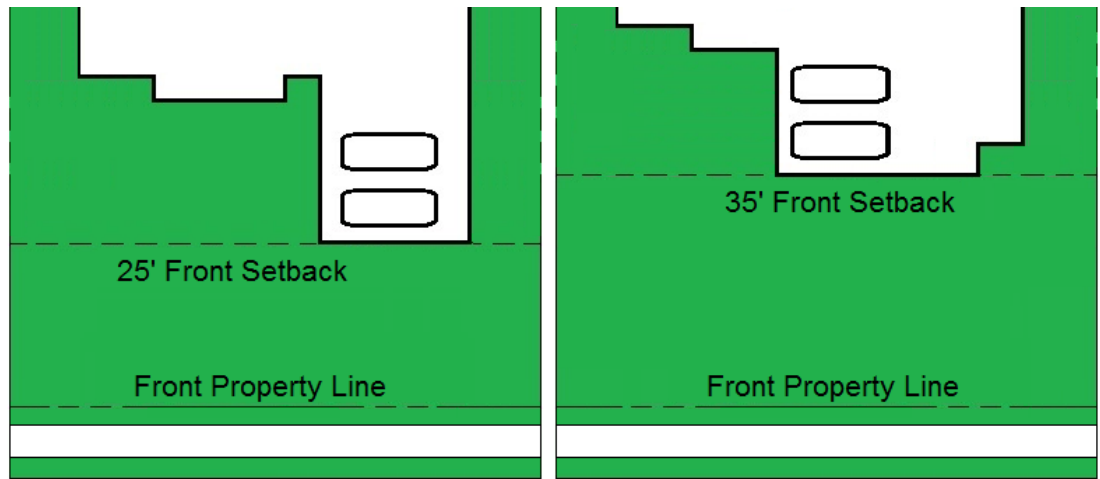


3. Legacy

a. Typical Side

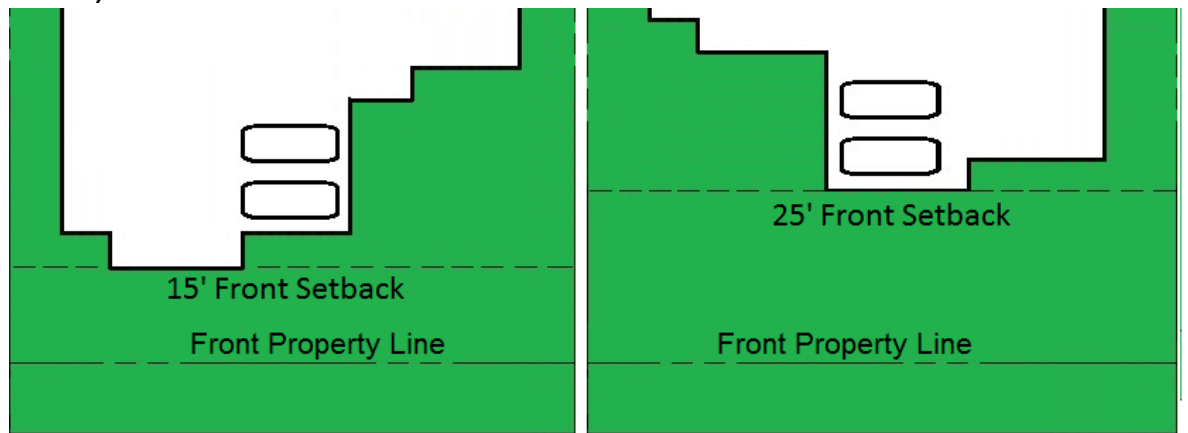
i. Front Elevation:

- a) Lots with required Sidewalk:
  - 1) 25' minimum
  - 2) 35' maximum



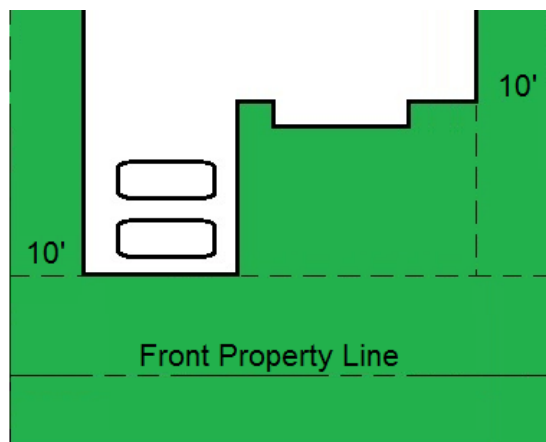
b) Lots with No Sidewalk:

- 1) 15' minimum
- 2) 25' maximum

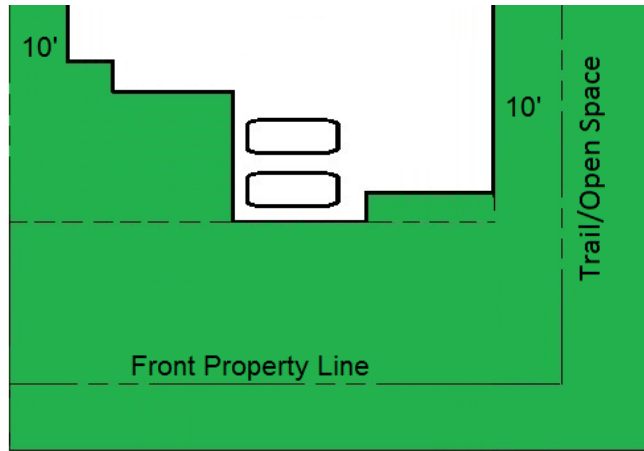


ii. Side:

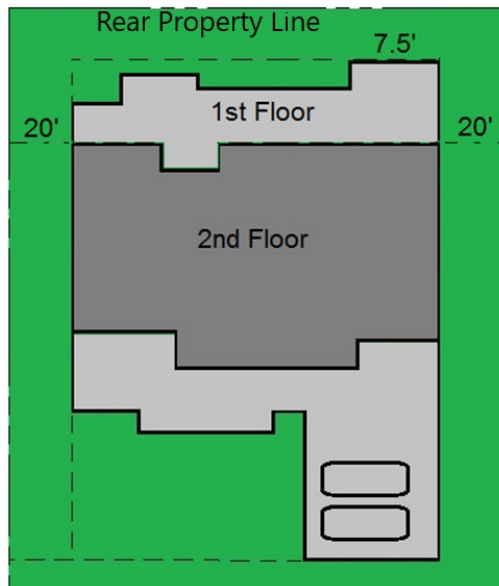
- a) 10' minimum



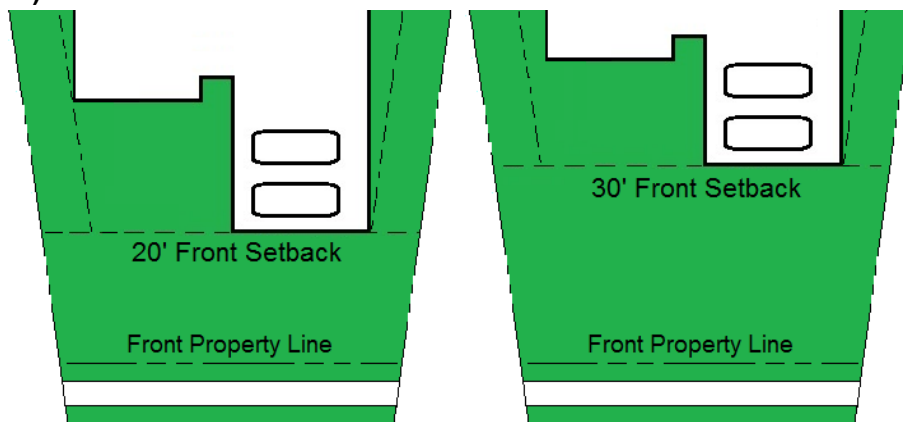
- iii. Private Trail/Open Space Side:
  - a) 10' minimum, unless Lot does not accommodate, ARC approval required



- iv. Rear:
  - a) 1st floor: 7.5' minimum
  - b) 2nd floor: 20' minimum

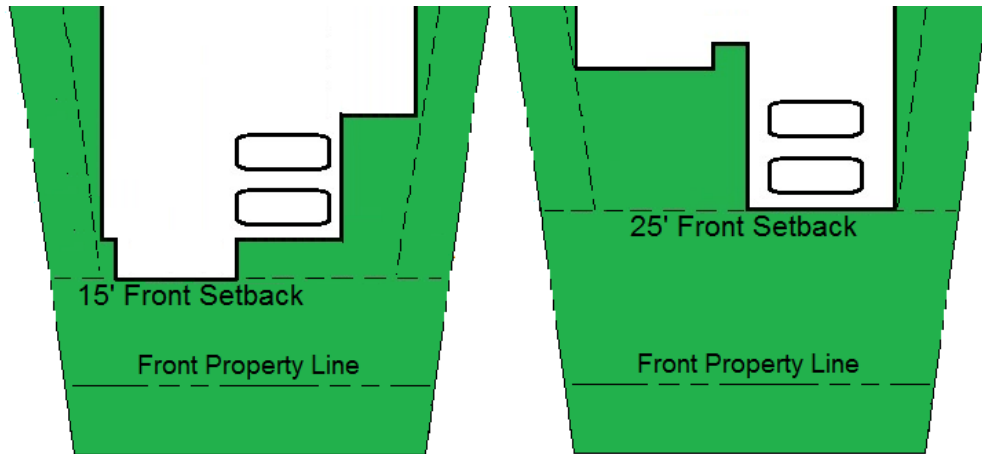


- b. Cul de sac
  - i. Front Elevation:
    - a) Lots with required Sidewalk
      - 1) 20' minimum
      - 2) 30' maximum

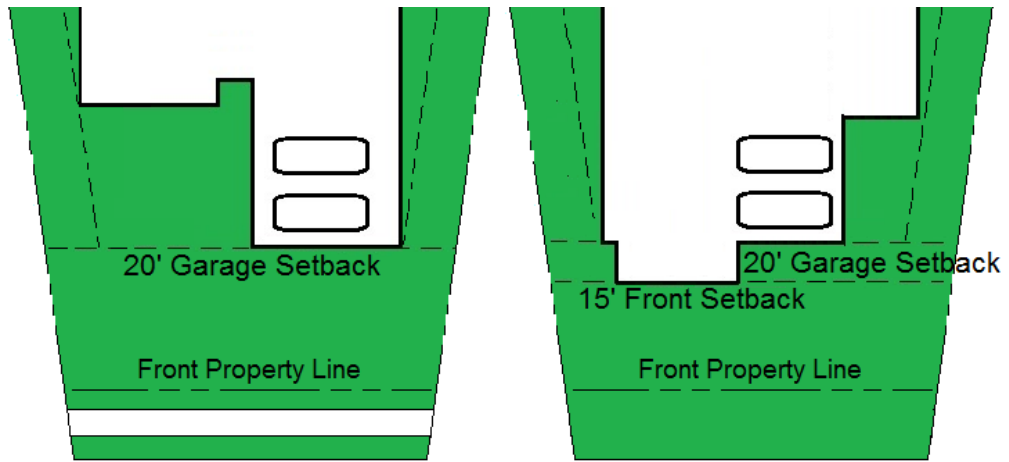


b) Lots with No Sidewalk

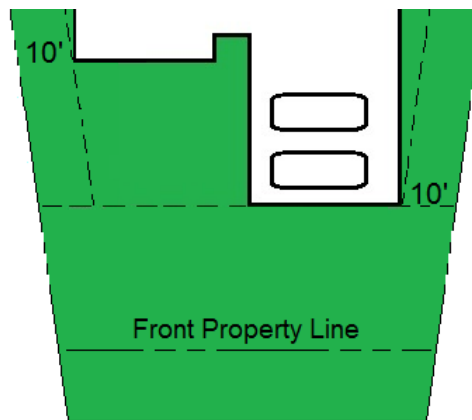
- 1) 15' minimum
- 2) 25' maximum



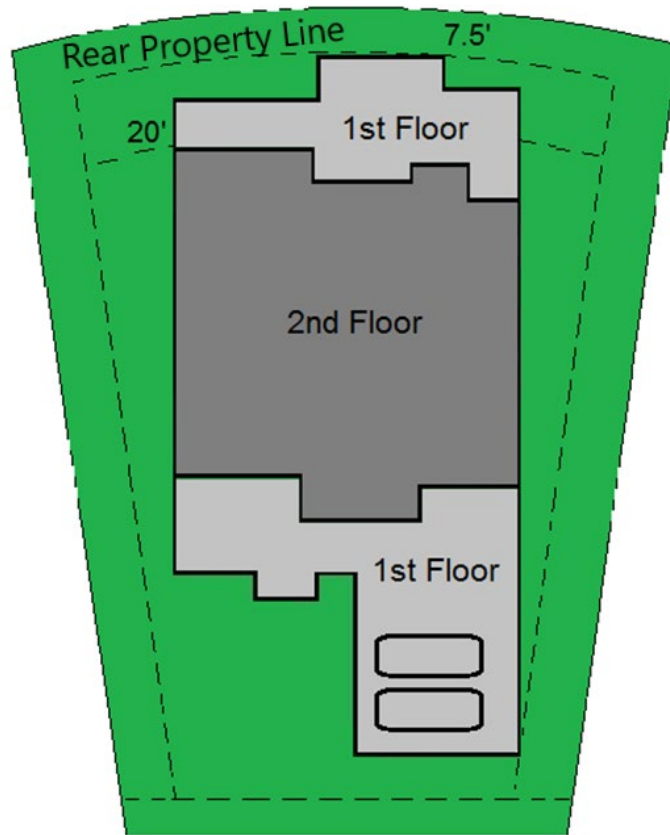
c) Garage Front Elevation: 20' minimum



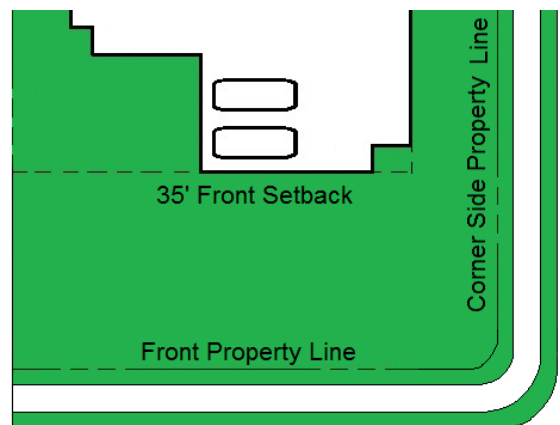
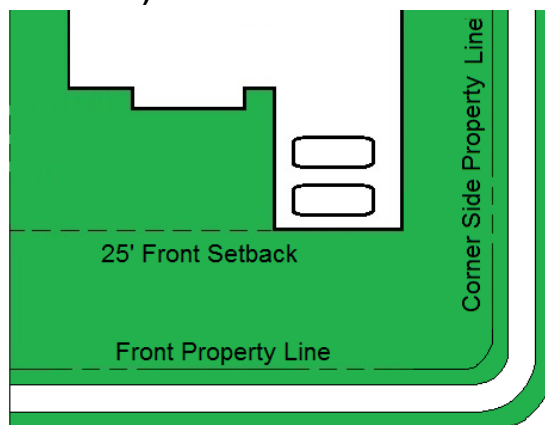
ii. Side: 10' minimum



- iii. Rear
  - a) 1st floor: 7.5' minimum
  - b) 2nd floor: 20' minimum

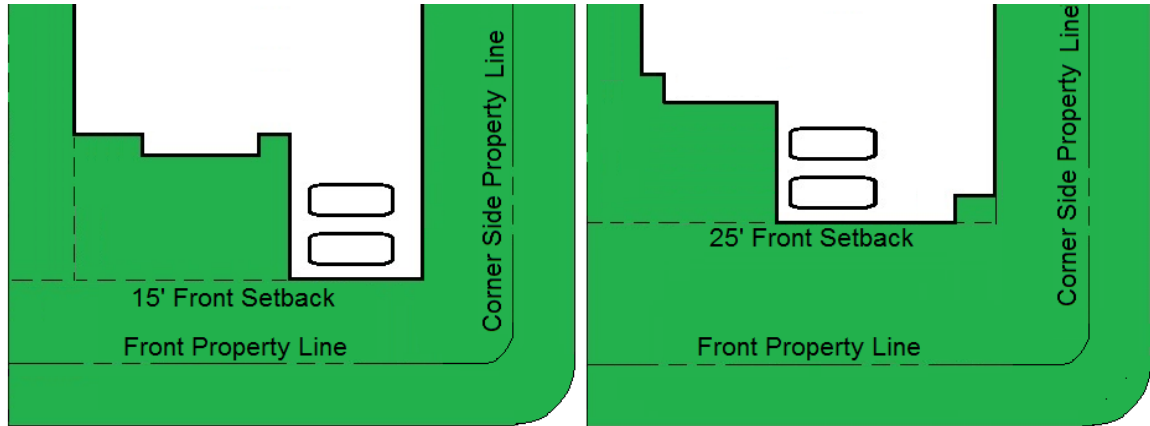


- c. Corner
  - i. Front Elevation:
    - a) Lots with required Sidewalk:
      - 1) 25' minimum
      - 2) 35' maximum



**b) Lots with No Sidewalk:**

- 1) 15' minimum
- 2) 25' maximum

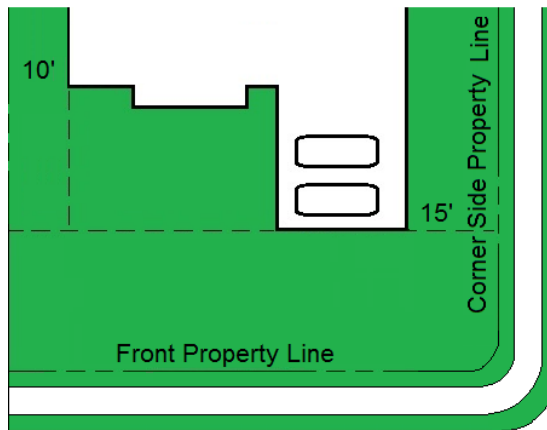


**ii. Interior Side:**

- a) 10' minimum

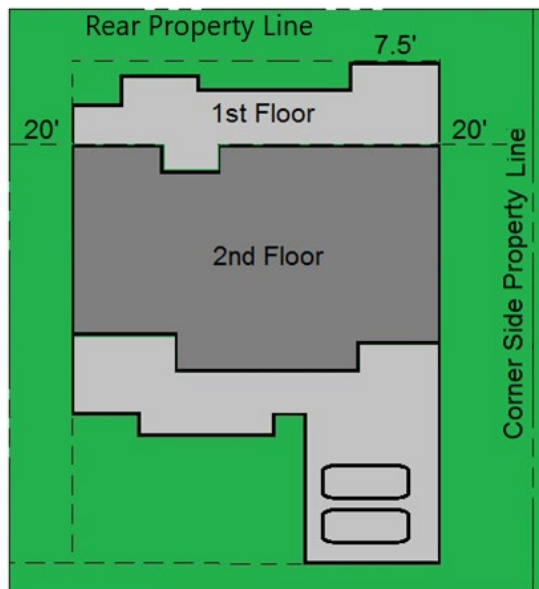
**iii. Corner Side:**

- a) 15' minimum, unless Lot does not accommodate, ARC approval required



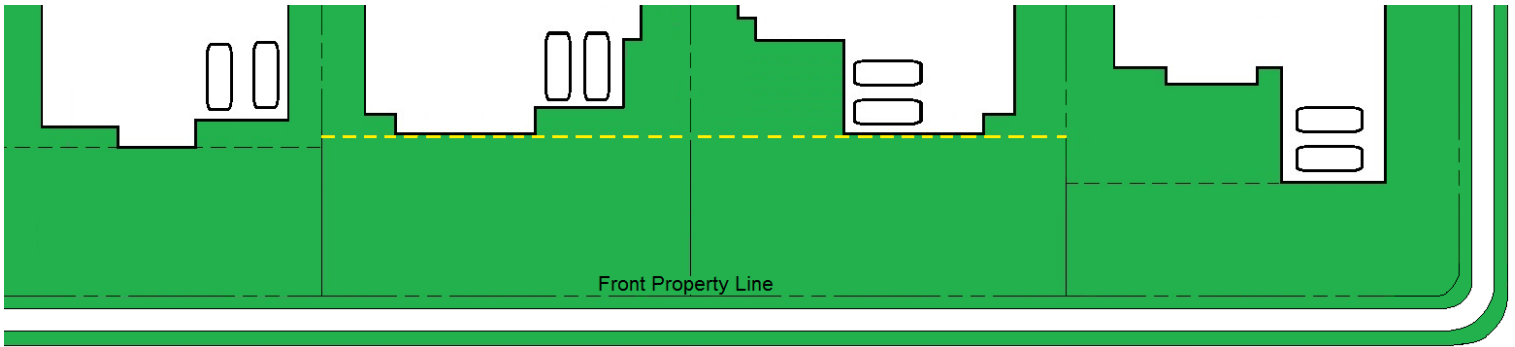
**iv. Rear:**

- a) 1st floor: 7.5' minimum
- b) 2nd floor: 20' minimum



**D. Front Elevation Off-Set**

- 1. Front Elevation Setbacks must be Off-Set from 1 or more adjacent Lots
  - a. A minimum Off-Set of 2' from the Front Elevation of the adjacent Lot is required
  - b. No more than 2 consecutive Lots may be on the same Front Setback

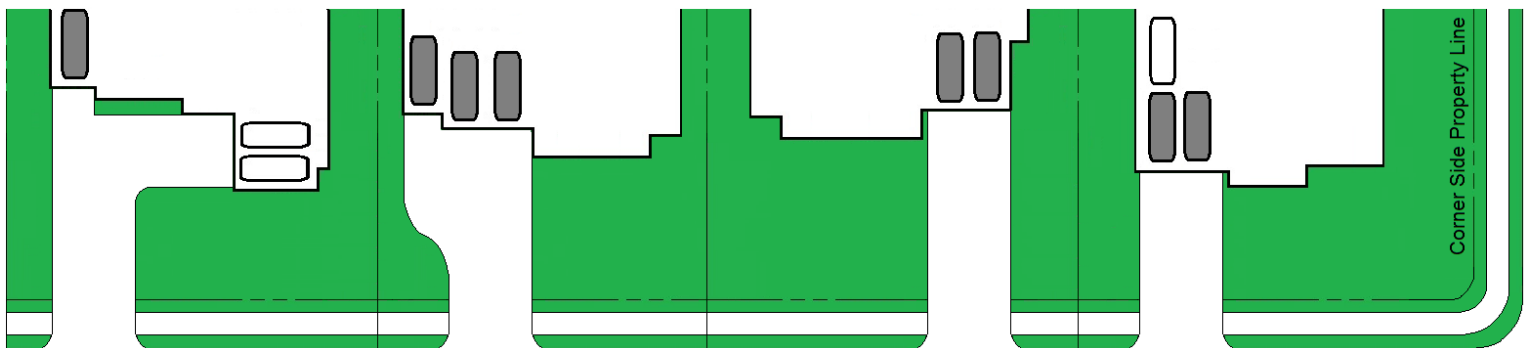


**E. Lot Consolidation**

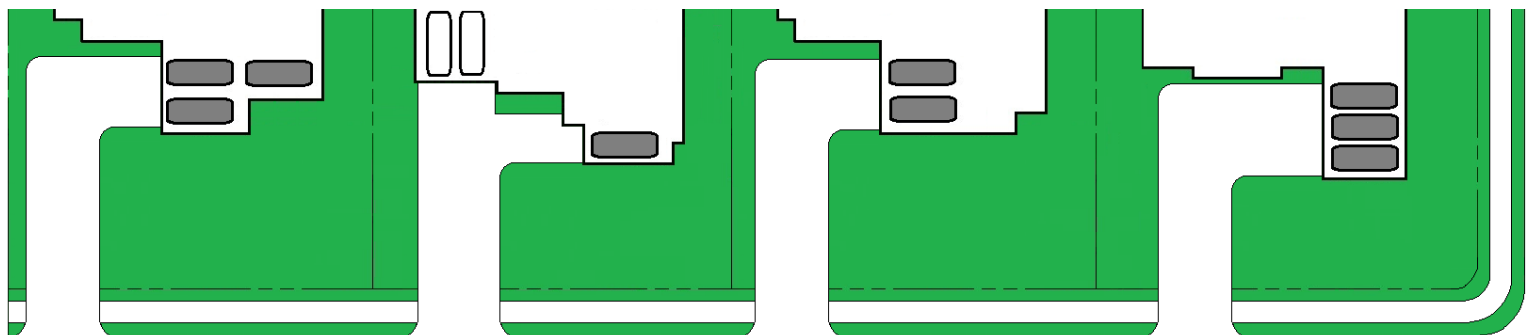
- 1. Allowed: Classic, Heritage and Legacy

**F. Garages: revised 11.1.2020, revised 5.1.2021, revised 7.25.23**

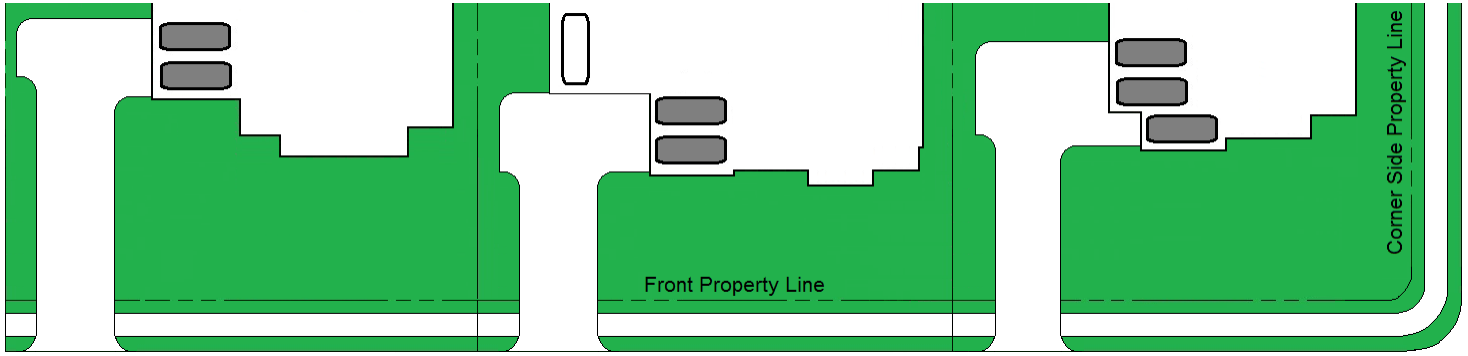
- 1. Required:
  - a. All Lots shall have a garage that accommodates a minimum of 2 full size cars parked side by side
  - b. Minimum Depth of 24'
  - c. Types:
    - i. Front Facing: Attached Garage Bays facing the front R.O.W. and have driveway access from the front of the Lot



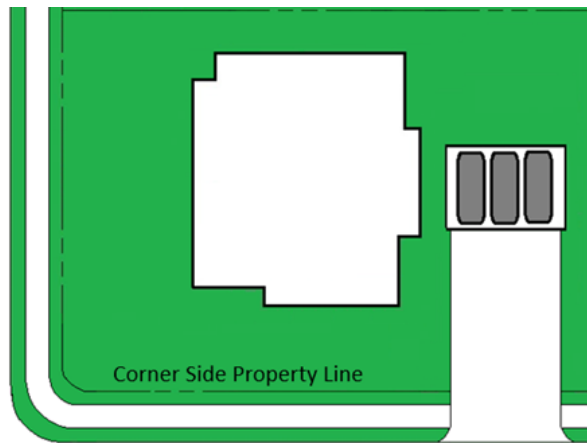
- ii. Swing-In: Garage bays in the center of a Lot, facing the Side Property Line, and have driveway access from the front of the Lot



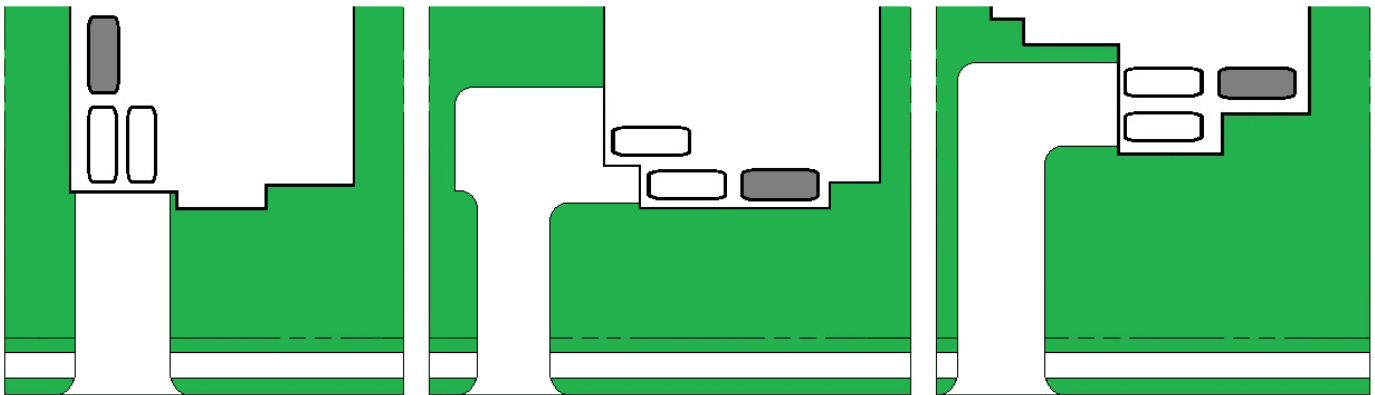
- iii. Side Loaded: Garage bays on the exterior side of the home, facing the Side Property Line, and have driveway access from the front of the Lot



- iv. Detached: Garage which is not attached to the main structure and is located at the rear of a Lot



- v. Tandem: Garage bay located directly behind a 2 bay garage



2. Classic Lots:

a. Front Facing:

i. Allowed:

- a) One Car
- b) Two Car
- c) Three Car
- d) Tandem

ii. Prohibited:

- a) Corner Side, Parkland, Open Space, Private Trail side of a Lot

- b. Swing-in**
    - i. Allowed:**
      - a) One car**
      - b) Two car**
      - c) Three car**
      - d) Tandem**
    - ii. Prohibited:**
      - a) Facing Corner Side R.O.W., entry into a Section, Parkland, Open Space, Private Trail side of a Lot**
      - b) Facing Side Loaded garage or another Swing-In**
  - c. Side Loaded**
    - i. Allowed:**
      - a) One car**
      - b) Two car**
      - c) Three car**
      - d) Tandem**
    - ii. Prohibited:**
      - a) Facing Corner Side R.O.W., entry into a Section Parkland, Open Space, Private Trail side of a Lot**
      - b) Facing Swing-In garage or another Side Loaded**
  - d. Detached Garage Front Facing: Garage bays facing Front R.O.W.**
    - i. Allowed**
      - a) Two car**
      - b) Three car**
    - ii. Prohibited:**
      - a) Facing Corner Side R.O.W., entry into a Section Parkland, Open Space, Private Trail side of a Lot**
  - e. Corner Side Detached: Facing Corner Side R.O.W.**
    - i. Allowed:**
      - a) Two car**
      - b) Three car**
    - ii. Prohibited:**
      - a) Front of the Lot, facing Entry into a Section Parkland, Open Space, Private Trail side of a Lot**
- 3. Heritage Lots: revised 11.1.2020, revised 5.1.2021**
- a. Swing-in**
    - i. Allowed:**
      - a) One car**
      - b) Two car**
      - c) Three car**
    - ii. Prohibited:**
      - a) Facing Corner Side R.O.W., entry into a Section Parkland, Open Space, Private Trail side of a Lot**
      - b) Facing Side Loaded garage or another Swing-In**
  - b. Side Loaded:**
    - i. Allowed:**
      - a) One car**
      - b) Two car**
      - c) Three car**



- ii. Prohibited:
    - a) Facing Corner Side R.O.W., entry into a Section Parkland, Open Space, Private Trail side of a Lot
    - b) Facing Swing-In garage or another Side Loaded
  - c. Front Facing: *revised 11.1.2020, revised 5.1.2021*
    - i. Allowed:
      - a) One Car Front Facing
      - b) Two Car Front Facing
    - ii. Required:
      - a) Specific Setback requirements
      - b) Specific Design requirements
    - iii. Prohibited:
      - a) Three Car Front Facing
  - d. Detached Garage Front Facing: Facing Front R.O.W.
    - i. Allowed
      - c) Two car
      - d) Three car
    - ii. Prohibited:
      - a) Facing Corner Side R.O.W., entry into a Section Parkland, Open Space, Private Trail side of a Lot
  - e. Corner Side Detached: Facing Corner Side R.O.W.
    - i. Allowed:
      - c) Two car
      - d) Three car
    - ii. Prohibited:
      - a) Front of the Lot, facing entry into a Section Parkland, Open Space, Private Trail side of a Lot
4. Legacy Lots:
- a. Swing-in
    - i. Allowed:
      - a) One car
      - b) Two car
      - c) Three car
      - d) Garage Bays facing Corner Side R.O.W., with ARC approval
    - ii. Prohibited:
      - a) Facing entry into a Section Parkland, Open Space, Private Trail side of a Lot
      - b) Facing Side Loaded garage or another Swing-In
  - b. Side Loaded
    - i. Allowed:
      - a) One car
      - b) Two car
      - c) Three car
      - d) Garage Bays facing Corner Side R.O.W., with ARC approval
    - ii. Prohibited:
      - a) Facing entry into a Section Parkland, Open Space, Private Trail side of a Lot
      - b) Facing Swing-In garage or another Side Loaded
  - c. Detached Garage Front Facing: Facing Front R.O.W.
    - i. Allowed
      - a) Two car

- b) Three car
- c) Garage Bays facing Corner Side R.O.W., with ARC approval
- ii. Prohibited:
  - a) Facing entry into a Section Parkland, Open Space, Private Trail side of a Lot
- d. Corner Side Detached: Facing Corner Side R.O.W.
  - i. Allowed:
    - a) Two car
    - b) Three car
  - ii. Prohibited:
    - a) Front of the Lot, facing entry into a Section Parkland, Open Space, Private Trail side of a Lot
- e. Prohibited
  - i. Front Facing Garages
- 5. Prohibited
  - a. Carports
  - b. Garage Conversions

**G. Driveways** *revised 5.11.2020, revised 7.25.23*

1. Refer to County Ordinances for Construction Guidelines and ADA requirements.
2. Minimum and maximum widths are measured at the Front Property Line.
3. Classic Lot Driveway Width: *revised 5.11.2020*

Garage Type	Number of Cars	Minimum at Front Property Line	Maximum at Front Property Line	Maximum at Garage Face
Attached Front Facing	2 Car*	12'	18'	20'
	3 Car		24'	28'
Attached Side Loaded	2 Car	12'	16'	20'
	3 Car		16'	28'
Attached Swing In	2 Car	12'	16'	20'
	3 Car		16'	28'
Detached Front Loaded	2 Car*	12'	18'	20'
	3 Car		24'	28'
Corner Side Loaded and Detached	2 Car*	12'	18'	20'
	3 Car		24'	28'
*May exceed Maximum with ARC approval				

4. Heritage Lot Driveway Widths: *revised 5.1.2021*

Garage Type	Number of Cars	Minimum at Front Property Line	Maximum at Front Property Line	Maximum at Garage Face
Attached Front Facing	2 Car*	12'	18'	20'
Attached Side Loaded	2 Car	12'	16'	20'
	3 Car		16'	28'
Attached Swing In	2 Car	12'	16'	20'
	3 Car		16'	28'
Corner Side Loaded and Detached	2 Car*	12'	18'	20'
	3 Car		24'	28'
*May exceed Maximum with ARC approval				

5. Legacy Lot Driveway Width:

- a. ARC approval per Lot

6. Prohibited Driveways

- a. Front Facing on Corner Side of the Lot, facing Front R.O.W.
- b. Swing-in or Side Loaded on the Corner Side of the Lot
- c. Detached Front Facing on the Corner side of the Lot facing the Front R.O.W.
- d. Open Space or Park Trail side of a Lot

7. Materials: *revised 11.1.2020, revised 12.23.2020, revised 7.25.23*

a. Driveway:

i. Required:

- a) Exposed Aggregate

ii. Allowed: Upgraded driveway treatments encouraged

- a) Rock Salt Finish: Finish must be noticeable, with 1/8 to 3/8 Rock Salt crystals, at no less than 6 pounds per 100 square feet.
- b) Pattern saw cut concrete, or other alternative driveway applications, with ARC approval

iii. Prohibited:

- a) Plain concrete

b. Accent Borders:

i. Allowed:

- a) Stamped or colored concrete pavers, brick, or flagstone with ARC approval
- b) Must match architectural style, color and materials of the home

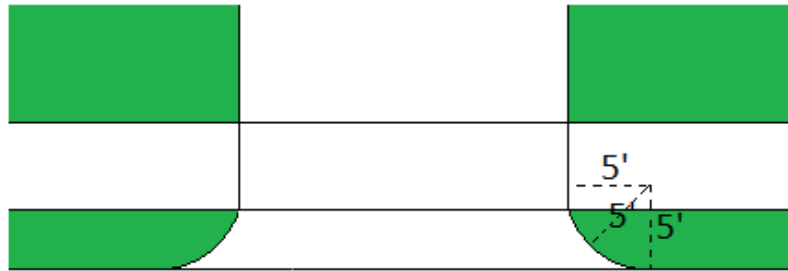
ii. Prohibited:

- a) Asphalt, loose gravel/pea gravel, stone, timber borders

c. When decorative materials are used, the public sidewalk shall not carry through

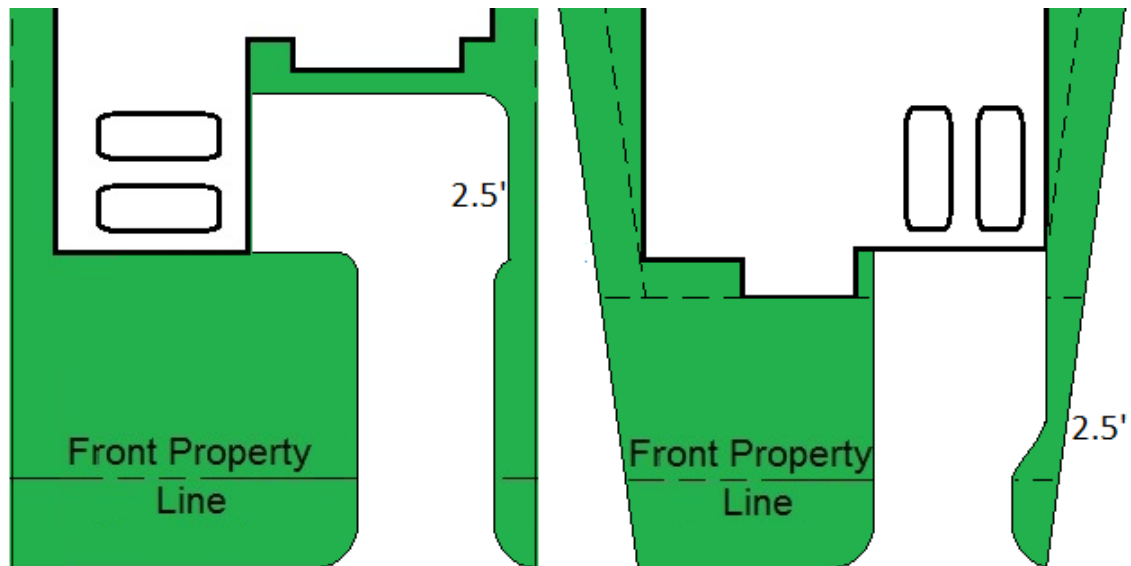
8. Driveway Radius

- a. 5'



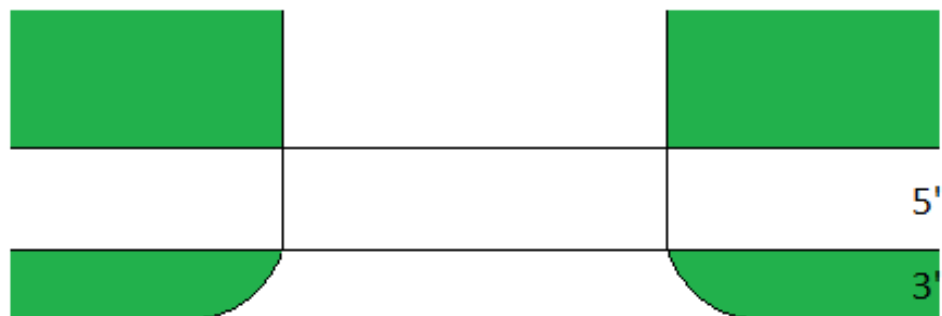
9. Driveway Side Setbacks from Side P.L.

- a. Minimum 2.5'



H. **Sidewalks:** revised 2.1.2020. Developer installed. Builder must replace/repair any damaged Sidewalk per Development Specifications. See Open Space and Connectivity Map.

- 1. Material
  - a. Concrete
- 2. Width
  - a. 5'
- 3. Placement
  - a. 3' from the back of the curb



**I. Walkways**

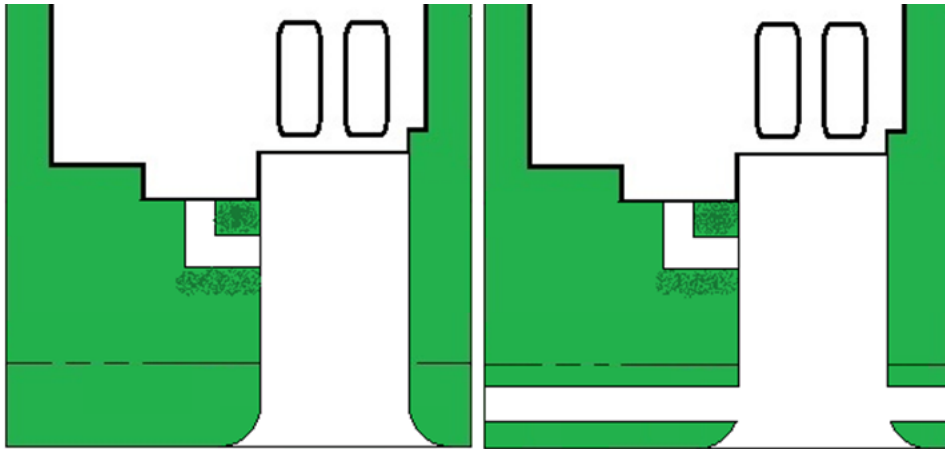
**1. Placement**

**a. Front Facing Garages:**

i. Must Lead from front elevation to driveway

a) Must have 2' deep Planting Area between foundation, Driveway, and Walkway

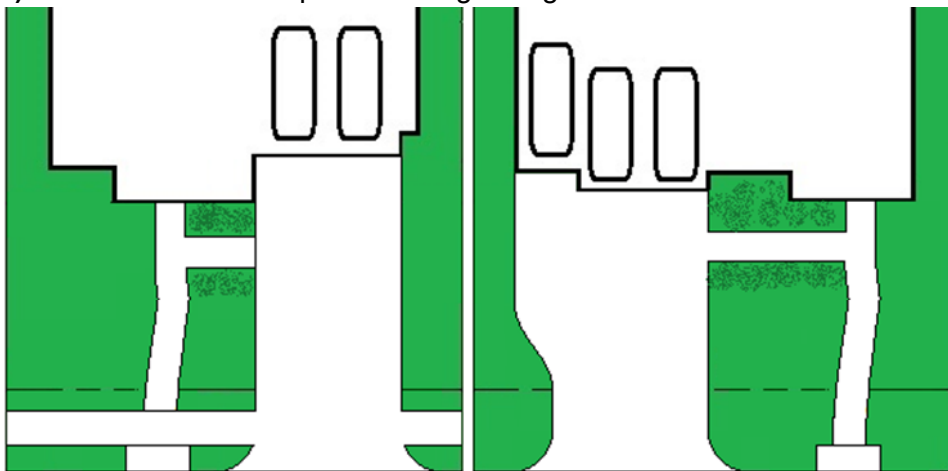
b) Must have Landscape Screening facing Front R.O.W.



ii. May lead from front elevation to Driveway and curb

a) Must have 2' deep Planting Area between foundation, Driveway, and Walkway

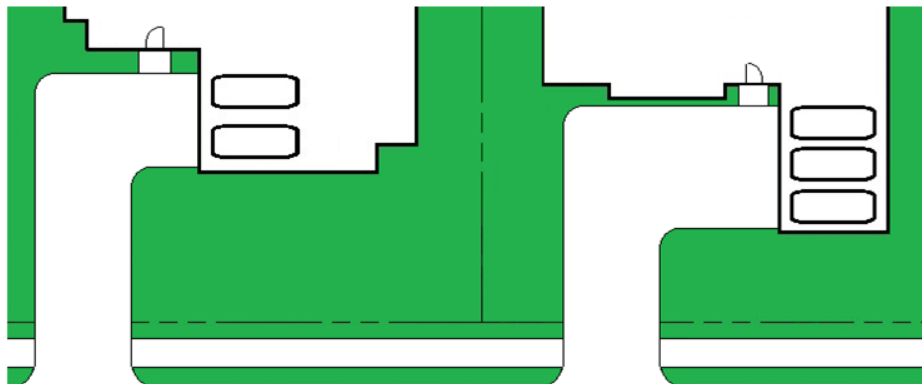
b) Must have Landscape Screening facing Front R.O.W.



**b. Swing-In:**

i. Must not lead to Driveway

ii. Landscape Screening not required for interior Front Entry

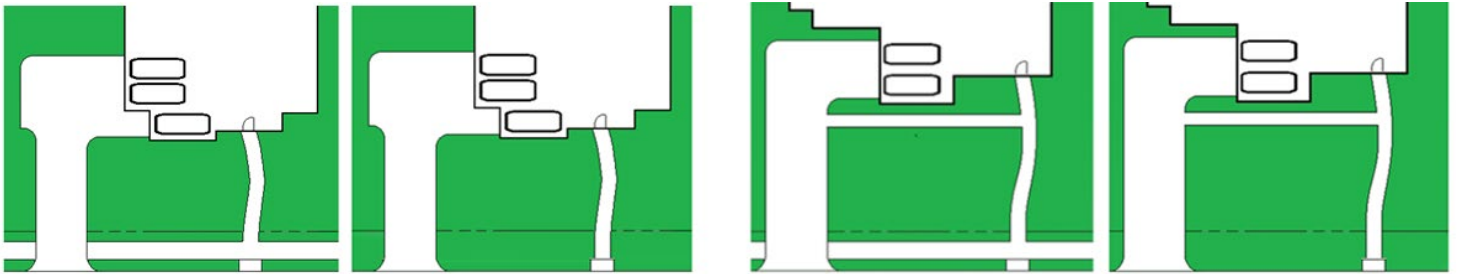


c. Side Loaded:

i. Classic and Heritage:

a) Lot with Sidewalk and Lots with No Sidewalk :

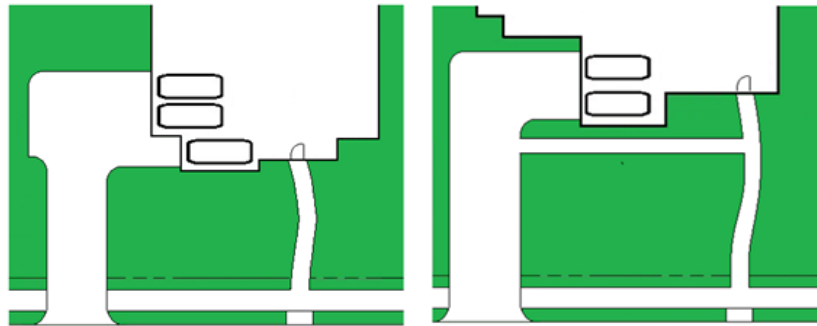
- 1) Must lead from front elevation to the back of curb.
- 2) May lead from front elevation to the back of curb and Driveway, with ARC approval.



ii. Legacy Lots: *revised 6.24.2022*

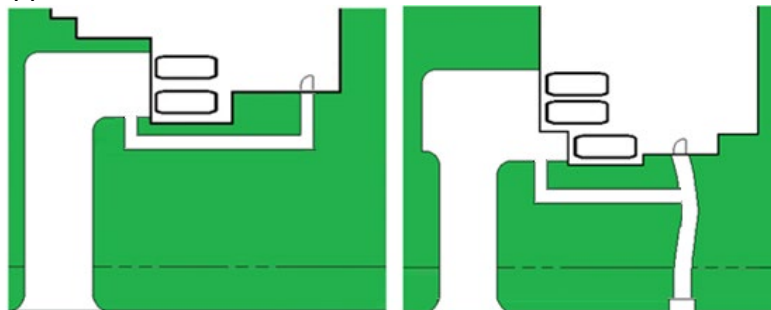
a) Lots with Sidewalk:

- 1) Must lead from the front elevation to the back of curb.
- 2) May lead from front elevation to the back of curb and Driveway, with ARC approval.



b) Lots with No Sidewalk:

- 1) May lead from the front elevation to the back of curb or to the Driveway.
- 2) May lead from front elevation to the back of curb and Driveway, with ARC approval.



2. Width

- a. 3' minimum
- b. 5' maximum with decorative border

3. Materials: *revised 11.1.2020*

- a. Required: Exposed Aggregate to match Driveway material
- b. Allowed Accent Borders: Stamped or colored concrete, concrete pavers, brick, or flagstone with ARC approval
- c. Prohibited: Finished cement, asphalt, loose gravel/pea gravel, stone, timber boards

**J. Walkway Landings** revised 11.1.2020

1. Required for Walkways leading from the front elevation to the curb, Builder installed
2. Size:
  - a. 3'x6' landing



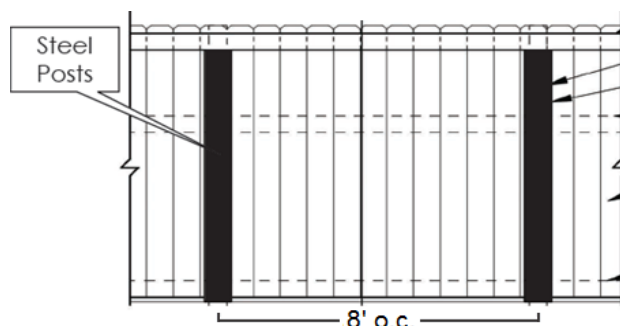
3. Placement
  - a. Back of curb
4. Materials:
  - a. Must match walkway
5. Materials Prohibited:
  - a. Required: Exposed Aggregate to match Driveway material
  - b. Allowed Accent Borders: Stamped or colored concrete, concrete pavers, brick, or flagstone with ARC approval
  - c. Prohibited: Finished cement, asphalt, loose gravel/pea gravel, stone, timber boarders

**K. Parking**

1. Parking restrictions are established by City Ordinance for City of College Station Enforcement.
2. Parking is restricted to one designated side of the local roadway. Refer to Exhibit.

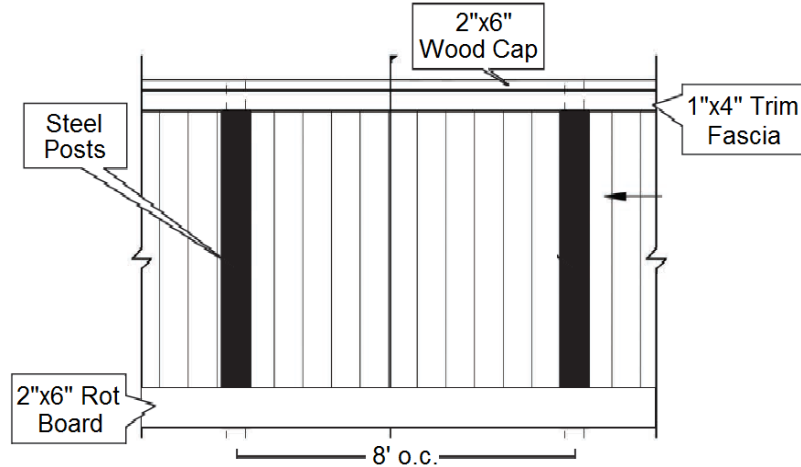
**L. Fencing:** revised 5.11.2020

1. Fence Types
  - a. Smooth Side/Back Side: All boards facing one side
    - i. 6', 1"x6", No.2 Cedar pickets
    - ii. 3, 2"x4" wood stringers
    - iii. Steel Posts: revised 5.11.2020
      - a) When both sides are preferred to be Smooth Side, Builders must work with adjacent Lot to acquire approval to access Steel Posts.
        - 1) If alternative construction required, ARC approve required.
    - iv. 8D galvanized screw shank nails
  - b. Builder may determine upon application which sides to be Smooth Side/Back Side



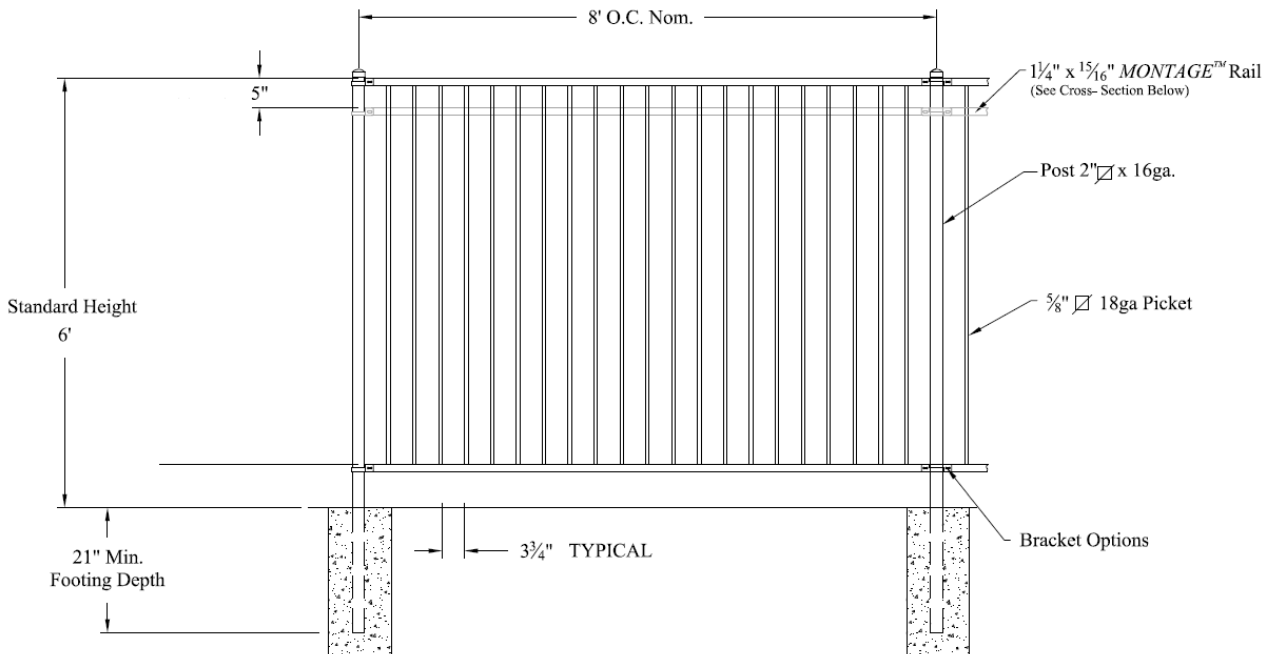
**c. Upgraded Wood Facing Public View:**

- i. 6', 1"x6", No.2 Cedar pickets
- ii. 3, 2"x4" wood stringers
- iii. Steel Posts: *revised 5.11.2020*
  - a) When both sides are preferred to be Smooth Side, Builders must work with adjacent Lot to acquire approval to access Steel Posts.
    - 1) If alternative construction required, ARC approve required.
- iv. 8D galvanized screw shank nails
- v. 2"x 6" Wood Cap with 1"x4" Wood Fascia Rail (Trim Board)
- vi. 2"x6" Rot Board (Kickboard)
- vii. 8D galvanized screw shank nails
- viii. 6' 8" Total Fence height



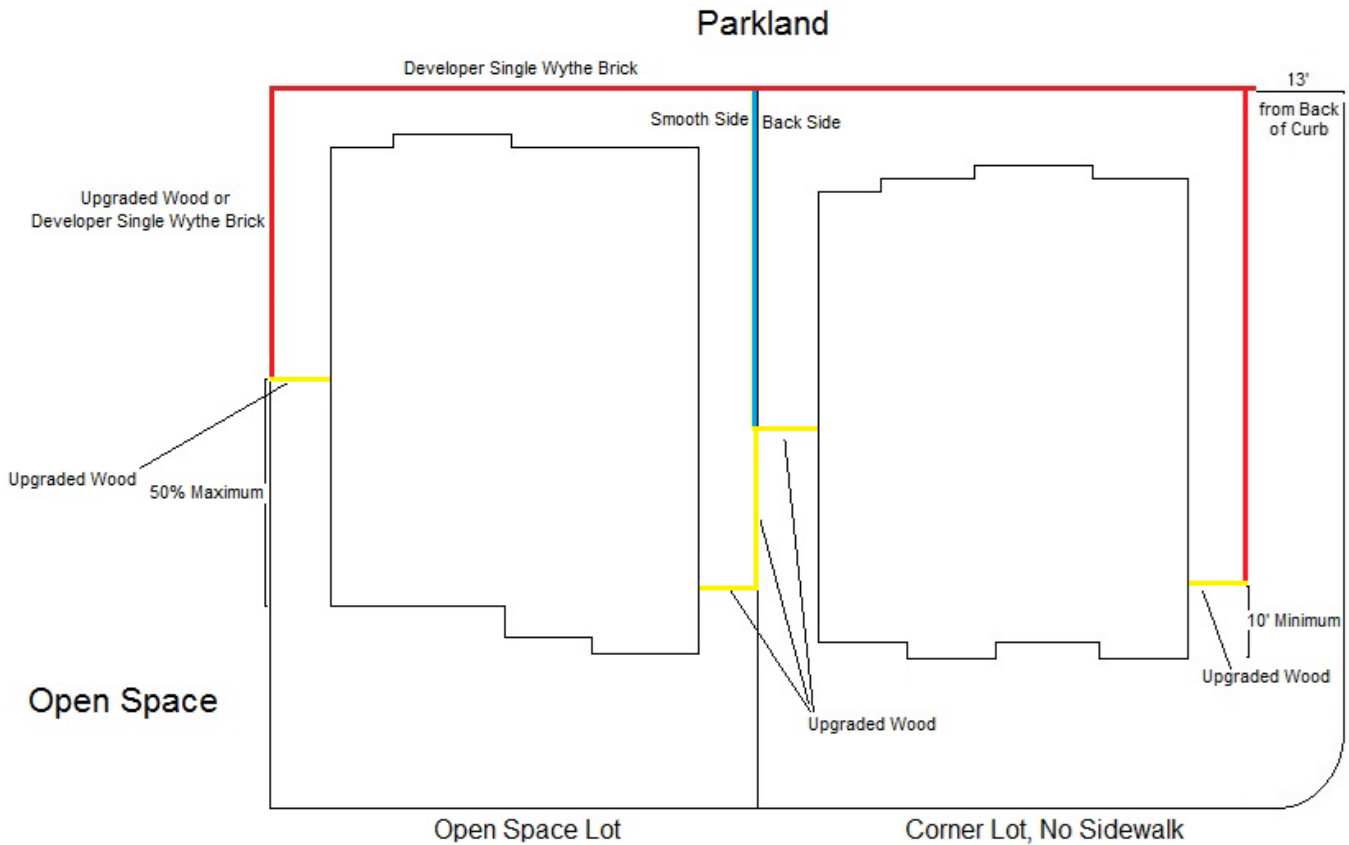
**d. Steel: *revised 3.17.2020***

- i. Ameristar Montage Majestic, Residential Line
- ii. 6' Fence height
- iii. 3 Rail
- iv. Flush bottom
- v. Black Color

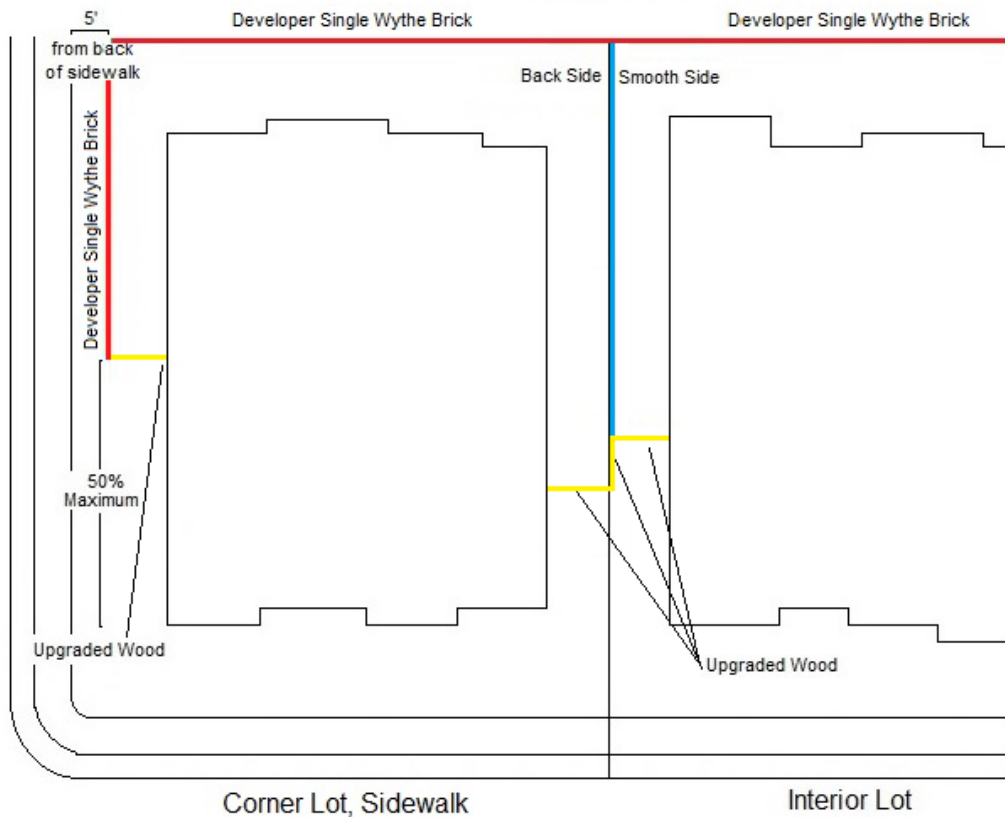




2. Fence Type and Location: *revised 3.17.2020*. As determined by each Phase Fence Plans. See Phase Fencing Plans.
- a. Parkland Lots: Lots backing to the Parkland area
    - i. Front Fence Returns: Left & Right side facing R.O.W.
      - a) Upgraded Wood Facing Public View or 6' Steel
      - b) Setback from closest Front Elevation corner of home
        - 1) Minimum 10' to maximum 50% of the Side Elevation
        - 2) Must enclose HVAC system
    - ii. Visible Side Fence: Fencing visible between adjacent Front Fence Returns
      - a) Upgraded Wood Facing Public View or 6' Steel
    - iii. Non-Visible within Public View: Lots with rear and/or side Developer Single Wythe Brick or Upgraded Wood fencing
      - a) Smooth Side/Back Side
        - 1) If Smooth Side on both sides preferred, see Fencing
    - iv. Rear Fence: Fencing along the Rear Property Line
      - a) Developer Single Wythe Brick Fence
    - v. Reserve Side Fence: Fencing facing a Reserve
      - a) Developer Single Wythe Brick or Upgraded Wood Facing Public View
    - vi. Corner Side Fence: Fencing facing Corner side street
      - a) Developer Single Wythe Brick Fence

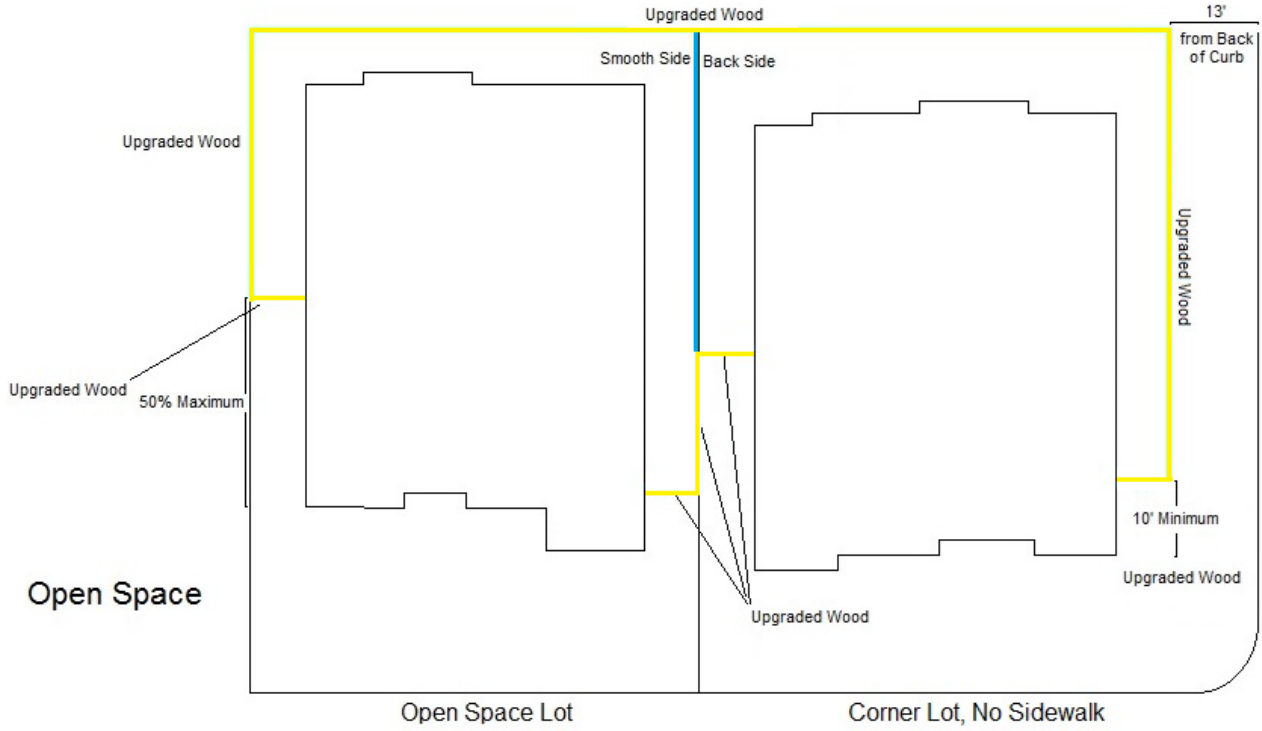


## Parkland

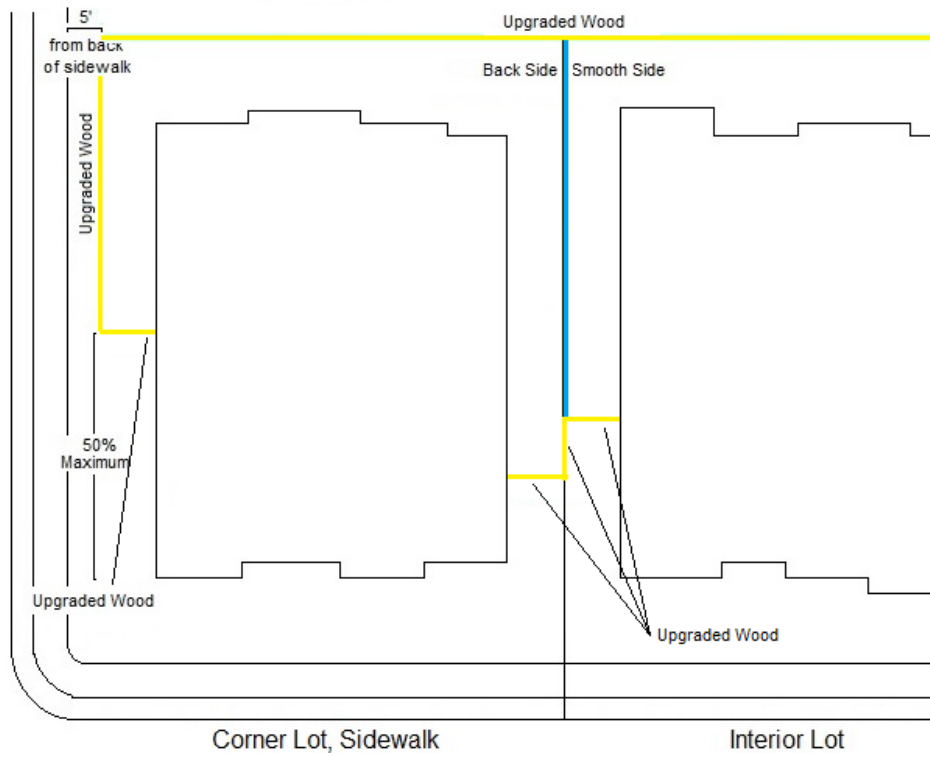


- b. Open Space Lot: Lots backing or siding to an Open Space**
  - i. Front Fence Returns: Left & Right side facing R.O.W.**
    - a) Upgraded Wood Facing Public View or 6' Steel**
    - b) Setback from closest Front Elevation corner of home**
      - 1) Minimum 10' to maximum 50% of the Side Elevation**
      - 2) Must enclose HVAC system**
  - ii. Open Space Side Fence: Fencing siding to an Open Space**
    - a) Upgraded Wood Facing Public View or 6' Steel**
  - iii. Visible Side Fence: Fencing visible between adjacent Front Fence Returns**
    - a) Upgraded Wood Facing Public View or 6' Steel**
  - iv. Open Space Rear Fence: Fencing backing to an Open Space**
    - a) Upgraded Wood Facing Public View or 6' Steel**
  - v. Rear Fence: Fencing along the Rear Property Line**
    - a) Upgraded Wood Facing Public View or 6' Steel**
  - vi. Visible within Public View: Lots with rear and/or side Steel fencing**
    - a) Smooth Side/Back Side**
      - 1) If Smooth Side on both sides preferred, see Fencing**
  - vii. Non-Visible within Public View: Lots with rear and/or side Upgraded Wood fencing**
    - a) Smooth Side/Back Side**
      - 1) If Smooth Side on both sides preferred, see Fencing**
  - viii. Corner Side Fence: Fencing facing Corner side street**
    - a) Upgraded Wood Facing Public View or 6' Steel**
    - b) Sidewalk Lots:**
      - 1) Setback 5' from back of Sidewalk**
    - c) No Sidewalk Lots:**
      - 1) Setback 13' from back of curb**

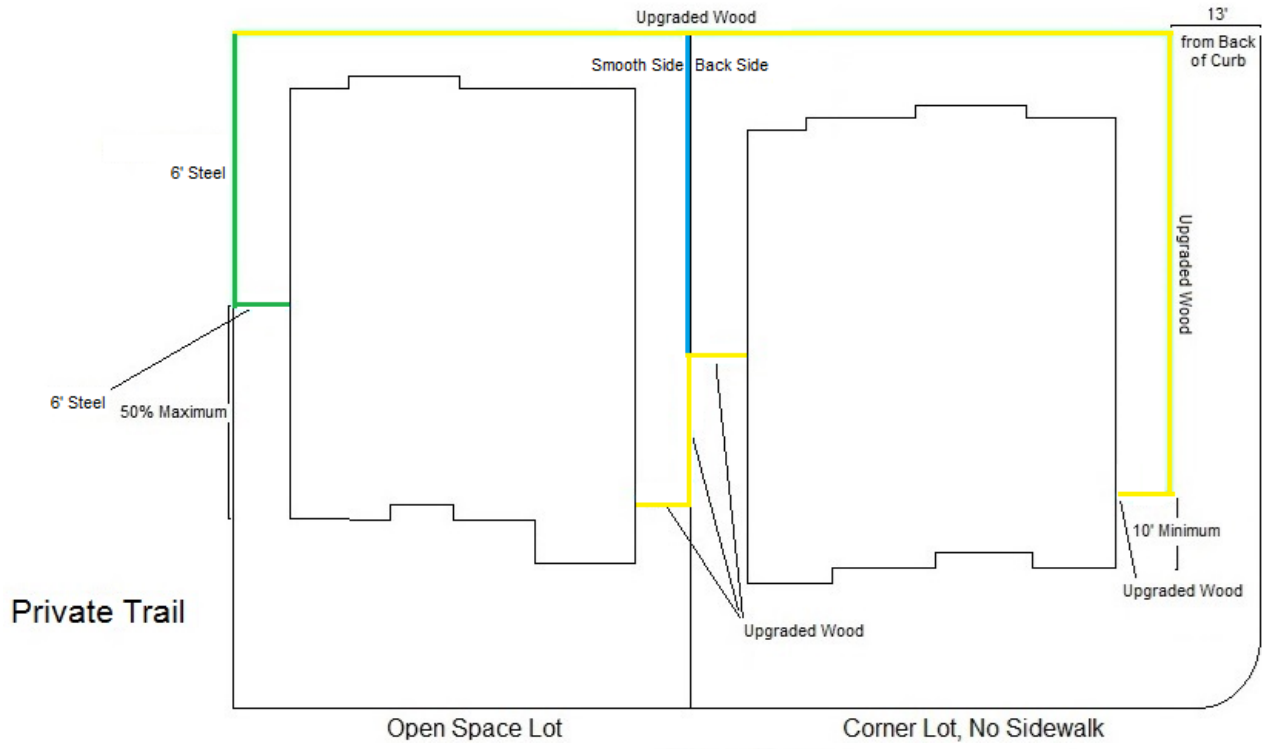
# Open Space



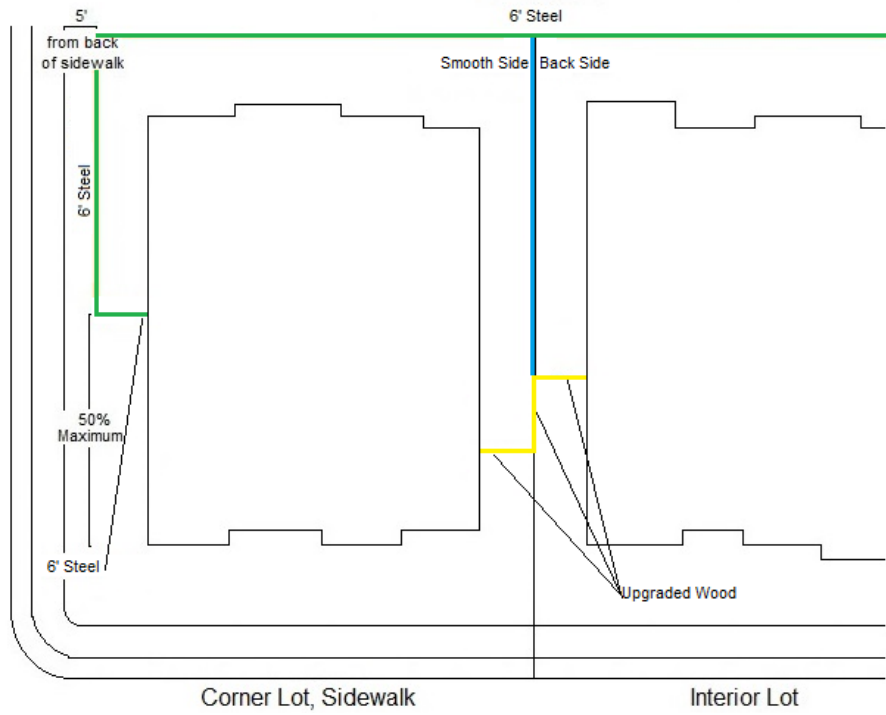
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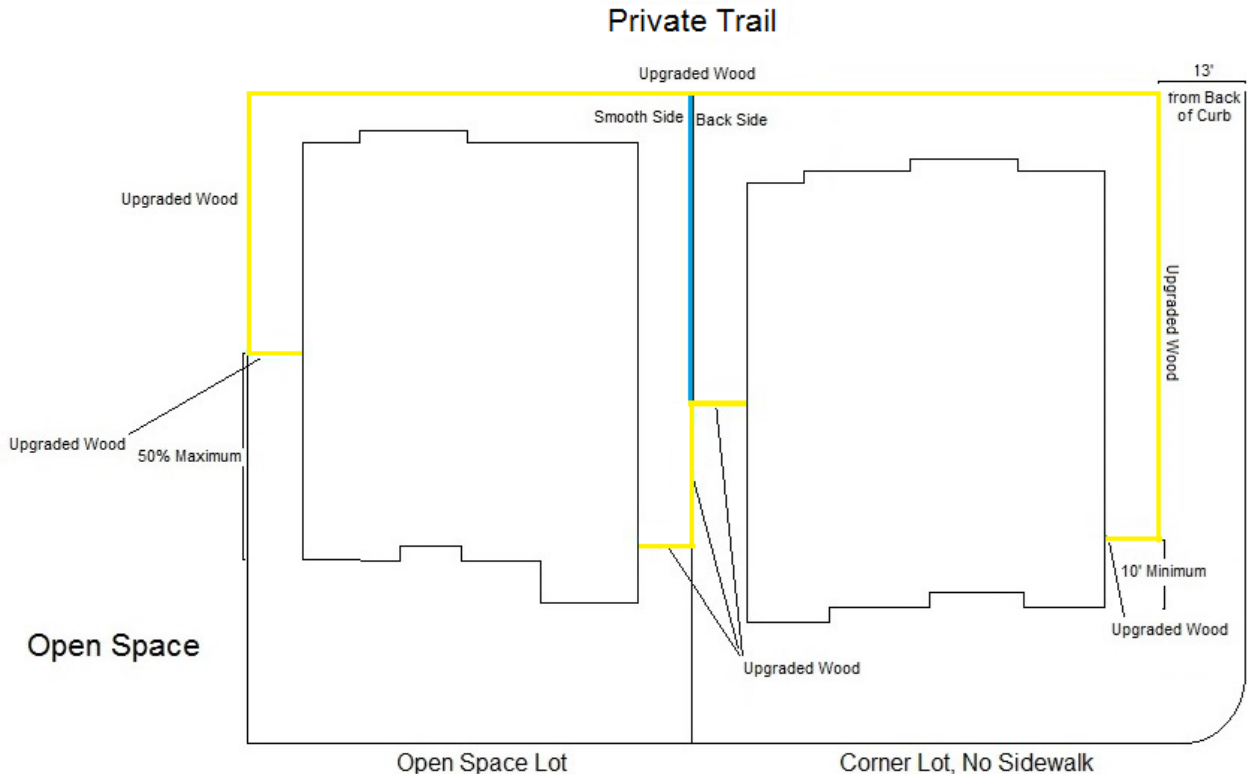
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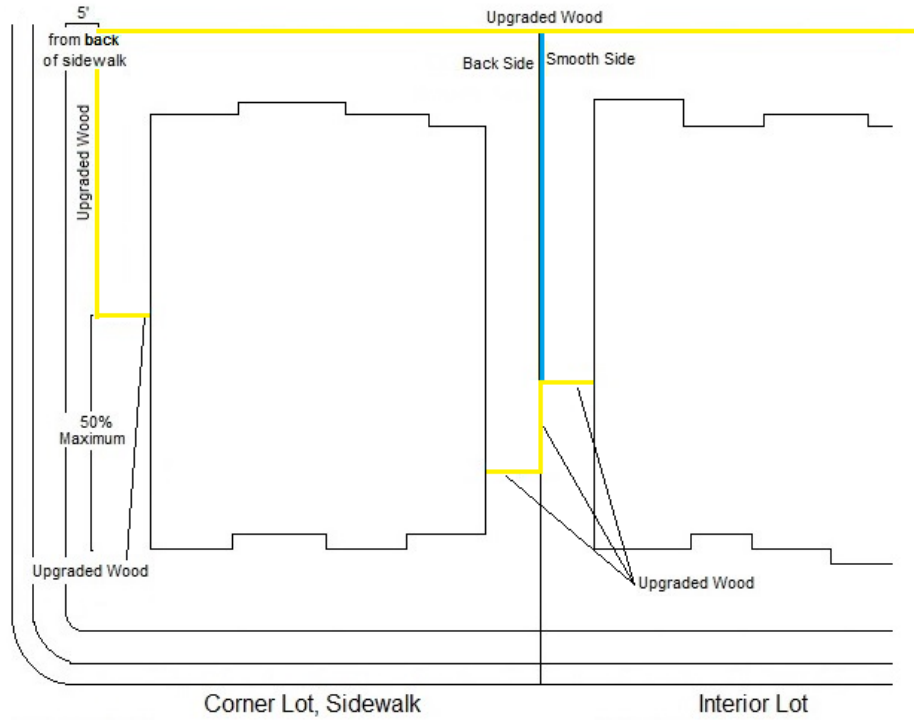
# Open Space



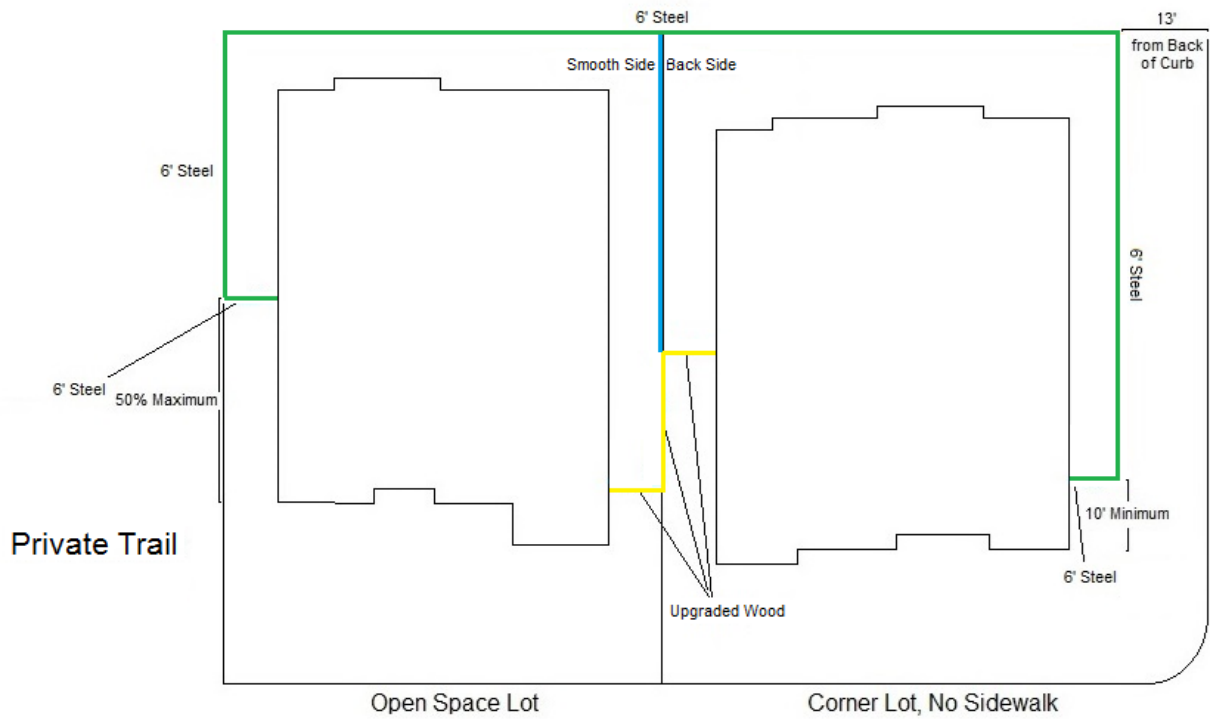
- c. Private Trail: Lots backing or siding to Private Trails
  - i. Front Fence Returns: Left & Right side facing R.O.W.
    - a) Upgraded Wood Facing Public View or 6' Steel
    - b) Setback from closest Front Elevation corner of home
      - 1) Minimum 10' to maximum 50% of the Side Elevation
      - 2) Must enclose HVAC system
  - ii. Private Trail Side Fence: Side fencing facing a Private Trail
    - a) Upgraded Wood Facing Public View or 6' Steel
  - iii. Visible Side Fence: Fencing visible between adjacent Front Fence Returns
    - a) Upgraded Wood Facing Public View
  - iv. Private Trail Rear Fence: Rear fencing facing a Private Trail
    - a) Upgraded Wood Facing Public View or 6' Steel
  - v. Rear Fence: Fencing along the Rear Property Line
    - a) Upgraded Wood Facing Public View or 6' Steel
  - vi. Visible within Public View: Lots with rear and/or side Steel fencing
    - a) Smooth Side/Back Side
      - 1) If Smooth Side on both sides preferred, see Fencing
  - vii. Non-Visible within Public View: Lots with rear and/or side Upgraded Wood fencing
    - a) Smooth Side/Back Side
      - 1) If Smooth Side on both sides preferred, see Fencing
  - viii. Open Space: Fencing backing or siding to an Open Space
    - a) Upgraded Wood Facing Public View or 6' Steel
  - ix. Corner Side Fence: Fencing facing Corner side street
    - a) Upgraded Wood Facing Public View or 6' Steel
    - b) Sidewalk Lots:
      - 1) Setback 5' from back of Sidewalk
    - c) No Sidewalk Lots:
      - 1) Setback 13' from back of curb



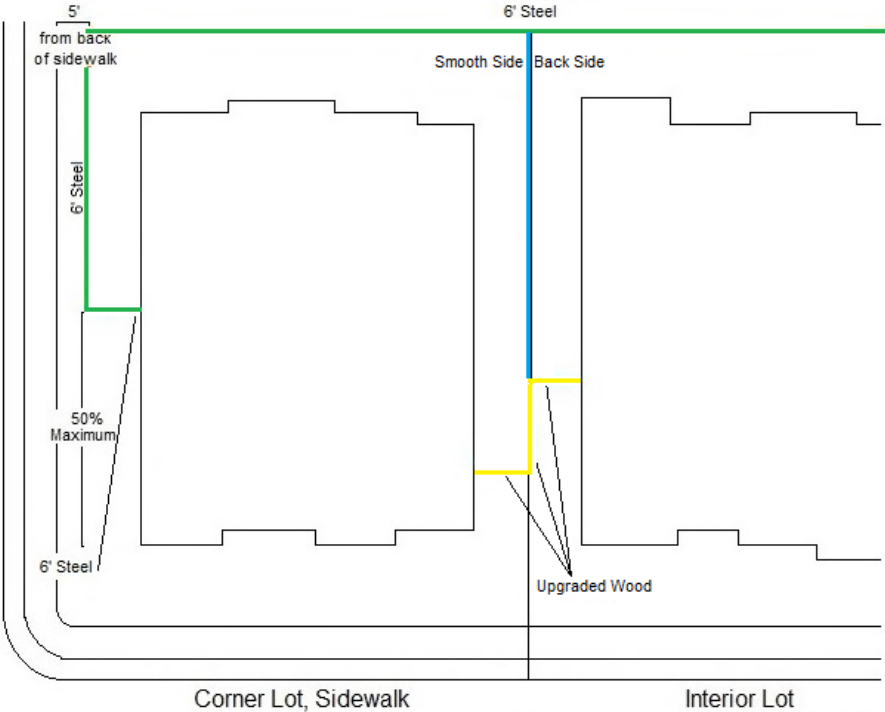
## Private Trail



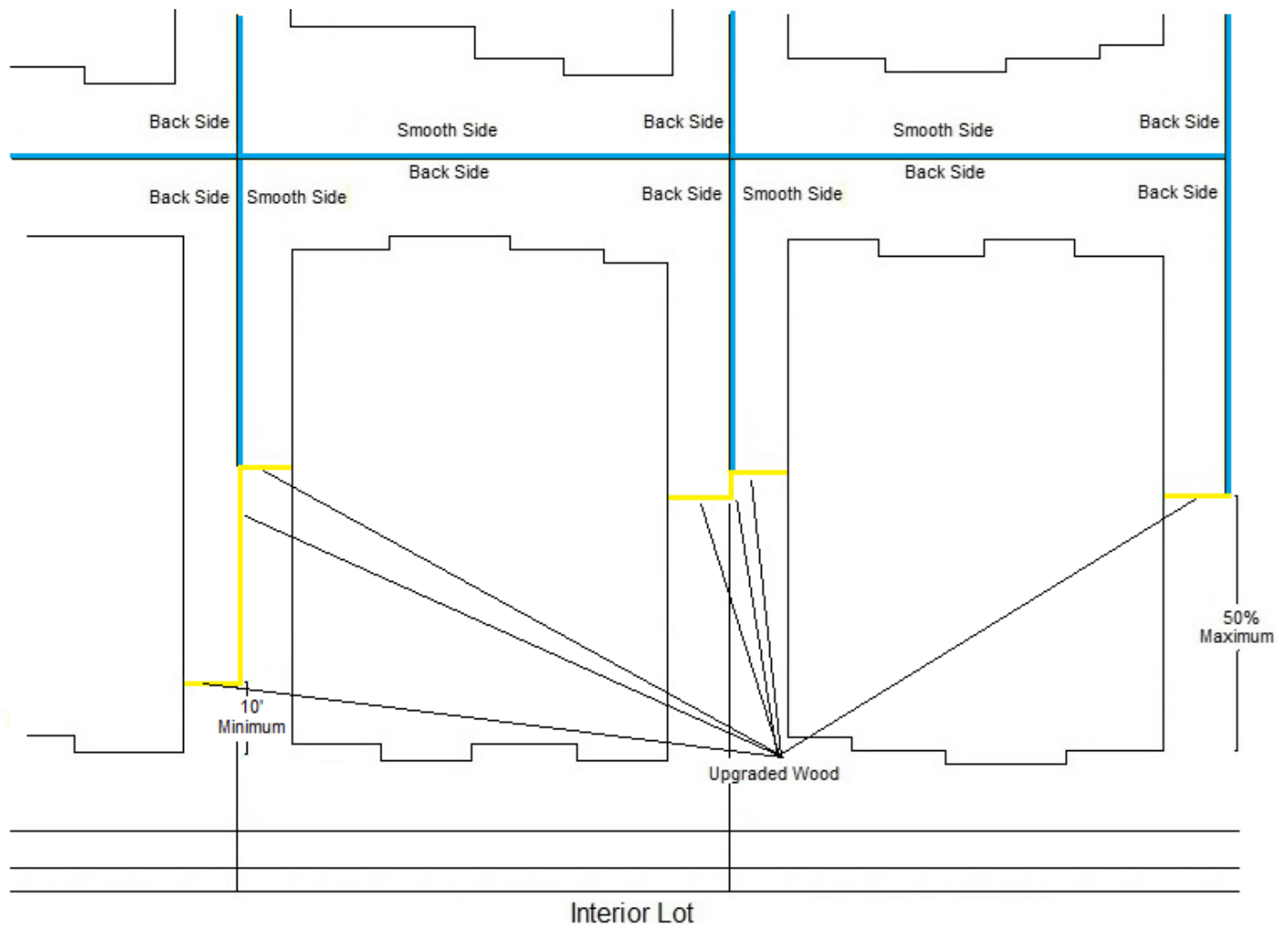
## Private Trail



# Private Trail

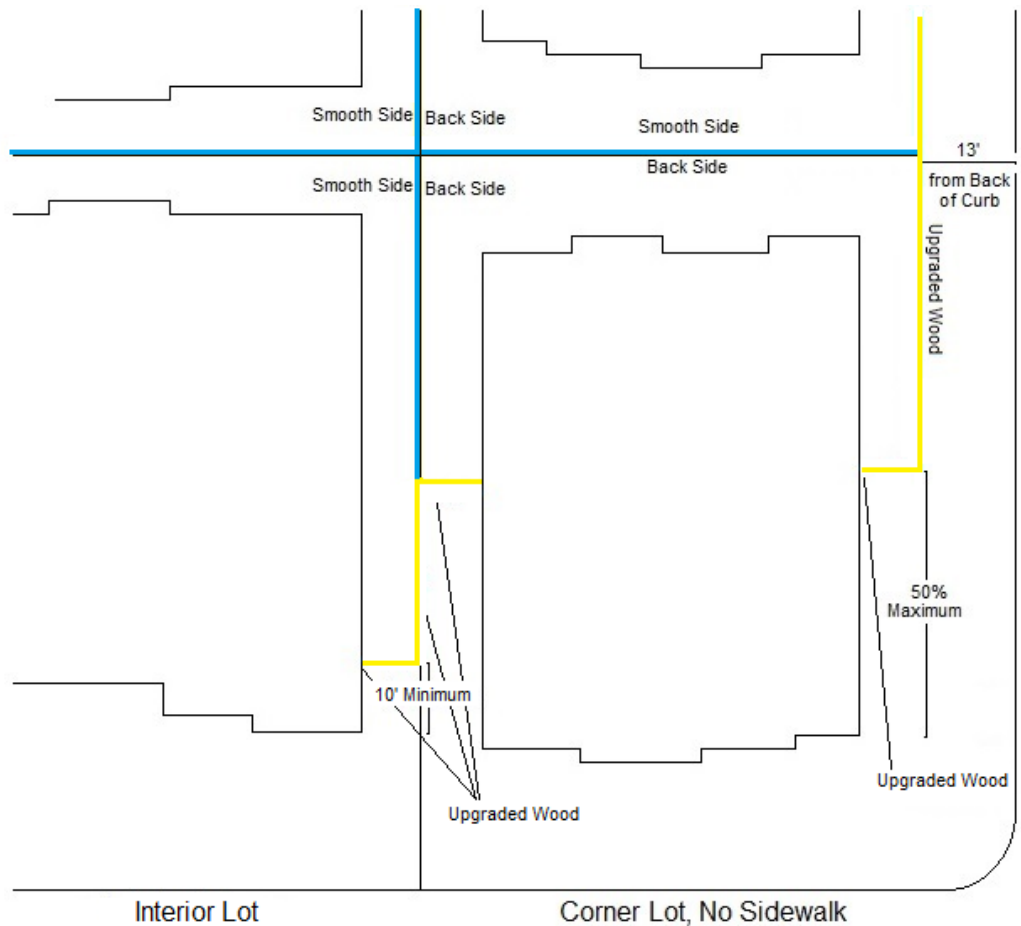


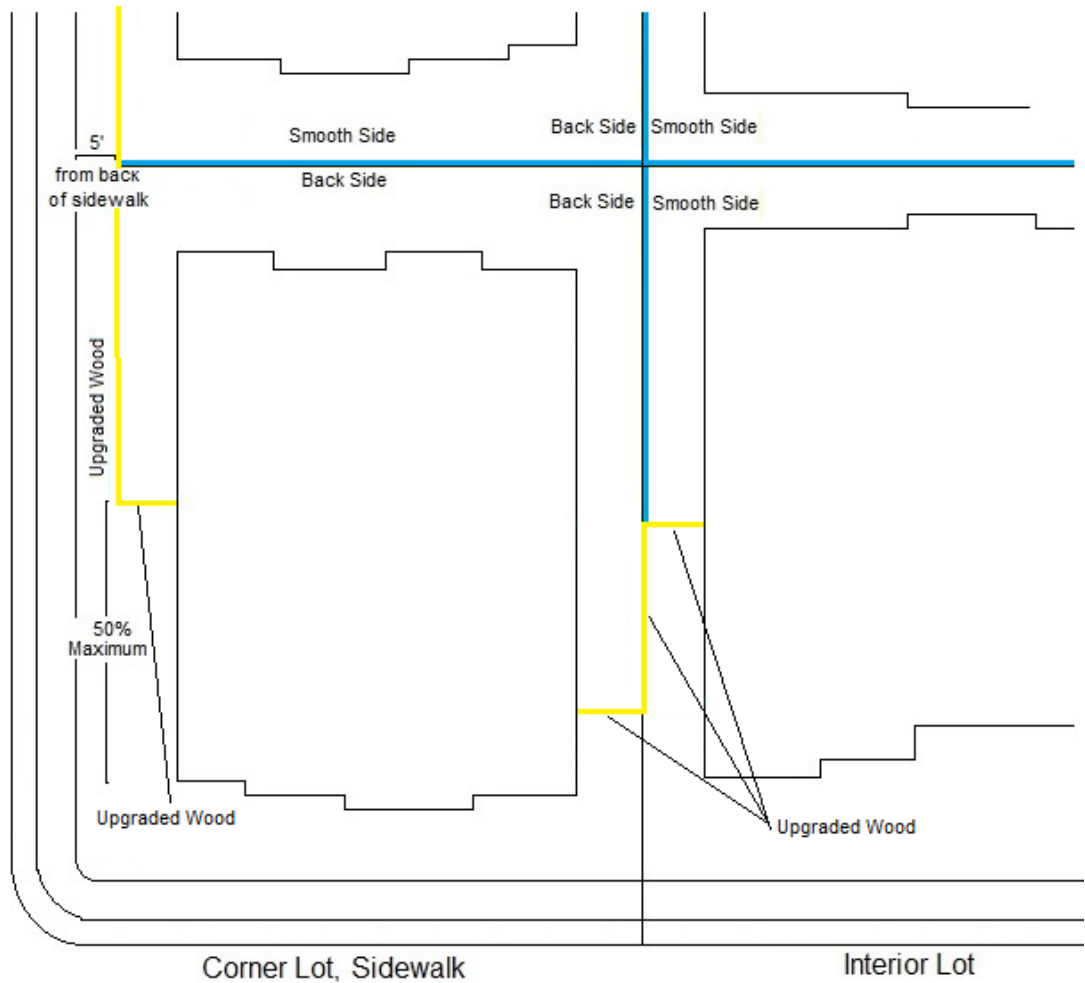
- d. Typical Interior Lot: Lots with adjacent Lots on one or more sides
  - i. Front Fence Returns (Left & Right side facing R.O.W.):
    - a) Upgraded Wood Facing Public View
    - b) Setback from closest Front Elevation corner of home
      - 1) Minimum 10' to maximum 50% of the Side Elevation
      - 2) Must enclose HVAC system
  - ii. Visible Side Fence: Fencing visible between adjacent Front Fence Returns
    - a) Upgraded Wood Facing Public View
  - iii. Rear Fence: Fencing along the Rear Property Line
    - a) Smooth Side/Back Side
      - 1) If Smooth Side on both sides preferred, see Fencing
  - iv. Non-visible within Public View Lots with rear and/or side Upgraded Wood fencing
    - a) Smooth Side/Back Side
      - 1) If Smooth Side on both sides preferred, see Fencing





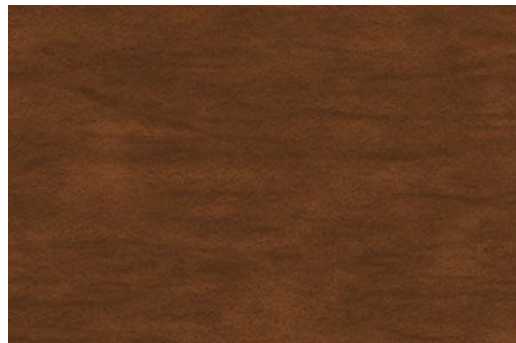
- e. Typical Corner Lot: Lots siding a side street
  - i. Front Fence Returns (Left & Right side facing R.O.W.)
    - a) Upgraded Wood Facing Public View
    - b) Setback from closest Front Elevation corner of home
      - 1) Minimum 10' to maximum 50% of the Side Elevation
      - 2) Must enclose HVAC system
  - ii. Corner Side Fence: Fencing facing Corner side street
    - a) Upgraded Wood Facing Public View or 6' Steel
    - b) Sidewalk Lots:
      - 1) Setback 5' from back of Sidewalk
    - c) No Sidewalk Lots:
      - 1) Setback 13' from back of curb
  - iii. Visible Side Fence: Fencing visible between adjacent Front Fence Returns
    - a) Upgraded Wood Facing Public View
  - iv. Rear Fence: Fencing along the Rear Property Line
    - a) Smooth Side/Back Side
      - 1) If Smooth Side on both sides preferred, see Fencing
  - v. Non-visible within Public View Lots with rear and/or side Upgraded Wood fencing
    - a) Smooth Side/Back Side
      - 1) If Smooth Side on both sides preferred, see Fencing





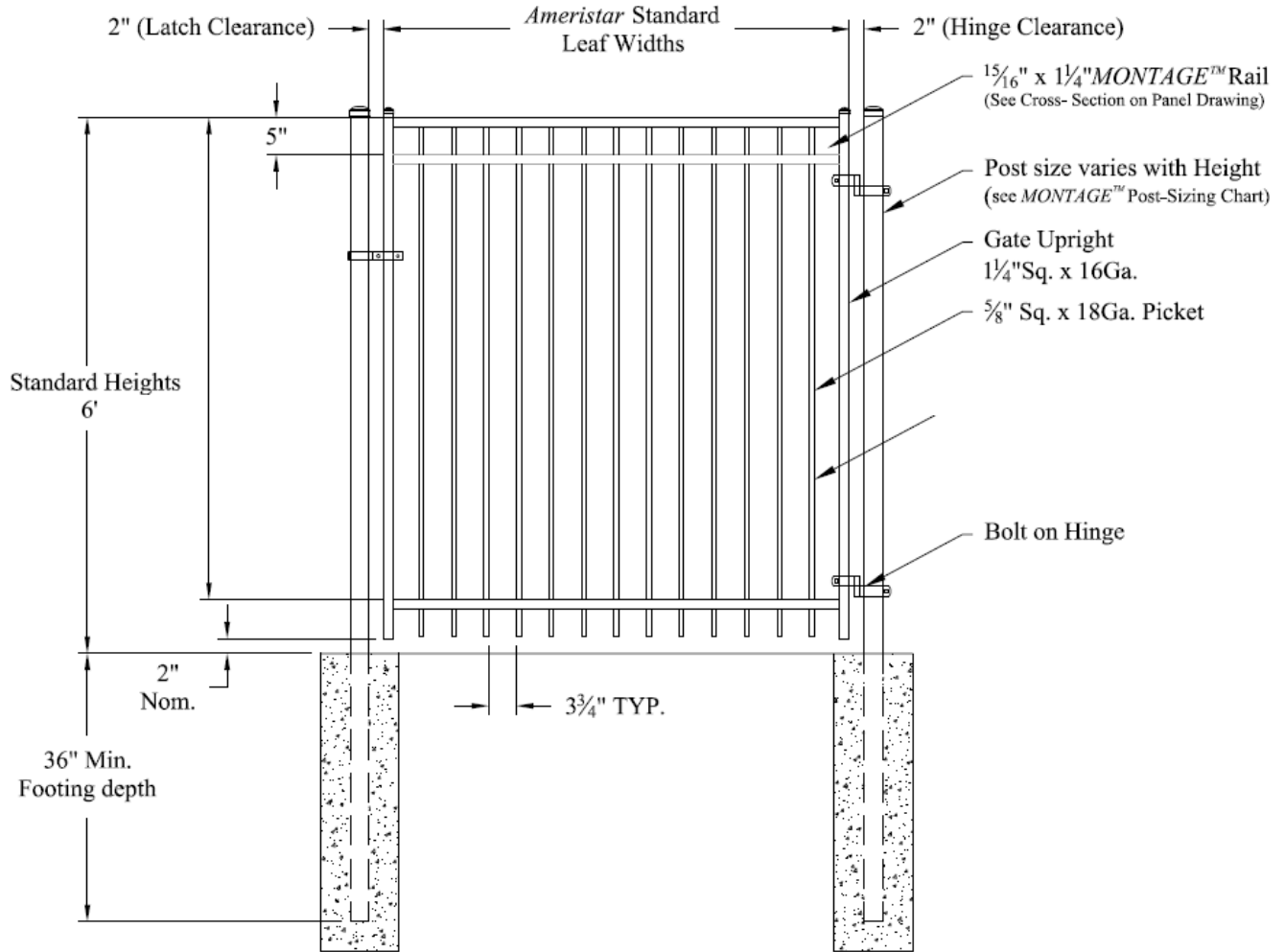
**M. Fence Stain** revised 5.11.2020, revised 5.1.2021

1. Required on all visible fencing
  - a. Fence stain must be completed prior to landscaping.
2. Builders must apply stain per Manufacturer Specifications. See Paint Maintenance Guide.
  - a. All completed fences must match Developer Sample.
3. Stain color: revised 5.11.2022, revised 5.21.2022
  - a. "Greens Prairie Reserve Hawthorne" by Sherwin Williams
    - i. Must be purchased at either:
      - a) Sherwin Williams College Station: 3108 Texas Ave. S., College Station TX 77845
      - b) Sherwin Williams Bryan stores: 3816 S. Texas Ave., Bryan TX 77802
    - ii. Oil-based prohibited
    - iii. To be applied according to the Paint Maintenance Guide
    - iv. Sample Boards available at the GPR Welcome Center



**N. Pedestrian Gates**

1. Upgraded Wood Facing Public View Fencing:
  - a. Upgraded Wood Facing Public View
  - b. 6' Gate
2. Steel Fence with steel gate:
  - a. Ameristar Majestic Montage Plus
  - b. 6' Gate



3. Allow Placement
  - a. Either side of or Both sides of the Front Fence Returns
4. Access:
  - a. Private Trail
5. Prohibit Access:
  - a. Amenity Center
  - b. Non-Trail areas
  - c. Corner Side of Lot, facing the Corner side street
  - d. Open Space Side of a Lot, facing the Open Space

**O. BTU and Fiber Optic Network Cabling**

1. BTU conduit and Fiber Optic Network cabling to be installed at the same time.
  - a. Installation of BTU conduit by Developer BTU Provider, at Developer's expense
  - b. Installation of Fiber Optic Network cabling conduit to be installed by Developer's exclusive Fiber Optic Utility Provider, at builder's expense.

**P. Grading/Drainage**

1. Positive drainage away from the housing structure shall be provided for rainfall, gutter downspouts, irrigation, air conditioner condensate and other types of water runoff.
2. Caution should be used in establishing the foundation elevation so that driveways, slabs or insufficient fall does not impair adequate drainage of the Lot.
3. Builders shall not grade Lots that significantly alter the existing overland drainage flow patterns. See As-Built Topographic Survey.

**Q. Slab Height**

1. All Lots must follow the Development Lot Grading for Lot Specific Slab Height. See Lot Grading Exhibit. See "Lot Grading and Slab Height" process in Architectural Review Process.

**R. Form Survey**

1. Proposed Slab Height Layout: Required for all Site Plan Submittals. See "Form Survey" process in Architectural Review Process.

## II. Architectural Guidelines

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### A. Product Types

1. Classic: 70'
2. Heritage: 90' to 110'
4. Legacy: Approximately Half Acre and Larger Lots

### B. Square Footage: Minimum and Maximum per Product Type. *revised 7.25.2023*

1. Refer to Declaration of Covenants, Conditions and Restrictions

### C. Base Plan Widths: *revised 7.1.2022*

1. Dwelling foundation width
  - a. Total width does not include Bonus Options

Product Type	Lot Size	Base Plan Minimum
Classic	70'	50'
Heritage	90' +	65'
Legacy	110'	65'

### D. Architectural Styles

1. Classic and Heritage:
  - a. The following general classifications of Architectural Design Styles are among those compatible with the architectural ideals established for Greens Prairie Reserve. The design elements below are not intended to hinder individual style. They are to provide a uniform standard of the highest quality and well-crafted design. Design styles must be identified on plan submittals.
2. Legacy: Architectural Design Styles will be reviewed by the ARC, as submitted per Lot.
3. Side and Rear Elevations facing public R.O.W. or Parkland/Open Space/Trails should have Architecture Elements that carry from the front elevation such as window styles and materials consistent with the front elevation, gables, dormers, wrap-around porches, and/or other Architecture Accents.
4. Additional classifications of Architectural Styles will be considered by the ARC on a case-by-case basis. Designs lacking character, style, articulation are strongly discouraged and may not be approved by the ARC.
5. Design Elements: Each Elevation must meet a minimum of 3 Design Elements to be considered an allowed Architectural Styles

a. Bungalow:

- 1) May be 1 and 1.5, occasionally 2 stories
- 2) Low-pitched roof, gabled or hipped
- 3) Deep eaves with exposed rafters
- 4) Decorative knee braces
- 5) Dormers, shed, hipped or gabled
- 6) Functional covered front porch required defined as a minimum of 60 square feet with at least 6 feet of depth. Front porch to include massive columns.
- 7) Windows are typically double hung with multiple lights in the upper window and a single pane in the lower, often seen in continuous banks. Simple, wide casings.
- 8) Exterior Materials:
  - a) Primarily Hardie Siding with stucco, brick, stone and Cedar Shake Shingles as accent
    - 1) No more than 25% stucco, brick or stone shall be allowed



**b. Contemporary**

- 1) Irregular, asymmetrical façade
- 2) Strong, geometric shapes
- 3) Extensive use of natural light
- 4) Open floor plan in L, T, H or U shape to embrace outdoor space
- 5) Flexible layout to adapt to changes in family needs
- 6) Large windows, often placed non-symmetrically
- 7) Clerestory windows



c. Cottage:

- 1) May be 1 or 1.5, occasionally 2 stories
- 2) Asymmetrical plan
- 3) Cross-gabled, medium to steeply pitched roof, sometimes with clipped gables
- 4) Half-timbering
- 5) Arrangements of tall, narrow windows in bands; small window panes either double-hung or casement
- 6) Over scaled chimneys with decorative brickwork and chimney pots
- 7) Cozy, irregularly-shaped rooms
- 8) Exterior Materials
  - a) Stucco, brick, stone, Hardie Siding and Cedar Shake Shingles as accent
  - b) No more than 50% stucco, brick or stone shall be allowed





**d. Craftsman:**

- 1)** May be 1, 1.5 or 2 story plans
- 2)** Roof pitches may vary but on one-story dwellings the primary roof pitch should not exceed 6:12. Accent roofs do not have to meet this requirement. There is no roof pitch requirement for 1, 1.5 and 2 story dwellings.
- 3)** Primary windows' proportion ration of height to width is between 1.7 - 2.2 to 1. Accent windows do not have to meet this proportion requirement.
- 4)** Doors should have some rectilinear glass or glass pattern in some part of the upper third of the front door.
- 5)** Front columns should have a wider base on the lower part of the column
- 6)** Functional covered front porch required defined as a minimum of 60 square feet with at least 6 feet of depth. Front porch to include a decorative railing.
- 7)** Gables should include architectural brackets, windows, or other architectural elements near the top and bottom portions of the gable.
- 8)** Exterior Materials:
  - a)** Hardie Siding with brick, stone and stucco with Cedar Shake Shingles as accent
  - b)** No more than 25% stucco, brick or stone shall be allowed.



e. Farmhouse:

- 1) Typically 1, 1.5 or 2 story plans
- 2) Roof pitches are 8:12 or steeper; however accent roofs may have a roof pitch less than 8:12
- 3) Primary window style should primarily have tall, rectangular proportion. Primary windows' proportion ratio of height to width is between 2.0-2.5 to 1. Accent windows do not have to meet this proportion requirement.
- 4) Window division patterns of 2 over 2, 2 over 1, 6 over 6 or no divided light are allowed. Accent windows do not have to meet this pattern requirement.
- 5) Functional open front porch required defined as a minimum of 60 square feet with at least 6 feet of depth.
- 6) Gables should be simple forms on Farmhouses
- 7) Exterior Materials:
  - a) Hardie Siding with Board and Batten as accent
  - b) Prohibited: Brick and stucco
  - c) No more than 25% stone



**f. French Country**

- 1) Steep, hipped roof lines**
- 2) Balanced, symmetrical proportions**
- 3) Tall second-story windows (often with arched tops)**
- 4) Porches with substantial balustrades**
- 5) Exterior Materials:**
  - a) Brick, stone or stucco**
  - b) Natural stone that is typically gray or white**



**g. Mediterranean Style**

- 1) Open floor plans with high ceilings
- 2) Large outdoor spaces
- 3) May feature arched windows and arched doorways
- 4) Arched lintels on lower level windows
- 5) Wrought-iron balconies and window grilles
- 6) Lower level windows are taller than on upper level
- 7) Low pitched tile roofs (typically reddish, and barrel-shaped)
- 8) Wide eaves with or without brackets and closed soffits
- 9) Often have courtyards, and verandas on the upper level
- 10) Shorter and often recessed second story
- 11) Doors and porches are commonly centered on the main building mass
- 12) Exterior Materials:
  - a) Stone, Brick or Stucco exterior walls (light hues) with thick and solid appearance



**h. Mid Century Modern:**

- 1)** Very low-pitched roofs – from flat (1/4" per foot to 3:12 with large over-hanging eaves generally no less than 36"
- 2)** Exterior walls clad with combinations of horizontal lap siding, vertical tongue and groove siding, spandrel panels, masonry or stucco
- 3)** Limited exterior trim
- 4)** Flat planes
- 5)** Angular details and asymmetrical profiles
- 6)** Minimal ornamentation
- 7)** Expansive walls of glass blurring the line between interior and exterior spaces at courtyards and patio
- 8)** Wide open floor plans and changes in elevation



- i. Ranch:
  - 1) Single story
  - 2) Asymmetrical, spreading, horizontal orientation
  - 3) Hipped or gabled roof often with wide eaves
  - 4) Logical, open floor plan in a rectangular, L or U-shaped configuration
  - 5) Minimal ornamentation
  - 6) Large plate glass picture windows
  - 7) Attached garage
  - 8) Exterior Materials:
    - a) Hardie Siding, stucco and brick



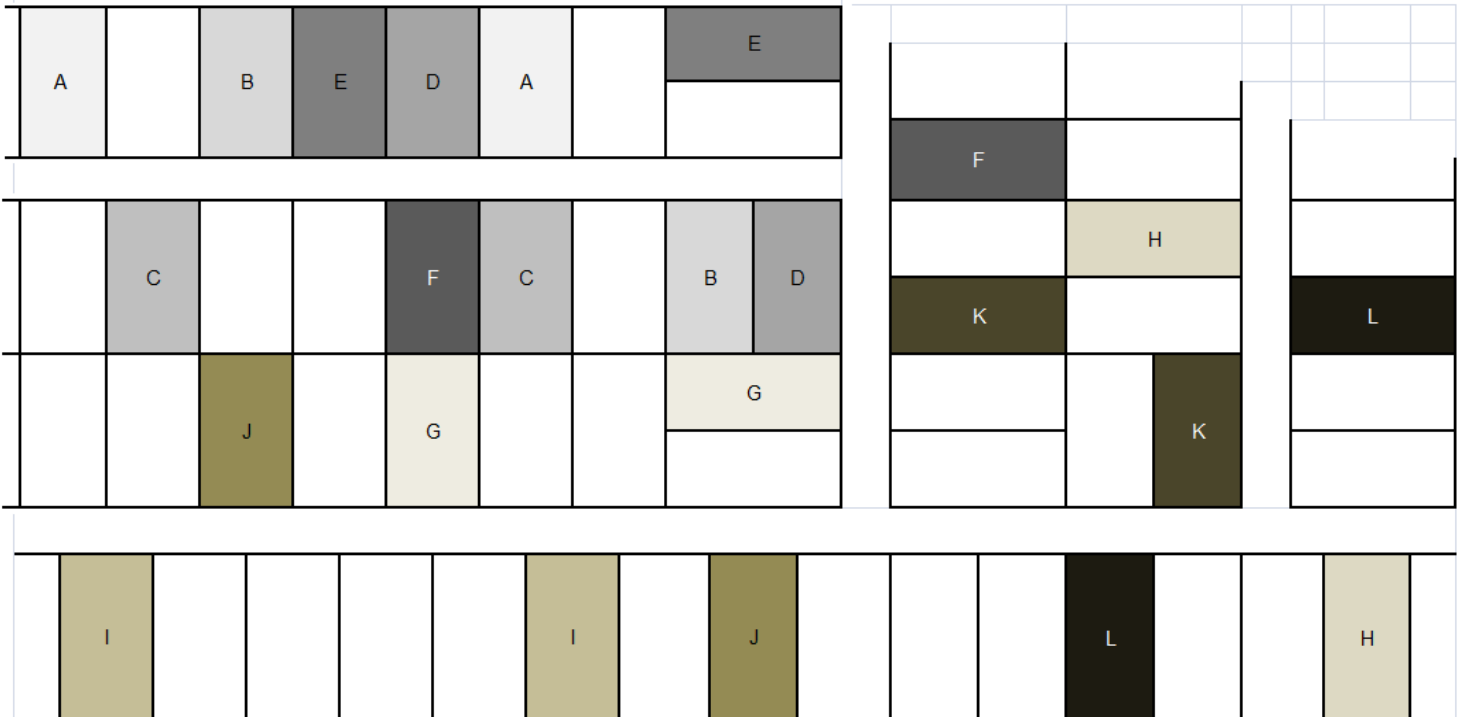
j. Traditional

- 1) 1 to 2 story plans
- 2) A variety of styles that do not fit clearly into our other design styles but that contain characteristics of older home styles
- 3) Columns
- 4) Dormers
- 5) Covered entries
- 6) At least one front facing gable
- 7) Symmetrically spaced windows
- 8) Modest ornamentation
- 9) Exterior Materials
  - a) Hardie Siding, stucco, brick and stone
  - b) Prohibited: Anodized aluminum window frames



**E. Plan Spacing & Repetition**

Plan	Elevation	Street Side	Full Lot Spacing	Code
Same Plan	Same Elevation	Same side of Same Street	4	A
		Opposite side of Same Street	4	B
	Different Elevation	Same side of Same Street	3	C
		Opposite side of Same Street	3	D
	Same Elevation	Same side of Adjacent Street	4	E
		Opposite side of Adjacent Street	4	F
	Different Elevation	Same side of Adjacent Street	3	G
		Opposite side of Adjacent Street	3	H
Different Plan	Considered Same as another Plan Elevation	Same side of Same Street	4	I
		Opposite side of Same Street	4	J
	Considered Same as another Plan Elevation	Same side of Adjacent Street	3	K
		Opposite side of Adjacent Street	3	L





**F. Masonry Requirements:** Determined by Architectural Style and Location

1. Dwellings may be required to be 100% masonry. See Section Specific Masonry Plan
  - a. Traditional Home Plans:

Traditional Home Plans	1 <sup>st</sup> Floor	2 <sup>nd</sup> Floor
Classic	100% with 10' Masonry Wrap to Side Elevations	100% Front Elevation with 5' Masonry Wrap to Side Elevations
Heritage	100% with 10' Masonry Wrap to Side Elevations	100% Front Elevation with 5' Masonry Wrap to Side Elevations
Legacy	100% with 10' Masonry Wrap to Side Elevations	100% Front Elevation with 5' Masonry Wrap to Side Elevations
Visible Elevations	100% with 10' Masonry Wrap to Side Elevations	100% Masonry, including Chimney

2. Additional articulation: Corner Side and Open Space visible elevations
3. Additional articulation for Garage elevations within Public View:
  - a. Swing-In
  - b. Side Loaded
  - c. Detached Garage

**G. Exterior Materials:** Determined per Architectural Style and Location

1. Masonry
  - a. Brick/Stone/Stucco
  - b. Hardie Siding not considered masonry
2. Accents: Wood, Shutters, etc
  - a. Per Architectural Style
  - b. Exposed wood must be treated and/or stained
3. Siding:
  - a. Allowed per Architectural Style
    - 1) Hardie Plank
    - 2) Board and Batten
    - 3) Shake Shingle
    - 4) Cementitious equivalent materials
  - b. Prohibited:
    - 1) Vinyl
4. Metal:
  - a. Per Architectural Style

**H. Shirt Fronting:** Material changes shall not occur at a front outside corner.

1. Material must wrap from Front Elevation to Side Elevations:
  - a. Minimum 10' on the 1<sup>st</sup> Floor, or to natural break as determined by ARC
  - b. Minimum 5' on the 2<sup>nd</sup> Floor, or to natural break as determined by ARC

## I. Color and Repetition

1. Colors:
  - a. Brick/Stone/Stucco/Trim & Accent paint per Architectural Style and with ARC approval
    - 1) Limited to 3
  - b. Allowed Home Colors:
    - 1) Earth Tones, Neutrals
    - 2) White is permitted for Farmhouse Architecture Style only
  - c. Prohibited Home Colors:
    - 1) Pink, Primary Red, Primary Blue, Primary Green, Dark Blue
  - d. Allowed Accent Colors:
    - 1) Determined by Architectural Style
2. Repetition:
  - a. Same color family may not be adjacent or directly across
  - b. Same color scheme may not be within 4 dwellings

## J. Balconies: Second Floor Rear Balcony

1. Allowed:
  - a. Backing or siding Perimeter, Reserve, Parkland, Open Space, Private Trail Lots with a minimum of 35' between Lots
2. Prohibited:
  - a. Backing or siding Perimeter, Reserve, Parkland, Open Space, Private Trail Lots with less than 35' between Lots

## K. Chimneys

1. Can be used to establish an ornamental or thematic direction on Architectural Style
2. Materials:
  - a. Determined by Architectural Style and Location
    - 1) Traditional Lots requiring 100% masonry Elevations: 100% masonry
3. Cap: Required
4. Fireplaces using metal spark arrestor or other metal venting apparatus at top of Chimney must have painted metal cowling surround installed atop the Chimney.
5. All metal or other materials placed on top or around Chimney must be painted the same color as Chimney Material.
6. Direct Vent: Allowed if not visible within public view.

## L. Roofs: Determined by Architectural Style

1. Materials:
  - a. Architecture Shingle: 30 year warranty
  - b. Tile: 25 year clay tile
  - c. Slate
  - d. Standing seam metal
    - 1) Prohibited: Reflective, silver and corrugated tin
    - 2) All other exposed roof material must be located to the rear or side slopes, away from public view
  - e. Colors:
    - i. Colors approved per Architectural Style
    - ii. Colors Prohibited: Red, Green, Blue or as determined by the ARC

2. Pitches:
  - a. House Minimum and Maximum: Determined by Architecture Style
    - 1) Traditional Architecture Style must be no less than 6:12
    - 2) Mediterranean Architecture Style must be no less than 4:12
3. Colors:
  - a. Allowed: Earth Tones
    - 1) Blue, Green and Red subject to ARC Review and Approval
4. Roof Top Accessories
 

Antennas, towers, satellite dishes or similar devices for receiving and/or sending signals are permitted. Placement must be in the least obtrusive location, no higher than the highest point of the rear line of the residence and must not be visible from the street. Must receive ARC approval for placement.

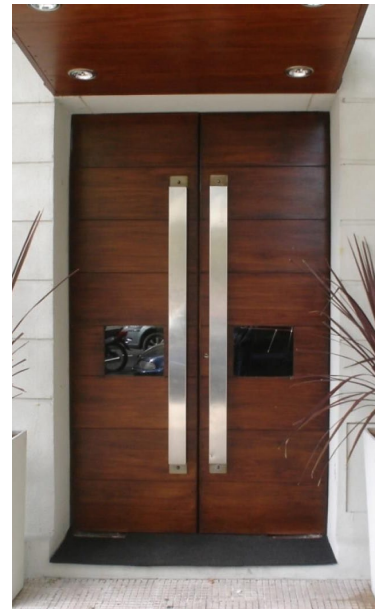
  - a. Skylights
    - 1) Must be integrated with the roof design, parallel to the roof pitch
    - 2) Framing must match the roof color
    - 3) Must receive ARC approval for placement
  - b. Solar Collector: Refer to House Bill 362
    - 1) Solar collectors must not be placed within public view
    - 2) Must receive ARC approval for placement
    - 3) Solar Panels are prohibited if one of the following conditions exist:
      - a) If the solar energy devices are illegal or violate public health and safety
      - b) If they are located on common property within the subdivision
      - c) If they extend higher than the roofline, do not conform to the slope of the roof, or are not parallel to the roofline
      - d) If they are ground-mounted and extend above the homeowner's fence
      - e) If they are installed in a way that voids the warranties
      - f) If they have an element that is not in a silver, bronze, or black tone
      - g) If they are installed without prior approval by the ARC
  - c. Plumbing or heating vents, stacks, gutters, flashing, or other projections must be placed out of street or public view if at all possible and must be painted to match roof material.

**M. Front Entry Doorways**

1. Design: Determined by Architectural Style
2. The photos provide examples of Front Entry Doorways for the purpose of understanding the particular style. The following photos reflect the architectural context to be expressed, not every Architectural Style is included nor does one single image capture the exact look.
  - a. Bungalow:



**b. Contemporary:**



**c. Craftsman:**



**d. Farmhouse:**



e. French Country:



f. Mediterranean:



**g. Mid Century Modern:**



**h. Traditional: Upgraded Doors encouraged**



**N. Windows**

1. Design: Determined by Architectural Style. Metal window finishes must complement the Architectural Style and color of the home.
2. The photos provide examples of Windows for the purpose of understanding the particular style. The following photos reflect the architectural context to be expressed, not every Architectural Style is included nor does one single image capture the exact look.

**a. Contemporary:**



**b. Craftsman:**



**c. Farmhouse:**



**d. French Country:**



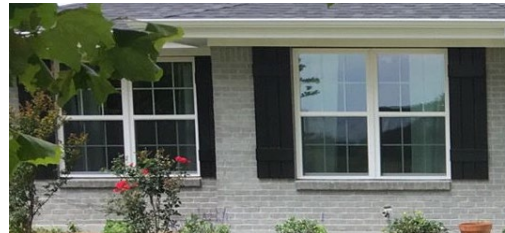
e. Mediterranean:



f. Mid Century Modern:



g. Ranch:



3. Materials: Wood, Metal, Vinyl-Clad, double paned windows or higher quality must be used
  - a. Glass block or frosted is allowed for privacy of bathroom windows
  - b. Tinting: Encouraged for energy conservation purposes, must receive ARC approval
  - c. Glass block, frosted or tinting is allowed for bathroom windows facing streets or public view.
  - d. Prohibited: Clear anodized aluminum, reflective glass, mirrored glazing or tinting, burglar or security bars on windows or doors, awnings

O. Foundation revised 7.25.23

1. No more than 12" of vertical surface of the concrete slab shall be exposed to view from the street.
2. Exposed foundation must be screened. See Landscape Guidelines.
3. No concrete, concrete block or cinderblock shall be used as an exposed building surface.
4. Any concrete, concrete block or cinder block utilized in the construction of a Residential Dwelling or other improvement or for retaining walls and foundation shall be finished in the same materials utilized for the remainder of the Residential Dwelling or other improvement.



**P. Garage Doors**

**1. Design: Determined by Architectural Style**

**a. Heritage Lots and Legacy Lots:** Garage Doors facing Public View require upgraded garage doors:

**1)** Must have decorative/ornate designs to match Architectural Style of the home, with ARC approval.

**2.** The photos provide examples of Garage Doors for the purpose of understanding the particular style. The following photos reflect the architectural context to be expressed, not every Architectural Style is included nor does one single image capture the exact look.

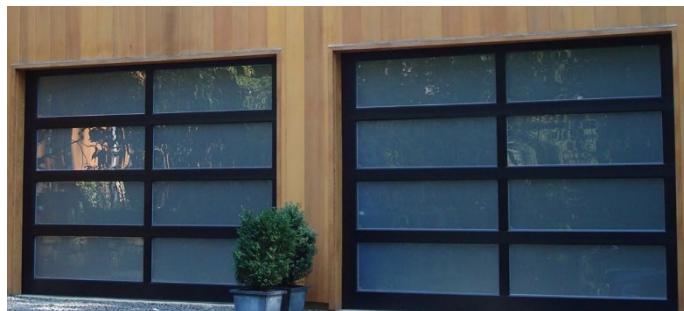
**a. Traditional:** Decorative hardware/accent/treatment required



**b. Craftsman:**



**c. Contemporary:**



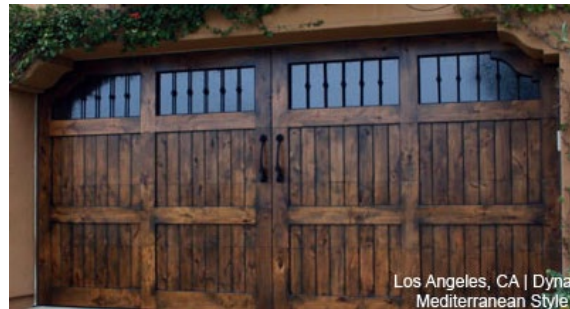
**d. Farmhouse:**



e. French Country:



f. Mediterranean:



g. Mid Century Modern:



3. Materials: Wood or Metal
4. Colors: Determined by Architectural Style
  - a. Traditional: Same as House or Darker
5. Garage doors must be separated by a 12" minimum width column
  - a. 2 Single Garage Doors
  - b. 1 Single Garage Door and 1 Double Garage Door

**Q. Plate Height:** Determined by Architecture Style

1. Traditional: 9' Minimum Exterior Plate

**R. Lighting:** Determined by Architecture Style

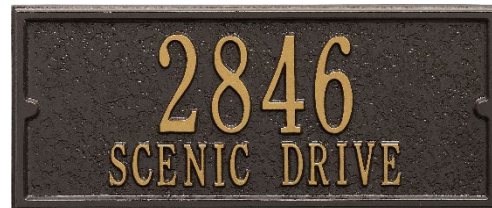
1. All exterior lighting must be approved by the ARC for type, location and illumination.
2. Cast aluminum or brass fixtures are permitted, must have ARC approval.
3. No lighting shall be directed toward another Lot or illuminate beyond the boundaries of the Lot on which the lighting fixture is situated including neighboring yards, streets or public spaces.
4. Pathway and landscape lighting is encouraged, such lighting must be inconspicuous.
5. Prohibited: Colored lighting, high intensity lighting such as Mercury Vapor, "spill over" lighting (onto neighboring yards, other properties, streets or public spaces), exposed transformers and wiring
6. Security lighting shall be no higher than 25' above surrounding ground.

**S. Address Markers:** Determined by Architectural Style

1. Must receive ARC approval
2. The photos provide examples of Address Markers for the purpose of understanding the particular style. The following photos reflect the architectural context to be expressed, not every Architectural Style is included nor does one single image capture the exact look.
3. Allowed:
  - a. Standard Precast:



- b. Bronze Plate:



- c. Bungalow:



d. Contemporary:



e. Craftsman:



f. Mid Century Modern:



g. Builder Specific Design

**T. Builder Signage**

1. Model Identification sign:
  - a. Builders are permitted 1 lighted sign per model home.
  - b. Sign size, shape, material and color must have prior ARC approval.
2. Lot Identification sign:
  - a. For advertising and sale of a Lot
  - b. One sign per Lot
  - c. Must be no more than 6 square feet in size
3. Bandit signs and banners:
  - a. Prohibited.

**U. Builder Flag Poles**

1. 1 - 20' Flag Poles is permitted per Builder
2. 2 Flags allowed
3. Placement and color must receive ARC approval.
4. Must be removed prior to the sale of the Model Home

**V. Mail Box Clusters**

1. U.S. Post Office standard mail clusters will be installed at appropriate locations.

### III. Landscape Guidelines

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#### A. General

1. Landscape Guidelines provide the minimum requirements for all Yard types. The Landscape Design Guidelines provide the minimal requirements for each Lot.
  - a. Builders are encouraged to exceed the minimal requirements with Native Texas trees, shrubs, ground covers and grasses from the Preferred Plant List.
  - b. The landscape of each lot should provide an inviting curb appeal.
  - c. Plant proportions shall be recognized and recommended by the American Standard for Nursery Stock.
  - d. Installation of all plants must conform to the standards of the American Association of Nurserymen.
  - e. The ARC reserves the right to require the builder to replace plants that do not meet these requirements.
2. Minimum planting depth of 5' required for all Yard Types.
3. Plantings should be in tiers by height with the larger varieties placed in the rear of the bed.

#### B. Lot Preservation

1. Lots with existing trees must have a Preconstruction Review to note trees greater than 3" at 12" above grade to be saved.
2. Removal of any trees on a Lot without ARC approval will result in a fine for each tree removed. See "Preconstruction Review" in Architectural Review Process.
3. For further clarification, see Architectural Review Process for Preconstruction Review requirements.

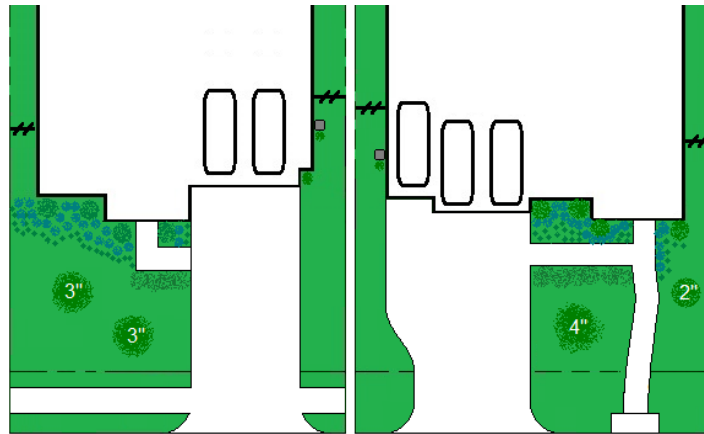
#### C. Yard Types

1. Classic & Heritage:
  - a. Front Yard:
    - i. Planting beds must be curvilinear with the plants in massing
    - ii. See Front Yard Planting Bed Requirements
  - b. Corner: Lots whose side yards face a street
    - i. Plantings shall be in clusters along fence facing the street.
    - ii. See Corner Side Yard Requirements
  - c. Visible Rear Yard: Rear yards backing or siding a boulevard or collector road, or are visible within public view.
    - i. Planting beds shall be curvilinear with the plants in massings
    - ii. See Visible Rear Yard Requirements
  - d. Landscape Buffer: For visible fencing exceeding 30' in length and/or exposed foundation of Corner Lots and Open Space
2. Legacy Lots
  - a. Landscape Plan required per Lot
    - i. All Landscape Plans must exceed Minimal Landscape Plan.
    - ii. Must be submitted Lot Specific for ARC approval

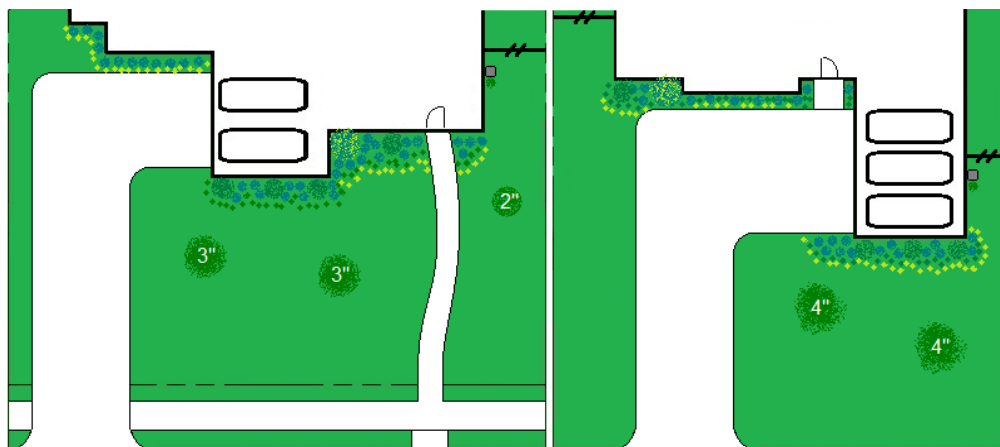
**D. Planting Requirements:** Minimum requirements

1. Front Yard Planting Bed: Area between the Front Elevation and Front R.O.W.
  - a. Planting beds are encouraged along the walkway if walkway leads to the curb.

Front Yard Planting Area						
Lot Size	Required Yard Tree*	30 Gallon Ornamental Tree*	15 Gallon Shrubs	5 Gallon Shrubs	3 Gallon Shrubs	1 Gallon Plants**
Classic 70'	6" total caliper (maximum 2 trees) I.e. one 4" and one 2", or two 3" caliper Hardwood Trees.	NA	4	20	25	NA
Heritage 90' – 110'	8" total caliper, (maximum of 3 trees) I.e. two 3" and one 2", or two 4" caliper Hardwood Trees	1	4	25	30	35
Legacy 110' +	Landscape Plan required for each Lot. Must exceed Heritage requirements					
All	Additional Foundation Screening required for visible foundation.					
*Tree caliper is measured 12" from base of tree						
**Perennials. Annuals do not apply to required Plant count.						
Additional trees may be added from the Additional Tree List.						



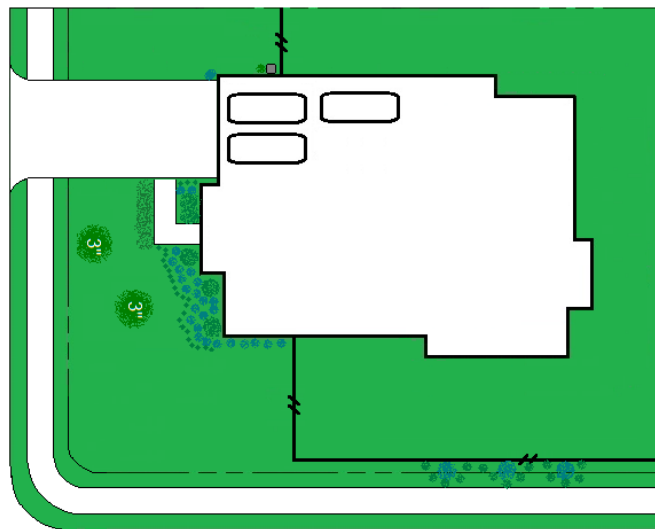
Classic Lots



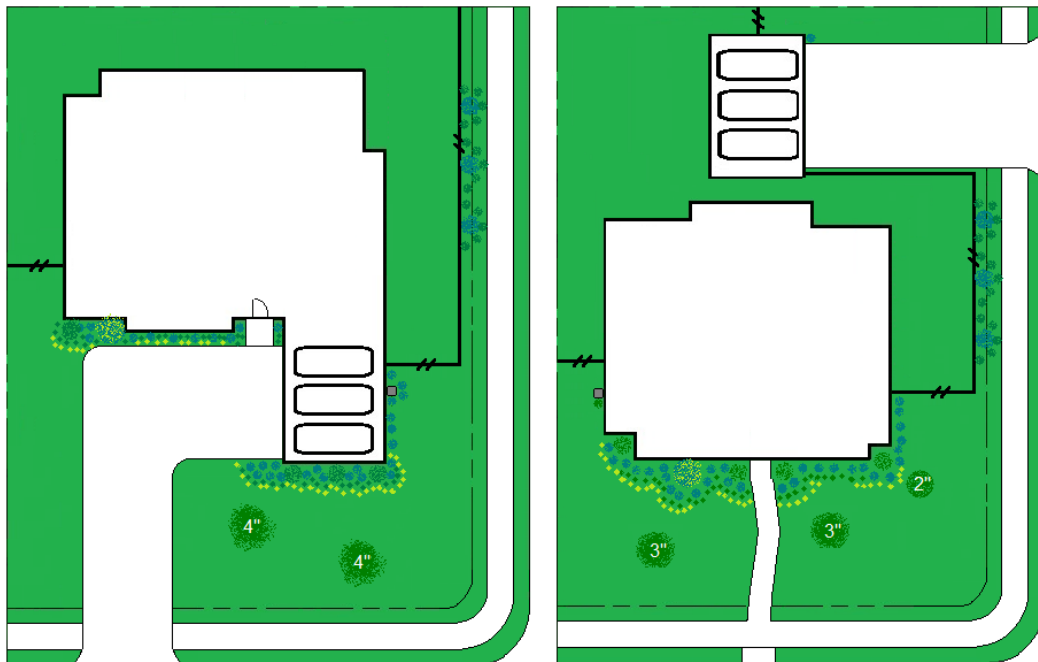
Heritage Lots

2. Corner Side Yard: Green Space between the Corner Side Elevation and the Corner Side R.O.W.  
 a. The table reflects minimum requirements. Additional shrubs and design creativity are encouraged.

Corner Side Planting Area		
Lot Size	15 Gallon Ornamental Tree	5 Gallon Shrubs
Classic 70'	3	15
Heritage 90' – 110'	3	15
Legacy 110' +	Landscape Plan required for each Lot. Must exceed Heritage requirements	
All	Additional Foundation Screening required for visible foundation.	
*Tree caliper is measured 12" from base of tree		
*Visible Fencing of 60' or more in length requires One Corner Lot PLUS One 2" Corner Side Tree.		



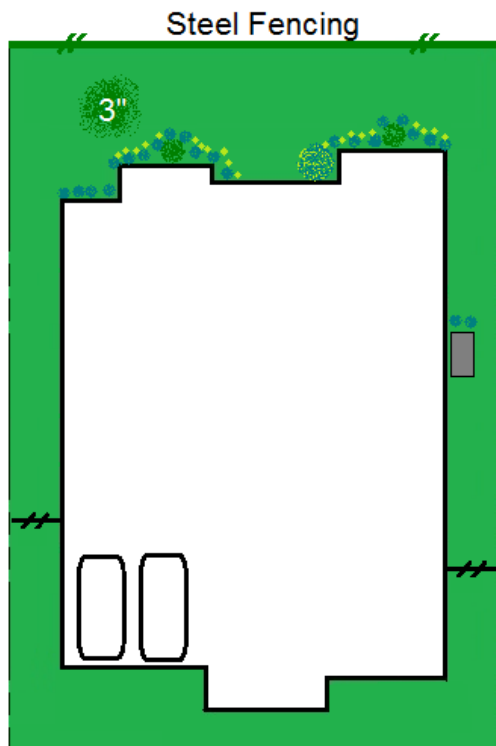
Classic Lots



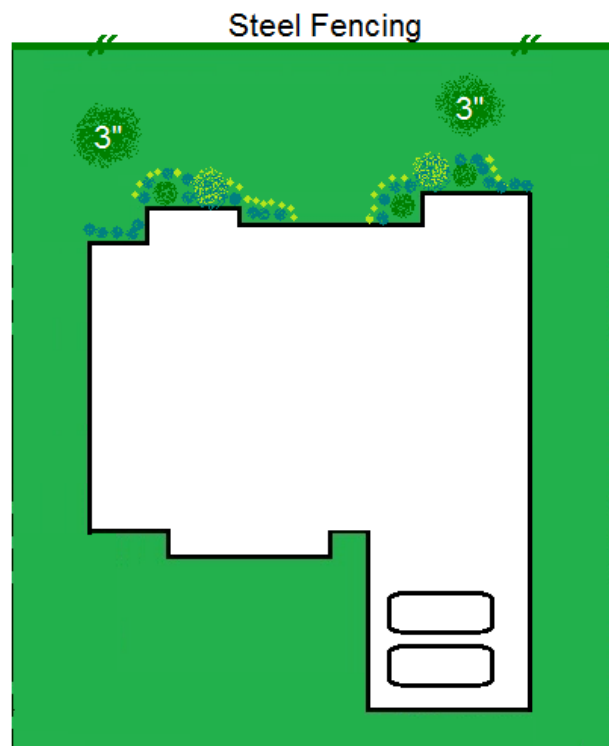
Heritage Lots

3. Visible Rear Yard: Rear Yards that have a view. Landscape planting beds must be located along the rear of the home. Exposed foundations are prohibited.

Visible Rear Yard Planting Area					
Lot Size	Yard Tree*	30 Gallon Ornamental Tree*	15 Gallon Shrubs	5 Gallon Shrubs	1 Gallon Plants**
Classic 70'	One 3" caliper Hardwood Tree	1	2	15	20
Heritage 90' – 110'	Two 3" caliper Hardwood Trees	2	3	15	25
Legacy 110' +	Landscape Plan required for each Lot. Must exceed Heritage requirements				
*Trees caliper are measured 12" from base of tree					
**Perennials. Annuals do not apply to required Plant count.					
May increase 15 gal. and decrease 1 gal. shrubs.					



Classic Lot



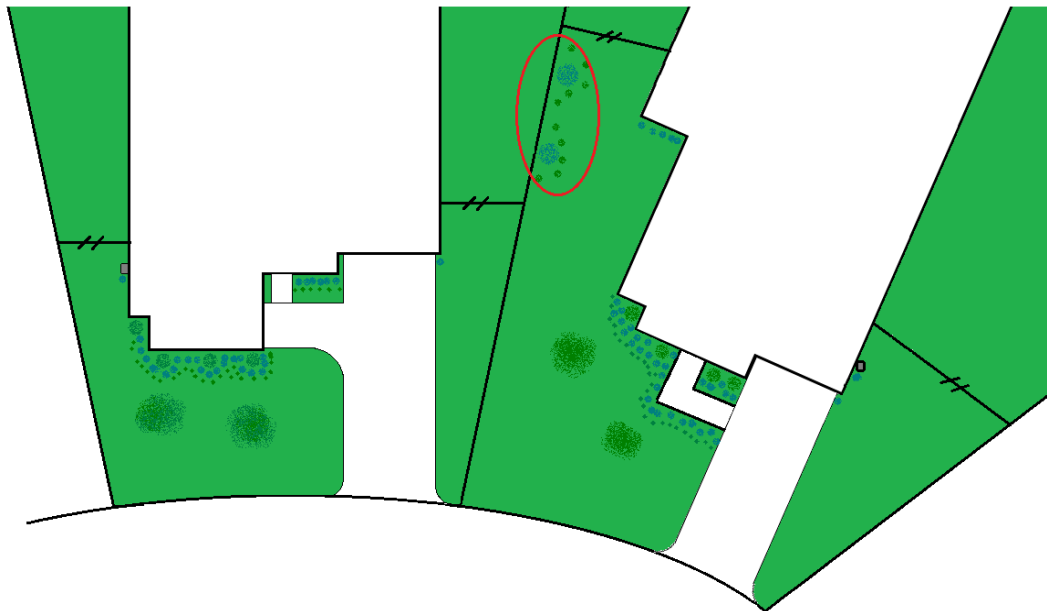
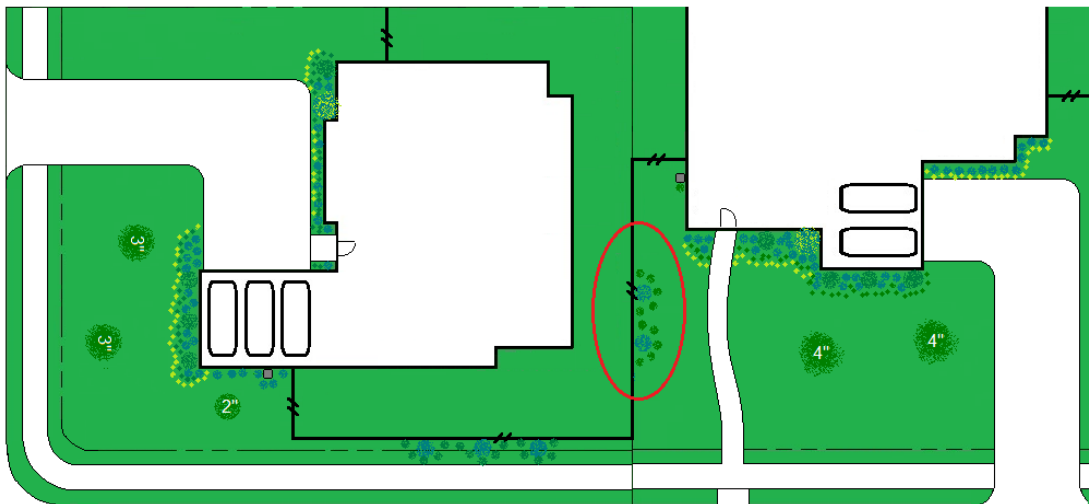
Heritage Lot



4. Landscape Buffer: For visible fencing exceeding 30' in length and/or exposed foundation of Corner Lots and Open Space

Landscape Buffer		
Lot Size	15 Gallon Shrubs*	5 Gallon Shrubs*
Classic 70'	2	10
Heritage 90' – 110'	2	10
Legacy 110' +	Landscape Plan required for each Lot. Must exceed Heritage requirements	

\*All visible Fencing more than 60' in length requires double the quantities above.



## **E. Screening**

1. All utilities from public view: Utility boxes, pedestals, meters etc.
2. Foundation visible from R.O.W. and/or public view including exposed garage foundation facing R.O.W.
3. Pool, HVAC, water softeners, etc.
4. Screening shall be of a height at least equal to half of the height of the equipment

## **F. Sod**

1. Type
  - a. Required:
    - i. TifTuf Certified Bermuda grass
    - ii. Zeon Zoysia
2. Location:
  - a. All Visible yard
3. Prohibited:
  - a. St. Augustine

## **G. Mulch *revised 5.11.2020***

1. Required Mulch:
  - a. Type:
    - i. Natural wood
  - b. Colors:
    - i. Brown or natural color, Black
2. Prohibited Mulch:
  - a. Type: Artificial
  - b. Colors: All other dyed colors

## **H. Irrigation**

1. All visible yards

## I. Preferred Plant List revised 7.25.23

### Hardwood Yard Trees

*Cerciscanadensis* 'Texas Redbud'  
*Fraxinuspennsylvanica*  
*Platinusmexicana*  
*Quercuslaurifolia*  
*Quercusshumardii*  
*Quercusvirginiana*

Texas Redbud  
Green Ash  
Mexican Sycamore  
Laurel Oak  
Shumard Oak  
Live Oak

### Additional Trees

*Crataegusmarshalliegg.*  
*Ilex decidua*  
*Ilex vomitoria*  
*Juniperusvirginiana*  
*Liquidambar styraciflua*  
*Myricacerifera*  
*Magnolia grandiflora*  
*Olea europaea* 'Arbequina'  
*Populusdeltoides*  
*Quercuslyrata* 'Highbeam'  
*Quercusmacrocarpa*  
*Quercusnuttallii*  
*Quercuspolymorpha*  
*Taxodiumdistichum*  
*Taxodiummucronatum*  
*Ulmusamericana*  
*Ulmuscrassifolia*  
*Vitex agnus-castus*  
*Viburnum rufidulum*

Parsley Hawthorn  
Possumhaw  
Yaupon Holly  
Eastern Red Cedar  
Sweetgum  
Southern Wax Myrtle  
Magnolia  
Arbequina Fruiting Olive  
Eastern Cottonwood  
HighbeamOvercup Oak  
Burr Oak  
Nuttall Oak  
Monterrey Oak  
Bald Cypress  
Motezuma Cypress  
American Elm  
Cedar Elm  
Chaste Tree  
Blackhaw Viburnum

### Shrubs

*Callicarpa Americana* L.  
*Buddleia davidii*  
*Anisacanthusquadrifidus*  
*Rhus aromatic*  
*Ilex cornuta*'Burfordii'  
*Ilex vomitoria* 'Nana'  
*Lantana urticoides*  
*Nerium oleander* 'Dwarf'  
*Rosa radrazz*  
*Rosmarinus officinalis*  
*Leucophyllumfrutescens*  
*Myricacerifera*  
*Distylium 'Piidist-II'* Plant Patent #24,409  
*Iteavirginica*  
*Juniperus x pfitzeriana*'Sea Green'  
*Viburnum awabuki* 'Chindo'

Beautyberry  
Butterfly Bush  
Flame Acantus  
Fragrant Sumac  
Burford Holly  
Dwarf Youpon Holly  
Texas Lantana  
Dwarf Oleander  
Knockout Rose  
Rosemary  
Texas Sage  
Wax Myrtle  
Blue Cascade Evergreen Distylium  
Virginia Sweetspire  
Sea Green Juniper  
Chindo Sweet Viburnum

## Perennials

*Aloe cameronii*  
*Coreopsis integrifolia*  
*Dryopteris x australias*  
*Dietes bicolor*  
*Dianellarevoluta* 'Allyn-Citation' PP22965  
*Gauralindheimeri*  
*Iris hexagona*  
*Iris x robusta*  
*Iteavirginica*  
*Leucophyllum frutescens*  
*Liatris spicata*  
*Malvaviscus arboreus* var. *drummondii*  
*Muhlenbergia capillaris* 'Pink Muhly'  
*Nephrolepis biserrata*  
*Neomaricacaerulea*  
*Rudbeckia fulgida* var. *Sullivantii* 'Goldstrum'  
*Sabal minor*  
*Zephyranthes candida*

Red Aloe  
Fringeleaf Tickseed  
Dixie Wood Fern  
Butterfly Flag  
Clarity Blue Dianella  
Lindheimer's Beeblossom  
Louisiana Iris  
'Gerald Darby' Iris  
Virginia Sweetspire  
Texas Sage  
Blazing Star  
Turk's Cap  
Gulf Coast Muhly  
Macho Fern  
Giant Walking Iris  
Coneflower  
Dwarf Palmetto  
Rain Lily

## Grasses

*Chasmathium latifolium*  
*Muhlenbergia capillaris* 'Irvine'  
*Muhlenbergia lindheimeri*  
*Miscanthus sinensis* 'Little Kitten'  
*Miscanthus sinensis* 'Morning Light'

Northern Sea Oats  
Plumetastic Pink Muhly Grass  
Lindheimer Muhly  
Little Kitten Grass  
Morning Light Maiden Grass

## Groundcovers

*Dichondra argentea* 'Silver Falls'  
*Eragrostis curvula*  
*Ficostikoua*  
*Lantana x hybrid* 'New Gold'  
*Liriodendron chinensis* 'Tidwell's Big Blue'  
*Pennisetum alopecuroides* 'Hameln'  
*Rosmarinus officinalis* 'Prostratus'

Silver Falls Dichondria  
Weeping Lovegrass  
Sandy Leaf Fig Ivy  
New Gold Lantana  
Lily Turf  
Dwarf Fountain Grass  
Creeping Rosemary

## Vines

*Clematis paniculata*  
*Ficus pumila*  
*Gelsemium sempervirens*  
*Trachelospermum jasminoides*

Sweet Autumn Clematis  
Creeping Fig  
Carolina Jessamine  
Star Jasmine

## J. Prohibited Plant List revised 7.25.23

1. All Yucca plants, Bamboo, Cactus, Invasive Vines and Ornamental Trees, Palms in front yard,
2. Chinaberry, Chinese Parasol Tree, Chinese Pistache, Chinese Tallow, Common Privet, Common Water Hyacinth, Elephant Ear, Eurasian Watermilfoil, Giant Cane, Holly Fern, Japanese Honeysuckle, Johnson Grass, Kudzu, Mimosa (Silk Tree), Nandina, Paper Mulberry, Poison Ivy, Pyracantha, Running Bamboo, Russian Olive, Tamarisk (Salt Cedar), Tree of Heaven, White Mulberry, Wisteria

## IV. Construction Guidelines

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### A. Builder's Compliance

The following Construction Guidelines (Guidelines) shall apply to any and all work performed on or within Greens Prairie Reserve.

1. All Builders shall be bound by any County building codes and all other applicable governing authority.
2. The Builder shall comply with these Guidelines throughout all construction phases.
  - Non-compliance will result in written notification of any observed violation(s) from the ARC via Email to the Field Supervisor, Construction Manager, and Project Manager.
  - The Builder will have 5 business days from notification to correct the violation item(s).
  - If item(s) are not corrected within the 5 business days a second written notification will be sent.
  - Failure to address violation notices will result in applicable fines and could affect approval of future submittals.

### B. Governing Authority

All Applicants shall comply with the regulations of any governing authority, as well as all applicable Occupational Safety and Health Act Regulations and Guidelines (OSHA).

### C. SWPPP Permits

Builders to post required Large Site Construction Permits on designated posting signs installed by Developer.

### D. Construction Signage

Unless required by local governing authorities, no construction signs may be posted anywhere in Greens Prairie Reserve. The exception being, the ARC may authorize a Builder to post one construction sign per Lot. See Builder Signage.

1. Such sign must be designated and approved by the ARC.
2. Location must also be approved by the ARC.

### E. Safety Items

Each Builder Field Super, Construction Manger or Project Manger required to have a 10lbs ABC-rated dry chemical fire extinguishers available on-site at all times.

1. It is recommended that at least three 10lbs ABC-rated dry chemical fire extinguishers be present and available in a conspicuous place on the construction site at all times.

### F. Construction Trailers, Portable Field Offices, Sales Trailers Etc.

Any Applicant who desires to bring a sales trailer, construction trailer or field office into Greens Prairie Reserve must be submitted for ARC approval. The location of such trailers or offices must also be submitted in writing to the Greens Prairie Reserve ARC. Requests must include a copy of the site plan with proposed location and description of trailer or office.

1. All trailers are required to be completely skirted.
2. Landscape screening is required for all trailers and must receive ARC Approval.
3. All storage areas require fencing on all sides.
4. All temporary sales structures must be removed upon completion of construction of the model home.

### G. Construction Access

The only approved construction access during the time a residence or other improvement is under construction will be over the approved driveway for the Lot unless the ARC approves an alternative access point.

## H. Vehicles and Parking Areas

Builders will be responsible for assuring that their contractors, subcontractors and suppliers obey all requirements regarding within Greens Prairie Reserve.

1. The Builder and its subcontractors/suppliers shall use extreme caution around occupied properties.
  - a. Once occupied properties exist, the Developer may restrict parking to one side of the street only.
  - b. Resident complaints shall be courteously addressed and resolved quickly.
    - i. Repeat offenders will be reported to the local County Law Enforcement office.
2. All vehicles must obey the speed limits posted within the Development.
  - a. Adhering to the speed limits should be a condition included in the contract between the Builder and its subcontractors/suppliers.
3. Private and construction vehicles, and machinery shall be parked only within the Builders Lot and construction area.
  - a. There shall be no parking on, or otherwise use of, other Lots or any open spaces.
4. All vehicles shall be parked so as not to inhibit traffic at any time.
  - a. Unloading and loading of materials: Drivers shall immediately move vehicles to allow for through traffic
5. At no time shall vehicles be allowed to park under existing trees and must stay off of and away from tree roots.

## I. Sanitary Facilities

Sanitary facilities for Builder's construction workers must be supplied by each Builder.

1. Must be maintained at all times
2. Must be located on the Builders Lot
3. Must be within 2 Lots of construction
4. Must not be placed within the R.O.W. of any Lot

## J. Materials and Supplies

Builder must maintain and manage all on-site Materials and Supplies throughout the construction phase.

1. Items must be stored on the slab or inside the dwelling when not in use, or in an orderly fashion on the Lot.

## K. Debris and Trash Removal

Builders shall clean all trash and debris on the construction site on a daily basis.

1. During the construction period, each construction site shall be kept neat and clean and shall be properly policed to prevent it from becoming an eyesore or affecting other Lots or any open space.
2. Each Builder is required to construct a trash containment area within the Lot, outside of the R.O.W.
  - a. Trash containment must be marked with Lot address.
  - b. Trash containment area to be 4 sided, at least 4'x8' plywood Fines may be imposed for containment areas not kept intact during construction.
3. Orange construction fence should be placed on sides and rear of construction Lot to prevent construction debris from blowing into adjacent Lots.
  - a. Lightweight materials, packaging and other items shall be covered or weighted down to prevent being blown off the construction site.
  - b. Builders are required to promptly retrieve all trash and debris blown onto streets and neighboring properties.
4. Builders are *prohibited* from dumping, burying or burning trash anywhere within Greens Prairie Reserve.

**L. Excavation Materials**

Excess excavation materials shall be hauled away from Greens Prairie Reserve and properly disposed of.

1. Failure to do so shall result in the ARC removing the material and charging the expense to the Builder.

Excavation materials may not be deposited on any Reserves or Lots not belonging to that builder.

1. Such materials found shall result in the ARC removing the material and charging the expense to the Builder(s) within the Section.

**M. EPA - SWPPP**

Each Builder shall comply with the Environmental Protection Agency's Storm Water Pollution Prevention Program (SWPPP) or other governmental authorities on similar issues.

1. SWPPP Book must be on-site at all times.
2. NOI / Large Construction Site notice must be posted at all times for all Lots.
3. SWPPP Plan and NOI / SWPPP Permit to be submitted with Site Plan Submittal for each Lot.

**N. Restoration or Repair of Other Property Damages**

Damage or scarring of any property outside the construction Lot, including but not limited to roads, driveways, sidewalks, lighting, utilities, vegetation and/or other improvements, etc. that results from construction operations will not be permitted.

1. If any such damage occurs, it must be repaired and/or restored promptly and at the expense of the Builder.
2. Repair/restoration must be completed within 10 business days.
  - a. If the Builder fails to restore/repair the damaged area within the required 10 business days, the ARC may repair the area and impose the expense as a charge against the construction deposit, including a 20% administrative fee.
  - b. In the event of default by the Builder in meeting these obligations or if the construction deposit is insufficient to meet the obligation, the Builder shall be responsible and a lien may be recorded against the Lot until paid.

**O. Concrete Washout**

Concrete Washout for all Builders:

1. Roll-Off Containers must be used by all Builders
2. Must be maintained at all times:
  - a. Removal and replacement required on a regular basis, as needed
  - b. Areas surrounding Roll-Off must be maintained
  - c. Concrete spills must be removed immediately
3. Multiple Builders building within a Section may share a Roll-Off container:
  - a. Written agreement must be signed by all Builders and copy given to the ARC.
  - b. Cleanup of the "Washout" may be shared by all Builders on an alternating monthly basis or as needed.

**P. Street Cleaning**

All streets in front of a construction site are to be free from dirt, debris and spilled concrete.

1. Mud and dirt from the construction site on the paved streets, whether caused by the Builder or any of its subcontractors or suppliers, shall be promptly removed and streets shall be cleaned by the Builder.
  - a. All streets must be cleaned daily or as needed.
  - b. All streets must be clean each Friday before weekend sales activity.

**Q. Sediment Control *revised 7.25.23***

As soon as earthwork commences, sediment control methods shall be installed to filter all storm water runoff from the tract into the public street.

1. Builders shall conform to all regulatory agencies' rules, regulating standards and criteria governing sediment control to include, but not limited to, EPA-NPDES and Pollution

Prevention Plan.

- a. Builders shall be responsible for filing and securing all necessary permits.
2. Inlet Protection: Sediment control must be placed at all inlets.
  - a. Curb Inlet Protection: Such as Geocurve Inlet Filter, GutterEEL
  - b. Must cover entire length of inlet
  - c. Must be replaced as needed to prevent debris/silt from entering inlet
  - d. Must be removed when construction completed in all surrounding areas
  - e. Inlets must be free of debris and accumulated silt at all times
  - f. Sand/Gravel bags are prohibited.
3. Sediment Control Measures:
  - a. Must be installed on all Lots
  - b. Must remain in place and in good repair until construction is complete.
  - a. May be removed when landscaping is installed and lawns are established
  - c. Must be maintained at all times
  - d. Must be repaired or replaced as needed to contain silt

#### R. Lot Maintenance

At all times Builders shall maintain all Lots under construction, as well as the Builders empty Lots.

1. All weeds and grass shall be cut in a low-laying and attractive manner.
  - a. If Builder fails to maintain an empty Lot, ARC will advise Lot must be maintained within 10 business days.
    - i. If after 10 business days, ARC may maintain the area and impose the expense as a charge against the construction deposit, including a 20% administrative fee.
2. No Lot may be used for the storage of materials or equipment except for normal residential requirements or incident to construction of improvements is permitted.
  - a. In such case, all materials and equipment shall be stored on Builder owned Lots so as not to be visible from any street. See D. Material and Supplies.
3. Debris must be removed from all empty Lots daily

#### S. Stealing

Stealing within Greens Prairie Reserve at anytime including and not limited to materials, water or electricity from neighboring/occupied resident Lots will result in fines or legal action.

1. Builders will be responsible for any and all damages.
2. Violators will be prosecuted to the fullest extent of the law.

#### T. Illegal Dumping

Dumping of any type onto an empty Lot or construction site is *prohibited*.

1. Building materials that obviously belong to another builder must be picked up by that builder.
  - a. If Builder fails to remove dumped materials, ARC will send notice to remove within 10 business days
2. If after 10 business days, ARC may maintain the area and impose the expense as a charge against the construction deposit, including a 20% administrative fee.

#### U. Miscellaneous and General Practices

All Builders will be completely responsible for the conduct and behavior of their agents, representatives and subcontractors while in Greens Prairie Reserve.

The following practices are *prohibited*:

1. Changing oil of any vehicle or equipment on the Lot itself or any other location within Greens Prairie Reserve.
2. Allowing concrete suppliers, plasterers, painters or any other subcontractors to clean their equipment anywhere other than designated location(s) approved by the ARC.
  - a. Such cleaning outside the designated area is strictly *prohibited*.
  - b. Violation of this provision will result in the repayment of expenses for repairing the damage to be paid by the Builder to the ARC.
3. Removing any rocks, plant material, topsoil or similar items from any property or construction site within Greens Prairie Reserve is prohibited.



4. Possession of any type of firearms or illegal weapons within Greens Prairie Reserve.
5. The use of residents' utilities without their written consent.
6. Using disposal methods or equipment other than those approved by the ARC.
7. Careless disposition of cigarettes or other flammable material.
8. The use of illegal drugs or alcohol is *prohibited*.
9. Destruction or removal of protected plant materials or plants without prior approval by ARC.
10. No pets, including dogs, may be brought into Greens Prairie Reserve by either Builders or construction personnel. In the event of a violation the ARC, Declarant, or the Association has the right to contact authorities to inspect/impound any pet, refuse to permit the Builder or subcontractor involved to continue on the project or to take such other action as permitted by law.
11. Radios and other audio equipment:
  - a. May be used only during construction hours
  - b. Must not be heard outside the construction site
12. Catering Trucks/Food Services:
  - a. Trash generated by the purchase of items from any catering truck shall be contained and disposed of properly.
    - i. Repeated problems with these requirements will result in the catering trucks being denied admittance to into Greens Prairie Reserve.
  - b. The use of horns not used for traffic safety by any catering trucks is prohibited.

**V. Daily Operation**

Daily working hours for each construction site shall be as follows:

<b>Monday – Friday:</b>	<b>7 a.m. to 7 p.m.</b>
<b>Saturday:</b>	<b>9 a.m. to 6 p.m.</b>
<b>Sunday:</b>	<b>10 a.m. to 6 p.m.</b>
<b>Designated Holidays:</b>	<b>9 a.m. to 6 p.m.</b>

Builders may acquire permits from the City to begin concrete work prior to 7am. Proof of permit must be submitted to the ARC.

Construction hours may be subject to change per requirements of applicable City/County ordinances and may be modified as determined by ARC from time to time.

## V. Architectural Review Process

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### A. Introduction

The official submittal of plans and specifications to the ARC is to provide a review process for conformance to the CCR's and the Guidelines, adopted by the ARC. All new construction, subsequent construction, remodeling with exterior exposure, expansion and demolition of structures must be reviewed and Approved by the ARC prior to commencement of any on-site building or construction activity.

Prior to Construction, all new home plans must be submitted to the Greens Prairie Reserve Architectural Review Committee for review. It is the Applicant's responsibility to ensure compliance with the Greens Prairie CCR's and Guidelines. The site plan, architecture and landscape must be Approved in writing by the ARC before construction begins. A Final Review before closing of the property is also mandatory.

**Master Plan, Site Plan Submittals, Pre-Construction and Final Review** requested emailed to:

**beverly@mccauleyarc.com**

**Fees** must be sent, payable to McCauley Architectural Reviews, Inc.:

**Greens Prairie Reserve ARC  
13711 Pristine Lake Lane  
Cypress TX 77429**

ARC will review all submittals within 10 business days of receipt. Submittals will receive either an Approval, Conditional Approval or a Disapproval. Signed copy of the submittal will be emailed to Builder within 48 hours of ARC review. Construction may not begin without a signed Approved or Conditionally Approved Submittal.

1. **"Approved"** - The entire application is Approved as submitted.
2. **"Conditional Approval"** - The application is not Approved as submitted. A Conditional Approval is granted with the understanding that all conditions requested by the ARC will be met before, during or after construction. Failure to agree to the Conditions requested will deem the application Disapproved. The Builder may be required to resubmit prior to the construction or alteration in order to receive Approval.
3. **"Disapproved"** - The entire application as submitted is rejected. The ARC may provide comments, though are not required to do so. If the ARC fails to respond within 15 business days, the Builder shall give the ARC written notice of its failure to respond. Unless the ARC responds within an additional 10 business days of receipt of such notice, Submittal shall be deemed automatically Denied.
4. **Variations** – Reasonable variations may be granted upon written request, as long as the variance is in conformance with the overall intent of the master plan for the improvement and development of the property. Builder must address the variance request in writing and the reason(s) why the request should be granted. All applicants must comply with the conditions for approval that may be imposed on a variance.

### B. Disclaimer

Neither the Greens Prairie Reserve Community Association, Inc. or the members of the Architectural Review Committee or its representative, their successors or assigns, shall be liable in damages to anyone submitting plans to them for approval, or to any owner or lessee of any parcel affected by these restrictions, by reason of mistake in judgment, negligence or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve any plans submitted. Every person who submits plans to the Committee for approval agrees by submission of such plans, and every owner or lessee of any parcel within the property agrees, by acquiring title thereto or interest therein, that he will not bring any action or suit against Greens Prairie Reserve Community Association, Inc. or the members of the ARC, or its representatives, to recover any damages.

- C. Classic and Heritage Submittal Requirements** Only complete submittals will be reviewed. Builder will have responsibility for compliance of all governing codes and ordinances.

### **Master Plan Submittal**

#### **Check for \$125.00 – Fee includes all elevations per Submittal**

Full set of 11x17” plans showing:

- Define Elevation Styles
- All elevations including Detached Garages and Porte Cocheres
- AC Living Square Footage
- All Floor Plans, including options
- Roof Pitches and Plate Heights
- All materials to be used on all elevations

### **Site Plan Submittal**

#### **Check for \$200.00: Includes Site Plan Review, Form Survey Review, Lot Grading & Slab Elevation Confirmation, SWPPP Plan, and first Final Review**

Site plan showing:

- Setbacks – Building Lines, R.O.W., Easements
- Proposed Slab Layout to be included with each Site Plan
- NOI / Stormwater Construction General Permit copy
- Fencing – type and placement
- Driveway – material, size, placement and radius
- Sidewalk- size and placement
- Walkway – material, size and placement
- AC Unit placement
- Exterior Selections – Manufacturer and color:
  - Brick/Stucco/Stone
  - Garage, Trim, Accent and Shutter
  - Roofing material

### **Form Survey**

- Completed Form Survey:
  - Upon completion of form boards installation, Completed Form Survey must be submitted noting all four (4) corners of the form.
  - Reviewer to confirm Completed Form Survey matches Proposed Slab Layout.
- Approved Form Survey:
  - Upon completion of review, approved Form Survey to be sent to Builder within two (2) business days.
  - Once received, foundation approved to begin

### **Lot Grading and Slab Elevation**

- All Lots must comply with the Lot Grading Exhibit for Lot Specific grading and Slab Elevation.
  - Upon completion of the form, "As Built Topography Survey" showing Elevation shots of each item noted on page 4 of the Lot Grading Exhibit
  - Complete "As Built Survey" to be sent to Developer and Reviewer
  - Reviewer to confirm Elevation Shots meet Lot Grading Exhibit requirements.

### **Site Plan Re-submittal fee:**

**\$75.00** for changes to previously approved or unapproved Site or Plan

## **Pre-Construction Review**

### **\$50.00 Fee:** Required for all Lots with **existing trees**

- Required for all Lots with existing trees to determine what trees may be saved
- Shall be requested by the Builder prior to any construction on the Lot
- Footprint of the home, driveway, patio, and walkway must be marked with survey tape prior to Review.
- Trees that are 6" caliper or larger and no closer than 5' from the foundation may be required to be saved.
- Trees are measured 12" from ground level.
- Trees to be saved will be marked with *pink* survey tape.
- \$1000 Fine for each tree removed without prior written approval.

Site underbrushing, clearing, or home construction may not begin without Site Plan Approval and an Approved Pre-Construction Review. **SUBSTANTIAL FINES MAY BE LEVIED FOR SITE WORK CONDUCTED WITHOUT PRIOR ARC APPROVAL.**

## **Final Reviews**

Mandatory Approved Final Review required for all dwellings to be sold within Greens Prairie Reserve, to confirm compliance with the ARC approvals and Guideline requirements.

- Final Review required prior to closing of all dwellings.
  - First Final Review fee included in Site Plan Submittal fee.
  - Final Reviews must be requested by the Builder via email, no less than 5 business days prior to closing.
    - Final Reviews requested within 5 business days incur additional fees:
      - \$150 within 3 business days of closing
      - \$250 within 24 hours of closing
    - Final Reviews will be conducted every 2 weeks or as needed.
- Re-review required for Dwellings found non-compliant until all items are compliant.
  - \$75 fee for each Re-review applies to any home found non-compliant.
  - Corrections must be made within 2 weeks of the first Final Review.
  - Re-reviews will be conducted every 2 weeks or as needed.

## **Changes after Approval**

All proposed changes to plans that affect the exterior of any building, colors, windows, grading, flatwork, etc. must be submitted to and approved in writing by the ARC prior to implementation.

- \$45 fee for each exterior material and color selection change requested by Builder
- \$75 fee for all other changes requested by Builder

#### **D. Legacy Submittal Requirements**

Only complete submittals with the attached forms will be reviewed. Builders are responsible for compliance of all governing codes and ordinances.

##### **Master Plan Submittal**

**\$450.00 Fee: Includes all elevations per Submittal, Site Plan Review, Form Survey Review, Lot Grading & Slab Elevation Confirmation, SWPPP Plan, and first Final Review and first Final Review**

Full set of 11x17" plans showing:

- Define Elevation Style
- All elevations including Detached Garages and Porte Cocheres
- AC Living Square Footage
- Floor Plans, including options and Bonus options
- Roof pitches and plate heights
- All materials to be used on all elevations

##### **Site Plan Submittal**

Site Plan showing:

- Setbacks – Building Lines, R.O.W., Easements
- Proposed Slab Layout to be included with each Site Plan
- NOI / Storm Water Construction General Permit copy
- Fencing – type and placement
- Driveway – material, size, placement and radius
- Sidewalk- size and placement
- Walkway – material, size and placement
- AC Unit placement
- Driveway /Walkway Paving material
- Exterior Selections – Manufacturer and color
  - Brick/Stucco/Stone
  - Garage, Trim, Accent, and Shutter
  - Roofing material

##### **Form Survey**

- Completed Form Survey:
  - Upon completion of form boards installation, Completed Form Survey must be submitted noting all four (4) corners of the form.
  - Reviewer to confirm Completed Form Survey matches Proposed Slab Layout.
- Approved Form Survey:
  - Upon completion of review, approved Form Survey to be sent to Builder within two (2) business days.
  - Once received, foundation approved to begin

##### **Lot Grading and Slab Elevation**

- All Lots must comply with the Lot Grading Exhibit for Lot Specific grading and Slab Elevation.
  - Upon completion of the form, "As Built Topography Survey" showing Elevation shots of each item noted on page 4 of the Lot Grading Exhibit
  - Complete "As Built Survey" to be sent to Developer and Reviewer
  - Reviewer to confirm Elevation Shots meet Lot Grading Exhibit requirements.

##### **Site Plan Re-submittal fee:**

**\$150.00** for changes to Site or Plan

**Pre-Construction Review:**

**\$50.00 Fee:** Required for all Lots with **existing trees**

- Required for all Lots with existing trees to determine what trees may be saved
- Shall be requested by the Builder prior to any construction on the Lot
- Footprint of the home, driveway, patio, and walkway must be marked with survey tape prior to Review
- Trees that are 6” caliper or larger and no closer than 5’ from the foundation may be required to be saved
- Trees are measured 12” from ground level.
- Trees to be saved will be marked with *pink* survey tape.
- \$1000 Fine for each tree removed without prior written approval.
- \$50 Re-review fee for additional Pre-Construction Review if needed

Site under-brushing, clearing, or home construction may not begin without Master Plan Approval, Site Plan Approval and an Approved Pre-Construction Review. **SUBSTANTIAL FINES MAY BE LEVIED FOR SITE WORK CONDUCTED WITHOUT PRIOR ARC APPROVAL.**

**Final Review**

Mandatory Approved Final Review required for all dwellings to be sold within Greens Prairie Reserve, to confirm compliance with the ARC approvals and Guideline requirements.

- Final Review required prior to closing of all dwellings.
  - First Final Review fee included in Site Plan Submittal fee.
  - Final Reviews must be requested by the Builder via email, no less than 5 business days prior to closing.
    - Final Reviews requested within 5 business days incur additional fees:
      - \$150 within 3 business days of closing
      - \$250 within 24 hours of closing
    - Final Reviews will be conducted every 2 weeks or as needed.
- Re-review required for Dwellings found non-compliant until all items are compliant
  - \$75 fee for each Re-review applies to any home found non-compliant.
  - Corrections must be made within 2 weeks of the first Final Review.
  - Re-reviews will be conducted every 2 weeks or as needed.

**Changes after Approval**

All proposed changes to plans that affect the exterior of any building, colors, windows, grading, flatwork, etc. must be submitted to and approved in writing by the ARC prior to implementation.

- \$45 fee for each exterior material and color selection change requested by Builder
- \$75 fee for all other changes requested by Builder

**Greens Prairie Reserve Builder Guidelines and Architectural Review Process**

**Builder Acknowledgement and Confirmation of Receipt:**

\_\_\_\_\_  
**Builder**

\_\_\_\_\_  
**Name**

\_\_\_\_\_  
**Title**

\_\_\_\_\_  
**Date**



# GREENS PRAIRIE RESERVE

## Legacy Master Plan and Site Plan Submittal Form

Prior to construction, the Master Plan and Site Plan must be submitted to the Greens Prairie Reserve ARC for review and approval. Submittals must be sent via email to [beverly@mccauleyarc.com](mailto:beverly@mccauleyarc.com). Submittal Fee, payable to McCauley Architectural Reviews, Inc., sent to The Greens Prairier Reserve ARC: 13711 Pristine Lake Lane, Cypress Texas 77429

Date Submitted: \_\_\_\_\_ Submittal Fee (\$450): \_\_\_\_\_

Builder Name: \_\_\_\_\_ Contact Name: \_\_\_\_\_

Address: \_\_\_\_\_

Email Address: \_\_\_\_\_ Phone Number: \_\_\_\_\_

**Buyer:** \_\_\_\_\_

**Lot/Block/Section:** \_\_\_\_\_ **Address:** \_\_\_\_\_

**Lot Type:** Parkland \_\_\_\_\_ Open Space \_\_\_\_\_ Private Trail \_\_\_\_\_ Corner \_\_\_\_\_

**Estimated Start Date:** \_\_\_\_\_ **Estimated Completion Date:** \_\_\_\_\_

### Master Plan Submittal

Plan Name or #	Architectural Style	# of Stories	% of Masonry	Living Area Sq. Ft.	Approved	Conditional Approval	Disapproved
_____	_____	_____	_____	_____	_____	_____	_____

**Builder Comments:** \_\_\_\_\_

\_\_\_\_\_  
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\_\_\_\_\_

**ARC Conditions:** \_\_\_\_\_

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\_\_\_\_\_  
\_\_\_\_\_

Reviewer

Date

ARC

Date

**Site Plan Submittal:**

Brick: \_\_\_\_\_ Trim Color: \_\_\_\_\_  
Stucco: \_\_\_\_\_ Accent Paint: \_\_\_\_\_  
Stone: \_\_\_\_\_ Shutters, etc: \_\_\_\_\_  
Other Exterior Materials: \_\_\_\_\_ Garage Doors: \_\_\_\_\_  
Roof Material and Color: \_\_\_\_\_  
Driveway Material: \_\_\_\_\_ Walkway and Walkway Landing Material: \_\_\_\_\_  
Fencing Material: \_\_\_\_\_  
Landscape Plan (To be submitted for review and approval): \_\_\_\_\_

**Setbacks:** Front \_\_\_\_\_ Rear \_\_\_\_\_ Right \_\_\_\_\_ Left \_\_\_\_\_

**Form Survey:** Upon completion of form board installtion, completed *Form Survey*, noting all 4 corners of the form, must be submitted for ARC review and approval. See Form Survey in the Architectural Review Process.  
*Office Use Only:* Received \_\_\_\_\_ Reviewed \_\_\_\_\_ Approved \_\_\_\_\_ Returned \_\_\_\_\_

**Lot Grading and Slab Elevation:** Upon completion of the form, completed *As Built Survey* showing Elevation shots must be submitted for ARC review and confirmation. See Lot Grading Exhibit and As Built Topography Survey  
*Office Use Only:* Received \_\_\_\_\_ Reviewed \_\_\_\_\_ Approved \_\_\_\_\_ Returned \_\_\_\_\_

**SWPPP Plan and NOI / SWPPP Permit:** Submitted with Site Plan  
*Office Use Only:* Received \_\_\_\_\_

Approved \_\_\_\_\_ Approved with Conditions \_\_\_\_\_ Disapproved \_\_\_\_\_

**ARC Conditions:** \_\_\_\_\_

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Reviewer \_\_\_\_\_ Date \_\_\_\_\_ ARC \_\_\_\_\_ Date \_\_\_\_\_

It is the Builders responsibility to ensure compliance with the Greens Prairie Reserve Residential Design Guidelines.  
Review and approval of any application may be made on the basis of aesthetic considerations only.  
The Greens Prairie Reserve ARC shall not bear any responsibility for ensuring the structural integrity or soundness of Approved plans or construction, nor for ensuring compliance with building codes and other governmental requirements, nor for ensuring that all structures are of comparable quality, value or size, of similar design, or aesthetically pleasing or otherwise acceptable to neighboring property owners.





# GREENS PRAIRIE RESERVE

## Classic and Heritage Master Plan Submittal

Prior to construction, Master Plans must be submitted to the Greens Prairie Reserve ARC for review and approval.

Completed form and full Master Plan Set to be sent via email to [beverly@mccauleyarc.com](mailto:beverly@mccauleyarc.com).

\$125 Submittal Fee, payable to McCauley Architectural Reviews, Inc., to be sent to the Greens Prairie Reserve  
ARC: 13711 Pristine Lake Lane Cypress TX 77429.

Date Submitted: \_\_\_\_\_

Submittal Fee (\$125): \_\_\_\_\_

Builder: \_\_\_\_\_

Contact Name: \_\_\_\_\_

Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Section: \_\_\_\_\_

Classic: \_\_\_\_\_

Heritage: \_\_\_\_\_

Plan Name / Plan #	Elevations	Architectural Style	# of Stories	% of Masonry	Living Area Sq. Ft.	Approved	Conditional Approval	Disapproved
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____

Plan Width: \_\_\_\_\_

Plate Height: \_\_\_\_\_

Garage Configuration: Swing-In: \_\_\_\_\_ Side Loaded: \_\_\_\_\_ Front Loaded: \_\_\_\_\_ Tandem: \_\_\_\_\_

Total # of Bays: # of Swing-In Bays= \_\_\_\_\_ # of Side Loaded Bays= \_\_\_\_\_ # Front Loaded Bays= \_\_\_\_\_

Conditions: \_\_\_\_\_

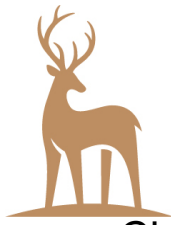
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\_\_\_\_\_  
Reviewer Date

\_\_\_\_\_  
ARC Date

It is the Builders responsibility to ensure compliance with the Greens Prairie Reserve Residential Design Guidelines.  
Review and approval of any application may be made on the basis of aesthetic considerations only.

The Greens Prairie Reserve ARC shall not bear any responsibility for ensuring the structural integrity or soundness of Approved plans or construction, nor for ensuring compliance with building codes and other governmental requirements, nor for ensuring that all structures are of comparable quality, value or size, of similar design, or aesthetically pleasing or otherwise acceptable to neighboring property owners.



# GREENS PRAIRIE RESERVE

## Classic and Heritage Site Plan Submittal

Prior to construction, Site Plan must be submitted to the Greens Prairie Reserve ARC for review and approval. Completed form and Site Plan to be sent via email to [beverly@mccauleyarc.com](mailto:beverly@mccauleyarc.com). \$200 Submittal Fee, payable to McCauley Architectural Reviews, Inc., to be sent to The Greens Prairie Reserve ARC: 13711 Pristine Lake Lane, Cypress Texas 77429

Date Submitted: \_\_\_\_\_ Submittal Fee (\$200.00): \_\_\_\_\_

Builder: \_\_\_\_\_ Contact Name: \_\_\_\_\_

Address: \_\_\_\_\_

Email Address: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Product Type: \_\_\_\_\_ Classic: \_\_\_\_\_ Heritage: \_\_\_\_\_

Lot Type: Parkland: \_\_\_\_\_ Corner: \_\_\_\_\_ Open Space: \_\_\_\_\_ Private Trail: \_\_\_\_\_

Estimated Start Date: \_\_\_\_\_ Estimated Completion Date: \_\_\_\_\_ Buyer or Spec: \_\_\_\_\_

Lot/Block/Section: \_\_\_\_\_ Address: \_\_\_\_\_

Plan Name / # and Elevation \_\_\_\_\_ Living Area Square Footage: \_\_\_\_\_

Garage Configuration: \_\_\_\_\_ Swing-In: \_\_\_\_\_ Side Loaded: \_\_\_\_\_ Front Loaded: \_\_\_\_\_ Tandem: \_\_\_\_\_

Total # of Bays: \_\_\_\_\_ # of Swing-In Bays= \_\_\_\_\_ # of Side Loaded Bays= \_\_\_\_\_ # Front Loaded Bays= \_\_\_\_\_

### Exterior Materials:

Brick: \_\_\_\_\_ Trim: \_\_\_\_\_

Stucco: \_\_\_\_\_ Accent Paint: \_\_\_\_\_

Stone: \_\_\_\_\_ Roof Material and Color: \_\_\_\_\_

Other Exterior Items: \_\_\_\_\_ Shutters, etc: \_\_\_\_\_

Driveway Material: \_\_\_\_\_ Walkway and Walkway Landing Material: \_\_\_\_\_

Fencing Material: \_\_\_\_\_

Setbacks: Front: \_\_\_\_\_ Rear: \_\_\_\_\_ Right Side: \_\_\_\_\_ Left Side: \_\_\_\_\_

**Form Survey:** Upon completion of form board installation, completed *Form Survey*, noting all 4 corners of the form, must be submitted for ARC review and approval. See Form Survey in the Architectural Review Process.

Office Use: Received Date: \_\_\_\_\_ Reviewed Date: \_\_\_\_\_ Approved Date: \_\_\_\_\_ Returned Date: \_\_\_\_\_

**Lot Grading and Slab Elevation:** Upon completion of the form, completed *As Built Survey* showing Elevation shots must be submitted for ARC review and confirmation. See Lot Grading Exhibit and As Built Topography Survey

Office Use: Received Date: \_\_\_\_\_ Reviewed Date: \_\_\_\_\_ Approved Date: \_\_\_\_\_ Returned Date: \_\_\_\_\_

**SWPPP Plan and NOI / SWPPP Permit: Submitted with Site Plan** Topography Survey

Office Use: Received Date: \_\_\_\_\_

Approved: \_\_\_\_\_ Approved with the following Conditions: \_\_\_\_\_ Disapproved: \_\_\_\_\_

Conditions: \_\_\_\_\_

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\_\_\_\_\_  
Reviewer Date ARC Member Date

It is the Builders responsibility to ensure compliance with the Greens Prairie Reserve Residential Design Guidelines.  
Review and approval of any application may be made on the basis of aesthetic considerations only.  
The Greens Prairie Reserve ARC shall not bear any responsibility for ensuring the structural integrity or soundness of Approved plans or construction, nor for ensuring compliance with building codes and other governmental requirements, nor for ensuring that all structures are of comparable quality, value or size, of similar design, or aesthetically pleasing or otherwise acceptable to neighboring property owners.

## VI. Exhibits

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**Master Site Plan**

**Phase Planning: By Phase**

- **Lot Grading Exhibit**
- **As Built Topography Survey**
- **Fencing Plans**

**Paint Maintenance Guide**

# MASTER SITE PLAN



## GREENS PRAIRIE RESERVE

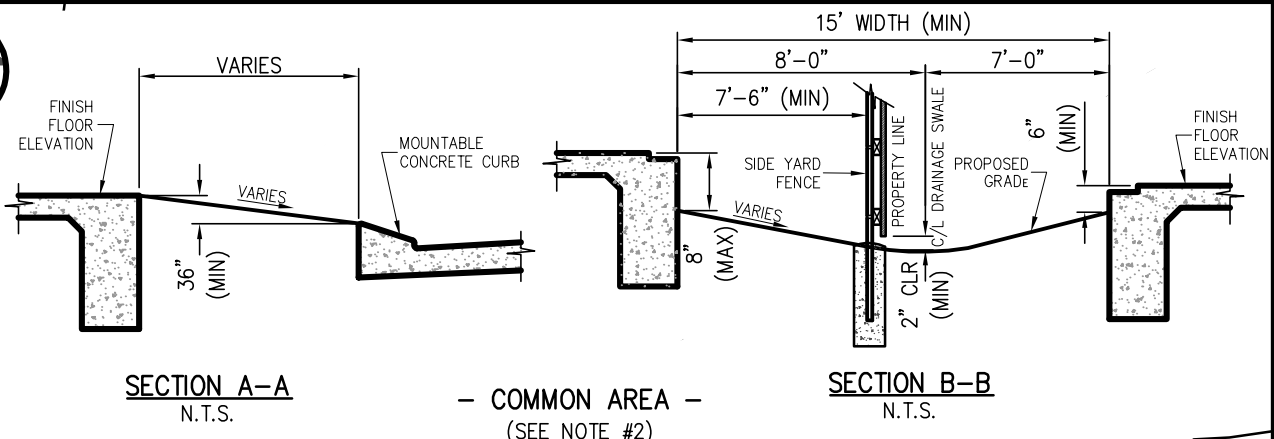
### LEGEND

- Homesites - Coming Soon
- Homesites
- Future Development
- Natural Areas
- Ponds
- Trail System



info@greensprairiereserve.com | (979) 243-2000 | greensprairiereserve.com

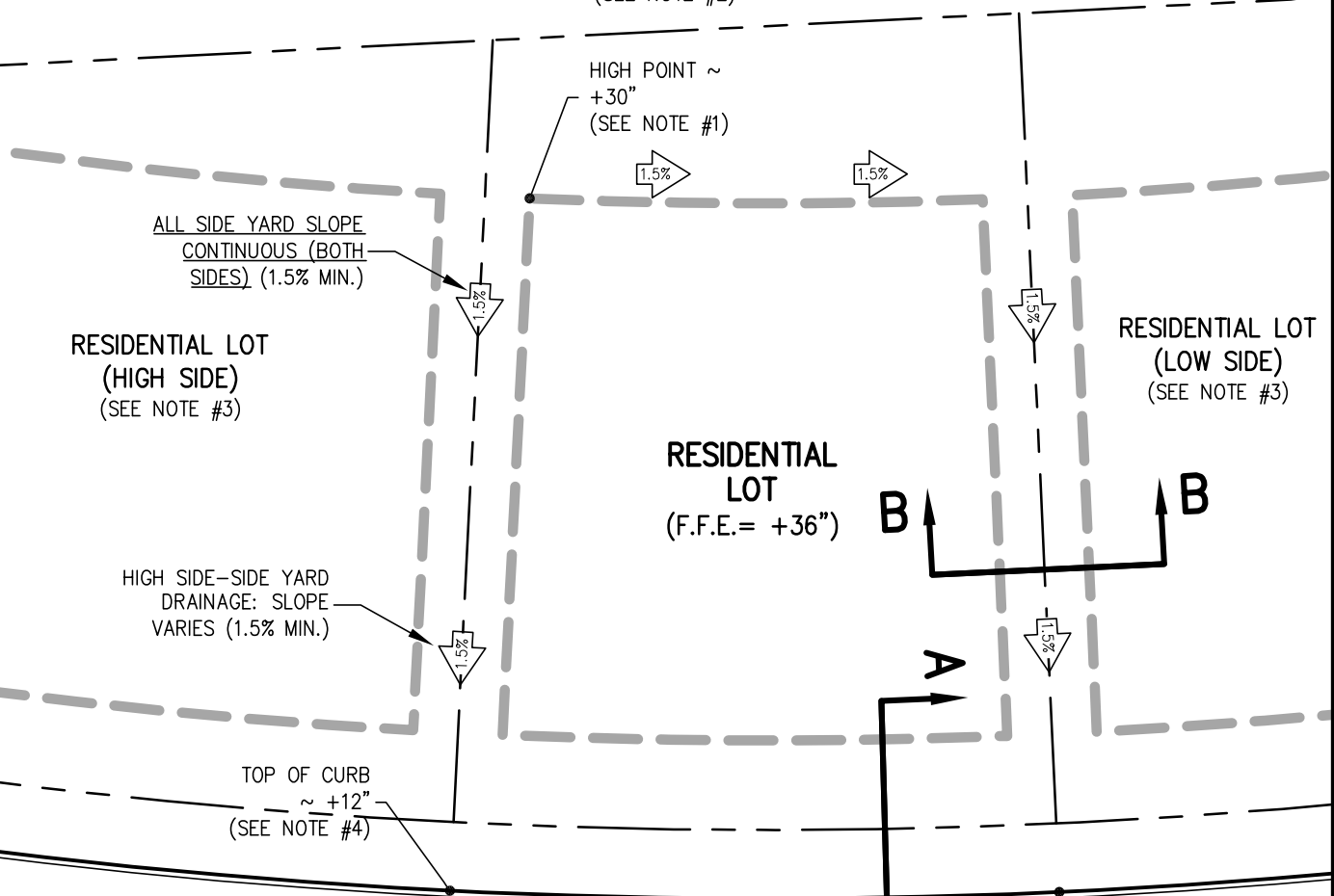
The information presented herein is designed to illustrate and familiarize you with the Greens Prairie Reserve development and is subject to change without notice. No warranties or representations express or implied, concerning the actual design, location, size, configuration, or character of the lots and facilities shown on this map are intended. The information shown is based on the best information available and is subject to change without notice. The presentation of and the information contained herein is submitted subject to errors, omissions, change of price or conditions without notice. No guarantee is made that the features depicted will be built, or, if built, will be as depicted.



**SECTION A-A**  
N.T.S.

- COMMON AREA -  
(SEE NOTE #2)

**SECTION B-B**  
N.T.S.



**LOT GRADING NOTES:**

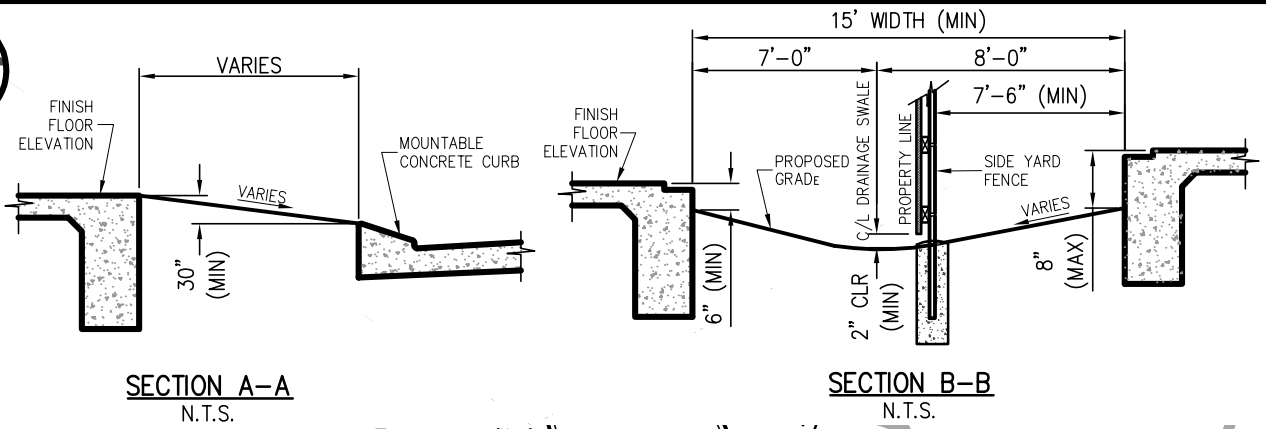
- 1) PROVIDE MINIMUM 6" EXPOSED GRADE BEAM AT HIGH POINT IN YARD & FINISH FLOOR ELEVATION.
- 2) WHERE APPLICABLE GRADE REAR YARD TO COMMON AREA DRAINAGE SWALE.
- 3) CROSS-SLOPE FROM LEFT TO RIGHT ILLUSTRATED. MIRROR DESIGN AS REQUIRED.
- 4) ELEVATION CHANGE VARIES DEPENDENT ON STREET LONGITUDINAL SLOPE.

FIRM REGISTRATION No. F-4695  
POST OFFICE BOX 9253  
COLLEGE STATION, TX 77842  
EMAIL: civil@rmengineer.com  
OFF/FAX: (979) 764-0704

**GREENS PRAIRIE RESERVE, PHASE 102**  
**SIDE REAR to FRONT: LOT GRADING**  
BLOCK ONE, LOTS 1-8 & 11-16 & 18-22  
BLOCK ONE, LOTS 30-47 & 54-56 & 60, 61  
BLOCK TWO, LOTS 2 & 7-15  
BLOCK THREE, LOTS 3-11 & 13-20  
RME No. 325-0642

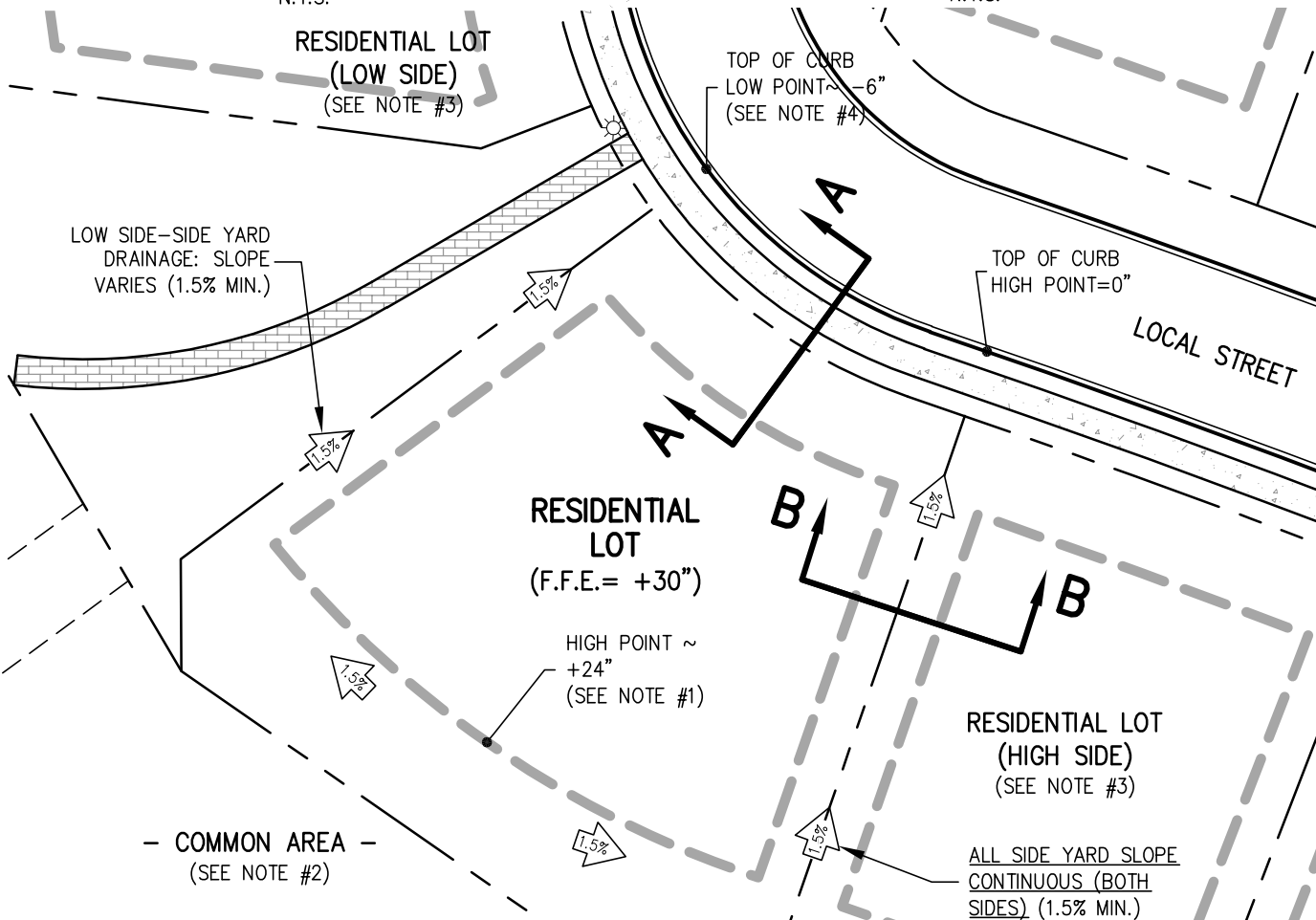
REV: 1  
DATE: 3/15/19  
FILE: LOT-GRADING  
SCALE: 1"=30'  
  
DRAWN BY: RAM  
CHK BY: RK

SHEET NO.  
1 OF 4  
  
SHEET TITLE  
**X-1**



**SECTION A-A**  
N.T.S.

**SECTION B-B**  
N.T.S.



**LOT GRADING NOTES:**

- 1) PROVIDE MINIMUM 6" EXPOSED GRADE BEAM AT HIGH POINT IN YARD & FINISH FLOOR ELEVATION. LOCATION VARIES.
- 2) WHERE APPLICABLE GRADE REAR YARD TO COMMON AREA DRAINAGE SWALE.
- 3) CROSS-SLOPE FROM LEFT TO RIGHT ILLUSTRATED. MIRROR DESIGN AS REQUIRED.
- 4) ELEVATION CHANGE VARIES DEPENDENT ON STREET LONGITUDINAL SLOPE.

FIRM REGISTRATION No. F-4695  
POST OFFICE BOX 9253  
COLLEGE STATION, TX 77842  
EMAIL: civil@rmengineer.com  
OFF/FAX: (979) 764-0704

**GREENS PRAIRIE RESERVE, PHASE 102**  
**MID REAR to FRONT: LOT GRADING**  
BLOCK ONE, LOTS 1, 17, 48-53 & 57-59  
BLOCK TWO, LOTS 1-6  
BLOCK THREE, LOTS 1, 2 & 12

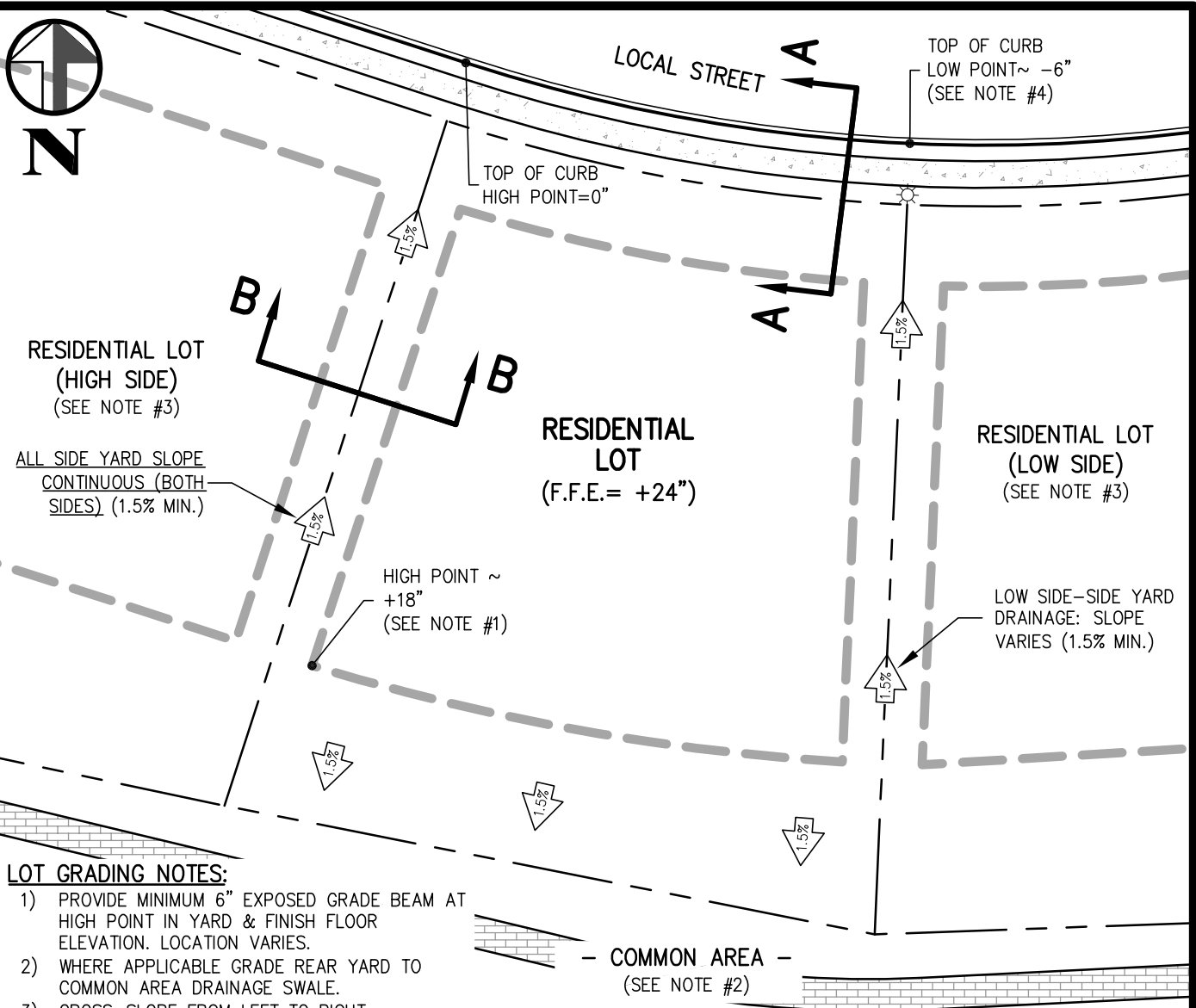
RME No. 325-0642

REV: 1  
DATE: 3/15/19  
FILE: LOT-GRADING  
SCALE: 1"=30'

DRAWN BY: RAM  
CHK BY: RK

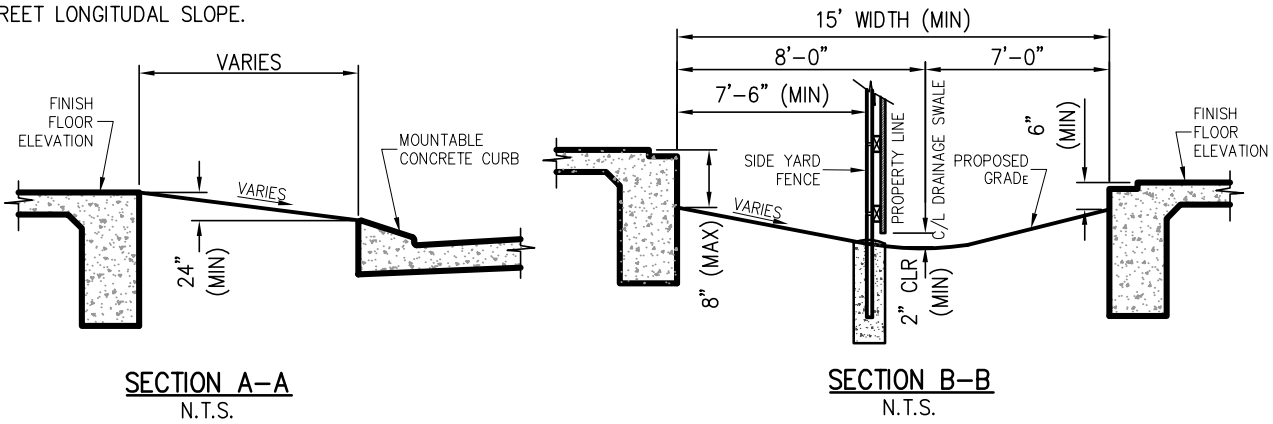
SHEET NO.  
2 OF 4

SHEET TITLE  
**X-2**



**LOT GRADING NOTES:**

- 1) PROVIDE MINIMUM 6" EXPOSED GRADE BEAM AT HIGH POINT IN YARD & FINISH FLOOR ELEVATION. LOCATION VARIES.
- 2) WHERE APPLICABLE GRADE REAR YARD TO COMMON AREA DRAINAGE SWALE.
- 3) CROSS-SLOPE FROM LEFT TO RIGHT ILLUSTRATED. MIRROR DESIGN AS REQUIRED.
- 4) ELEVATION CHANGE VARIES DEPENDENT ON STREET LONGITUDINAL SLOPE.



**RME**  
Consulting Engineers

FIRM REGISTRATION No. F-4695  
POST OFFICE BOX 9253  
COLLEGE STATION, TX 77842  
EMAIL: civil@rmengineer.com  
OFF/FAX: (979) 764-0704

**GREENS PRAIRIE RESERVE, PHASE 102**  
**SPLIT REAR & FRONT: LOT GRADING**  
BLOCK ONE, LOTS 9, 10, 23-29

RME No. 325-0642

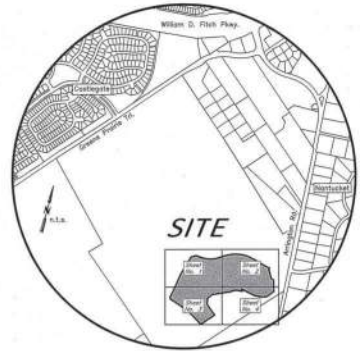
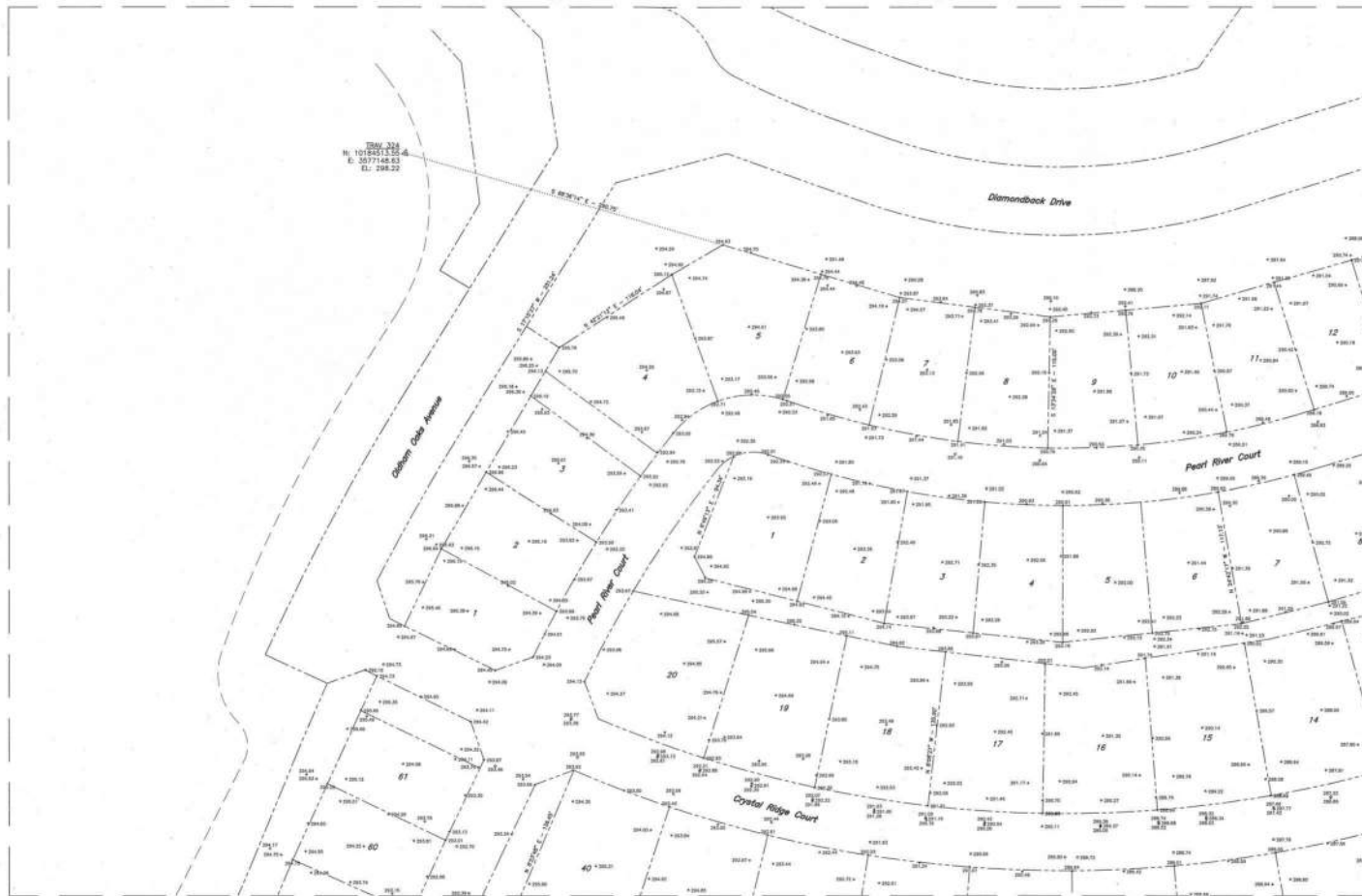
REV: 1  
DATE: 3/15/19  
FILE: LOT-GRADING  
SCALE: 1"=30'

DRAWN BY: RAM  
CHK BY: RK

SHEET NO.  
**3** OF **4**

SHEET TITLE  
**X-3**

TRM 324  
N. 1015511.22 4  
E. 3077148.83  
E. 288.22



VICINITY MAP

SEE SHEET 2

SEE SHEET 3

- GENERAL NOTES**
1. SYSTEM OF MEASUREMENT: Bearings are Texas State Plane, NAD83, Control Zone, Distances, shown herein, are grid distances and may be converted to surface by applying a Scale Factor of 0.9991324.
  2. ELEVATIONS (NAVD83) shown herein are as based on City of College Station Monument No. 11.
  3. Survey is valid only if print has seal and signature of Surveyor.
  4. Every document of record reviewed and considered as a part of this survey is noted herein. No abstract of title, nor title commitment, nor records of the title insurance were furnished to the surveyor. There may exist other documents of record that would affect this parcel.
  5. Lines are specifically stated or shown on this plat. The surveyor does not purport to reflect any of the following which may be applicable to the subject and which are not shown on this plat: other possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; and any other facts that an accurate and current title search may disclose.
  6. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and incorporated areas, Map Numbers 48410022E effective May 16, 2012, this property is not located in a Special Flood Hazard Area.
  7. Purpose of this topographic survey is to show current on-butt lot grading conditions.
  8. 1/2" Iron Rods (Witness) were found at all lot corners.
  9. As of the date of this survey, GREENS PRAIRIE RESERVE final plat has not been filed.
  10. Elevations shown herein are:
    - + xxx.xx - Ground Elevation
    - xx.xx - Back of Curb Elevation
    - xxx.xx - Top/Grate Inlet



Kevin R. McClure, Registered Professional Land Surveyor No. 6890, State of Texas, hereby certifies that this survey was made on the ground under my supervision on July 3, 2019, and that this survey correctly represents the data found at the time of survey and that this professional service conforms to the current Texas Society of Professional Surveyors Standards and Practices for Category 8, Condition 1 Survey.

**AS-BUILT  
TOPOGRAPHIC SURVEY  
JULY 12, 2019**

**GREENS PRAIRIE RESERVE  
SECTION 1, PHASE 102**

WILLIAM CLARK SURVEY, A-101  
COLLEGE STATION, BRAZOS COUNTY, TEXAS  
FIELD WORK COMPLETED JULY 3, 2019  
SCALE: 1" = 40'

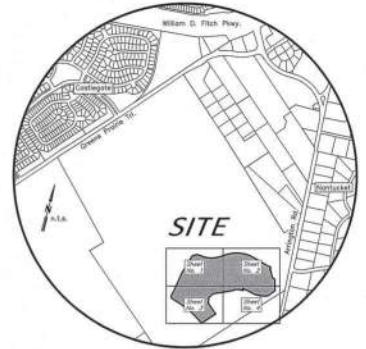
SHEET NO.  
**1**  
OF 4 SHEETS

DESIGN:  
DCC CRD, JV, LLC  
c/o Clifton Goodrich Group  
2600 South Texas Avenue, Suite 401  
Brown, Texas 77802  
879.268.2000

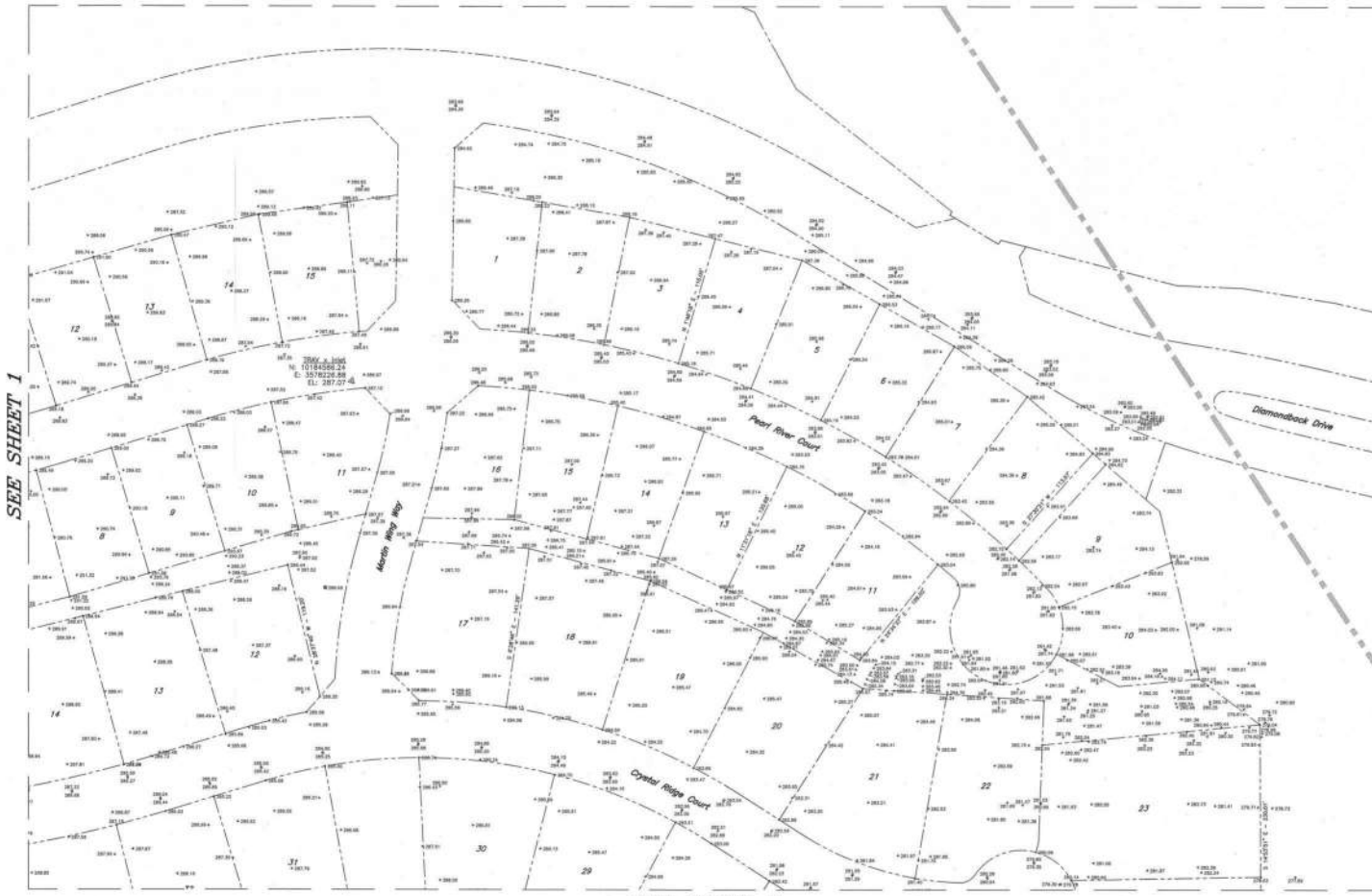
SURVEYOR: Texas Firm Registration No. 1010330  
McClure & Brown Engineering/Surveying, Inc.  
1008 Woodrock Dr., Suite 103  
College Station, Texas 77845  
(777) 831-3835







VICINITY MAP



SEE SHEET 1

SEE SHEET 4

AS-BUILT  
TOPOGRAPHIC SURVEY  
JULY 12, 2019

GREENS PRAIRIE RESERVE  
SECTION 1, PHASE 102

WILLIAM CLARK SURVEY, A-101  
COLLEGE STATION, BRAZOS COUNTY, TEXAS  
FIELD WORK COMPLETED JULY 3, 2019  
SCALE 1" = 50'

SHEET NO.  
**2**  
OF 4 SHEETS

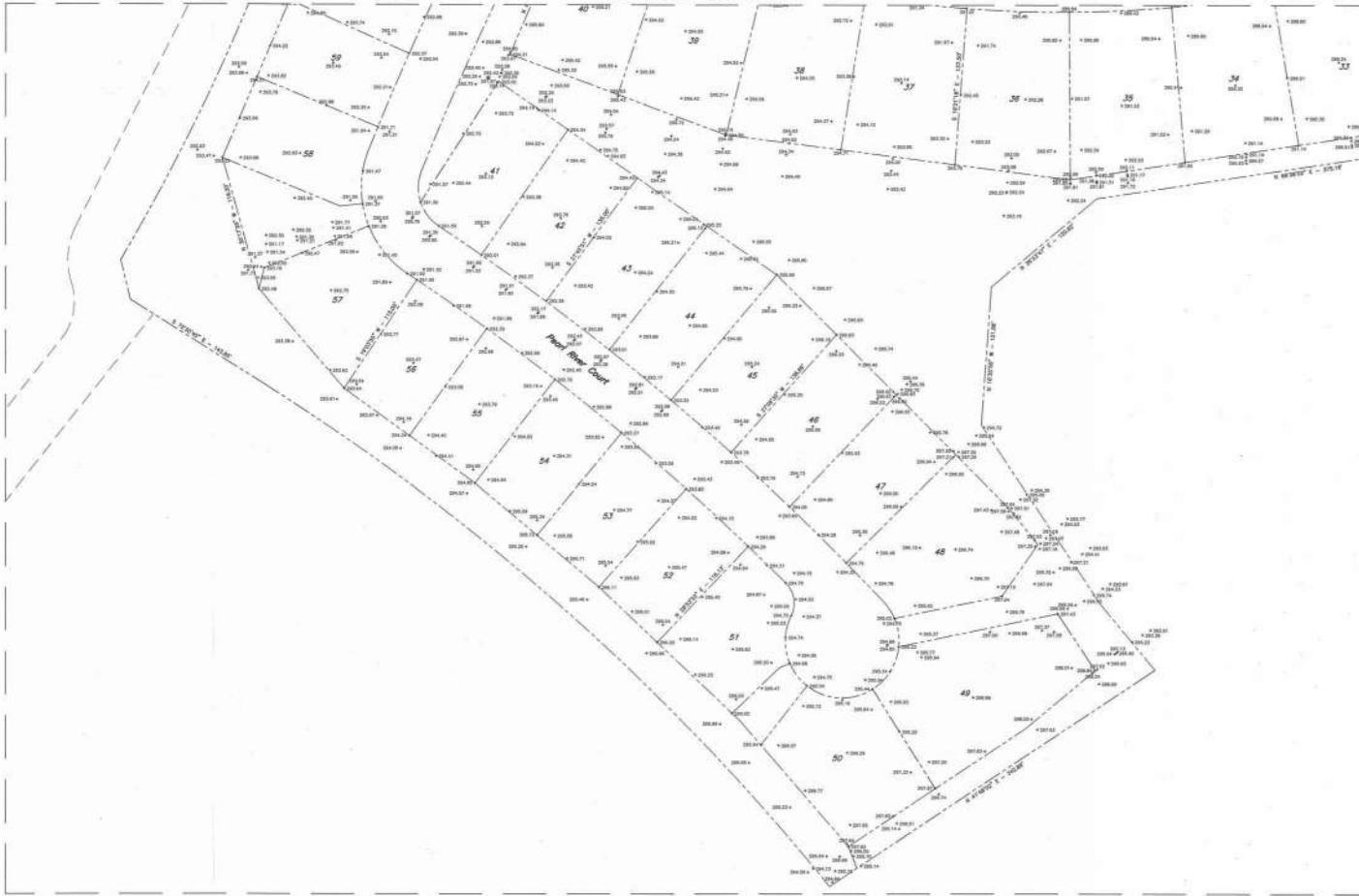
OWNER:  
DCT DND JV, LLC  
c/o Oshorn Spedley Group  
2600 South Texas Avenue, Suite 401  
Bryan, Texas 77802  
875.268.2200

SURVEYOR: Texas Firm Registration No. 10103300  
McCune & Browne Engineering/Surveying, Inc.  
1008 Woodcrest Dr., Suite 103  
College Station, Texas 77845  
(817) 533-3636

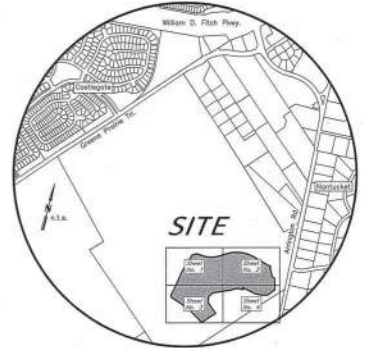




SEE SHEET 1



SEE SHEET 4



VICINITY MAP

**AS-BUILT  
TOPOGRAPHIC SURVEY  
JULY 12, 2019**

**GREENS PRAIRIE RESERVE  
SECTION 1, PHASE 102**

WILLIAM CLARK SURVEY, A-101  
COLLEGE STATION, BRAZOS COUNTY, TEXAS  
FIELD WORK COMPLETED JULY 3, 2019  
SCALE 1" = 50'

SHEET NO.  
**3**  
OF 4 SHEETS

DRAWN:  
DCC CIVIL JV, LLC  
c/o. Glenn Goodwin Group  
2600 South Texas Avenue, Suite 401  
Bryan, Texas 77802  
878.266.0200

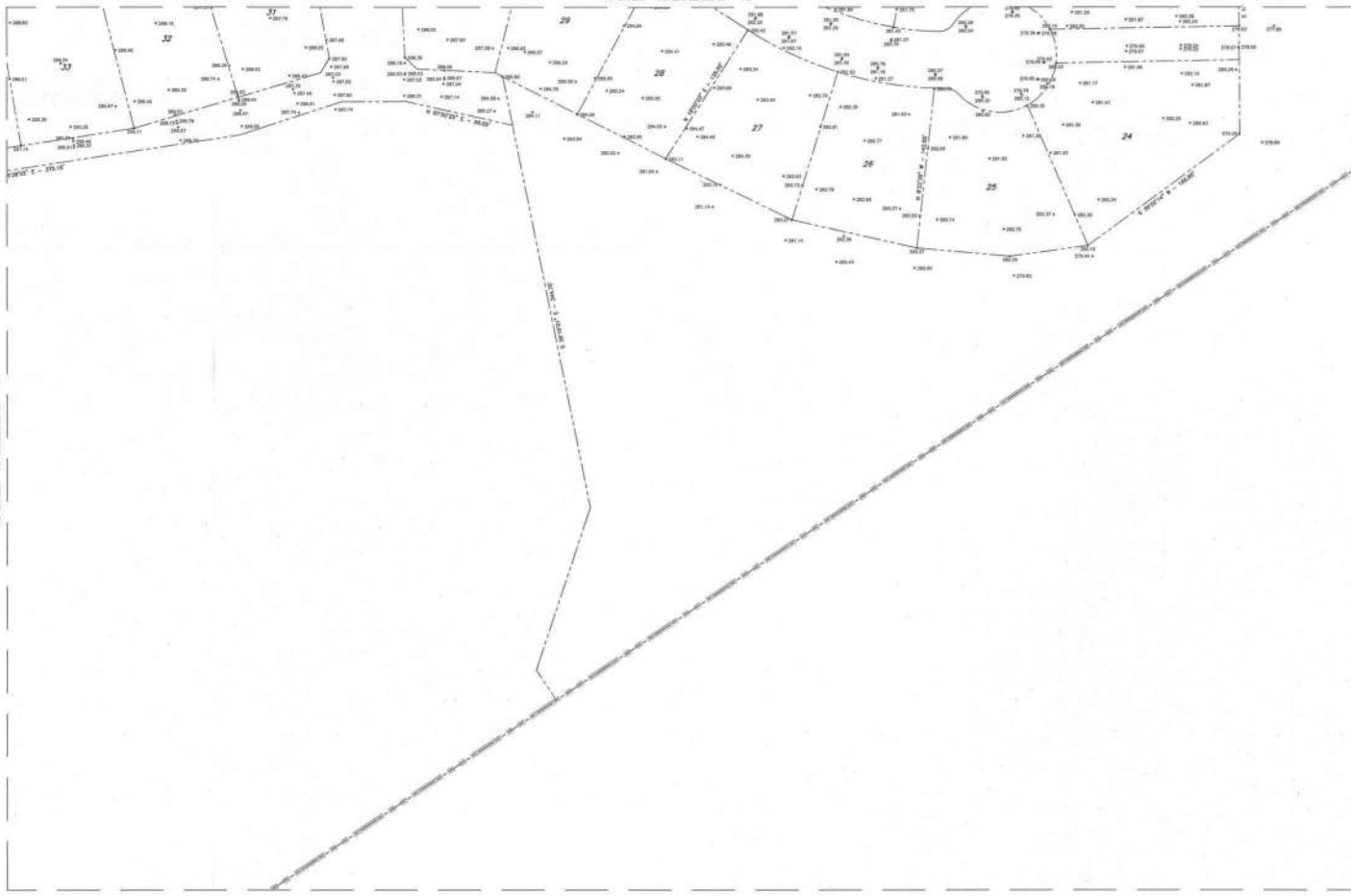
SUBSCRIBER: Texas Firm Registration No. 10105500  
McClure & Brown Engineering/Surveying, Inc.  
1008 Woodcrest Dr., Suite 103  
College Station, Texas 77840  
(817) 693-3030



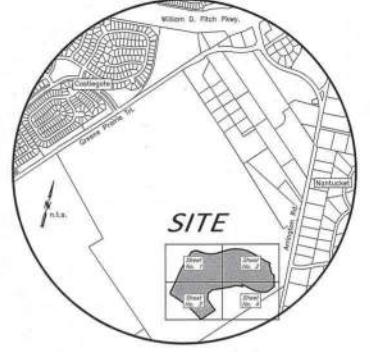
10/02097-14-19.dwg



SEE SHEET 2



SEE SHEET 3



VICINITY MAP

**AS-BUILT  
TOPOGRAPHIC SURVEY  
JULY 12, 2019**

**GREENS PRAIRIE RESERVE  
SECTION 1, PHASE 102**

WILLIAM CLARK SURVEY, A-101  
COLLEGE STATION, BRAZOS COUNTY, TEXAS  
FIELD WORK COMPLETED JULY 3, 2019  
SCALE: 1" = 30'

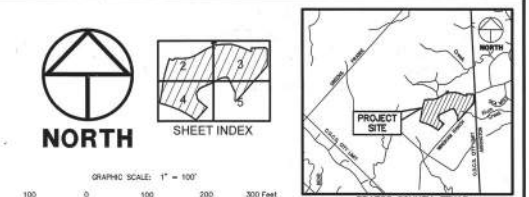
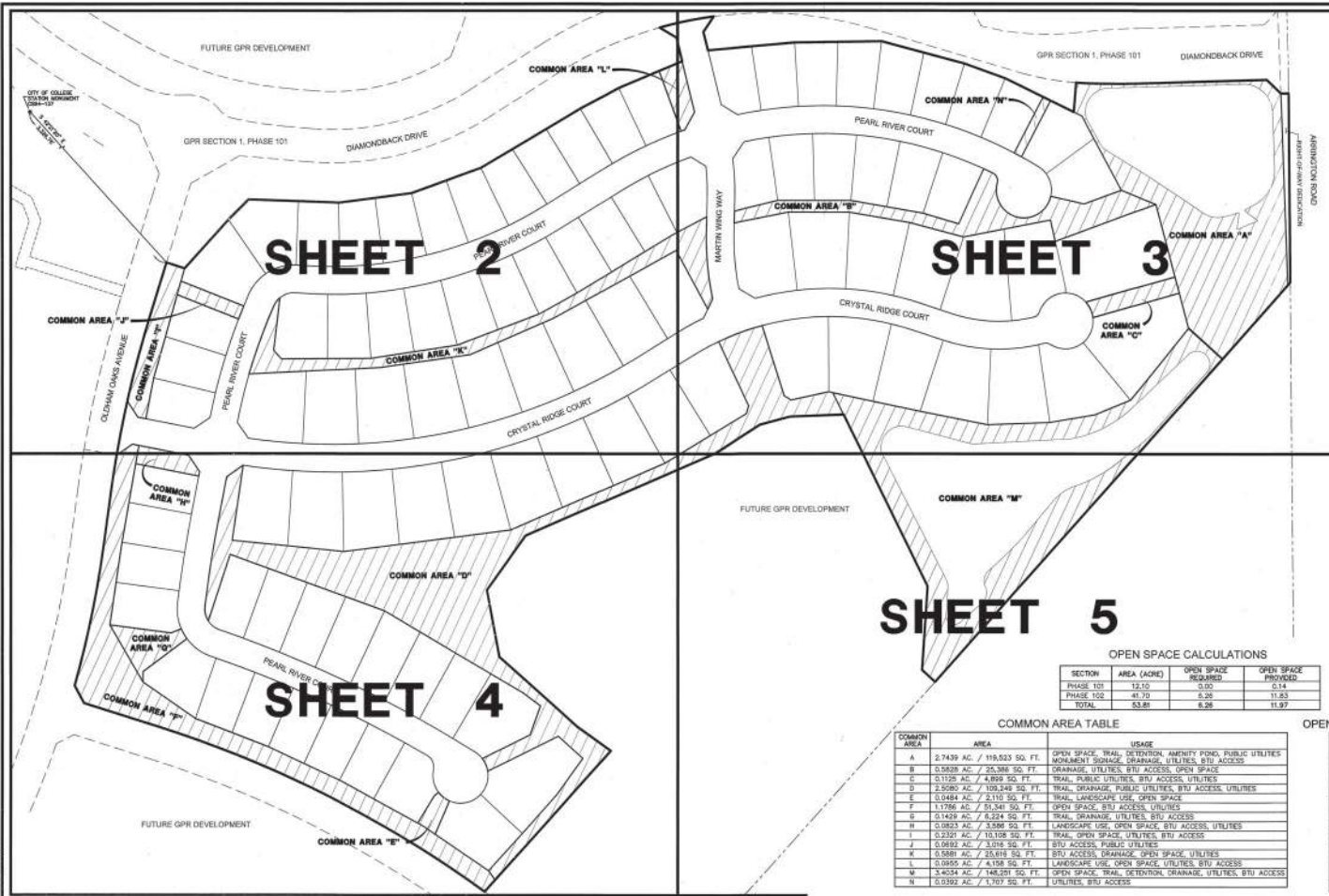
SHEET NO.  
**4**  
OF 4 SHEETS

DATE: 07/12/19  
BY: J. G. J. J. J.  
CHECKED: J. G. J. J. J.  
PROJECT: GREENS PRAIRIE RESERVE  
SECTION 1, PHASE 102

Surveyor: Texas Firm Registration No. 11112330  
McClain & Brown Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(771) 683-3638



07/20/19-10-19.dwg



**FINAL PLAT**  
**GREENS PRAIRIE RESERVE**  
**SECTION 1, PHASE 102**

BLOCK 1, LOTS 1-61  
 BLOCK 2, LOTS 1-20  
 BLOCK 3, LOTS 1-15  
 COMMON AREAS A-T

A SUBDIVISION OF  
 41,7032 ACRES CONTAINING  
 6,1440 AC. R.O.W. DEDICATION AND  
 11,8268 AC. COMMON AREA DEDICATION  
 SITUATED IN THE  
 WILLIAM CLARK SURVEY, ABSTRACT NO. 101  
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

Surveyor  
 JULY 2019

Owner  
 OGC CNO JV, LLC  
 OLD OGDHAM GOODWYN GROUP  
 2820 SOUTH TEXAS AVENUE, SUITE 401  
 DALLAS, TX 75222  
 972.208.2000

STATE OF TEXAS  
 COUNTY OF BRAZOS

I (we) OGC CNO JV, LLC, owner(s) and developer(s) of the land shown on this plat, and designated herein, as GREENS PRAIRIE RESERVE SECTION 1, PHASE 102 Subdivision Block 1, Lots 1-20, Block 2, Lots 1-15, and Common Area A-T to the City of College Station, Texas, and whose name(s) hereon subscribed hereto, hereby dedicate to the use of the public forever of streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in full simple unless expressly provided otherwise.

*[Signature]*  
 Owner / Authorized Agent

STATE OF TEXAS  
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Cathy Okaham, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purposes and consideration therein stated.

Given under my hand and seal on this 11th day of July, 2019.

*[Signature]*  
 Notary Public, Brazos County, Texas (Seal)

CERTIFICATE OF CITY ENGINEER

DANAL CARTER, City Engineer of the City of College Station, Texas, hereby certifies that this Subdivision conforms to the requirements of the Subdivision Regulations of the City of College Station, Texas.

*[Signature]*  
 City Engineer  
 City of College Station, TX

CERTIFICATE OF PLANNING AND ZONING COMMISSION

Jane Koe, Chairman of the Planning and Zoning Commission of the City of College Station, Texas, hereby certifies that the attached plat was duly approved by the Commission on the 20th day of June, 2019.

*[Signature]*  
 Chairman

Filed for Record  
 Official Public Records Of  
 Brazos County Clerk  
 On: 7/12/2019 9:11:17 AM  
 in the PLAT Records

Doc Number: 2019 - 1266493  
 Volume - Page: 36485 - 341  
 Number of Pages: 5  
 Amount: 73.00  
 Order#: 2019072900014  
 By: MO

In and for said county, do hereby certify  
 identification was filed for record in my  
 office on this \_\_\_\_\_ day of \_\_\_\_\_, 2019, in the County of \_\_\_\_\_  
 State of \_\_\_\_\_

*[Signature]*  
 County Clerk  
 Brazos County, Texas

I, Robert Kness, an authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate, was prepared from an actual survey of the property made under my supervision on the ground, that, except as shown of boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) and are not to be removed or altered in any way without my consent, and that the above boundary corners have been tied to the Texas Coordinate System of 1983, south control zone.

*[Signature]*  
 Robert Kness  
 Registered Professional Land Surveyor  
 Texas Registration No. 6486

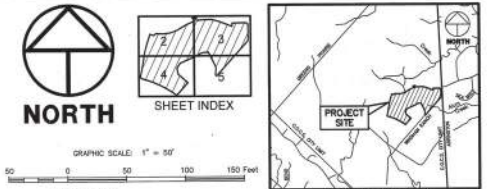
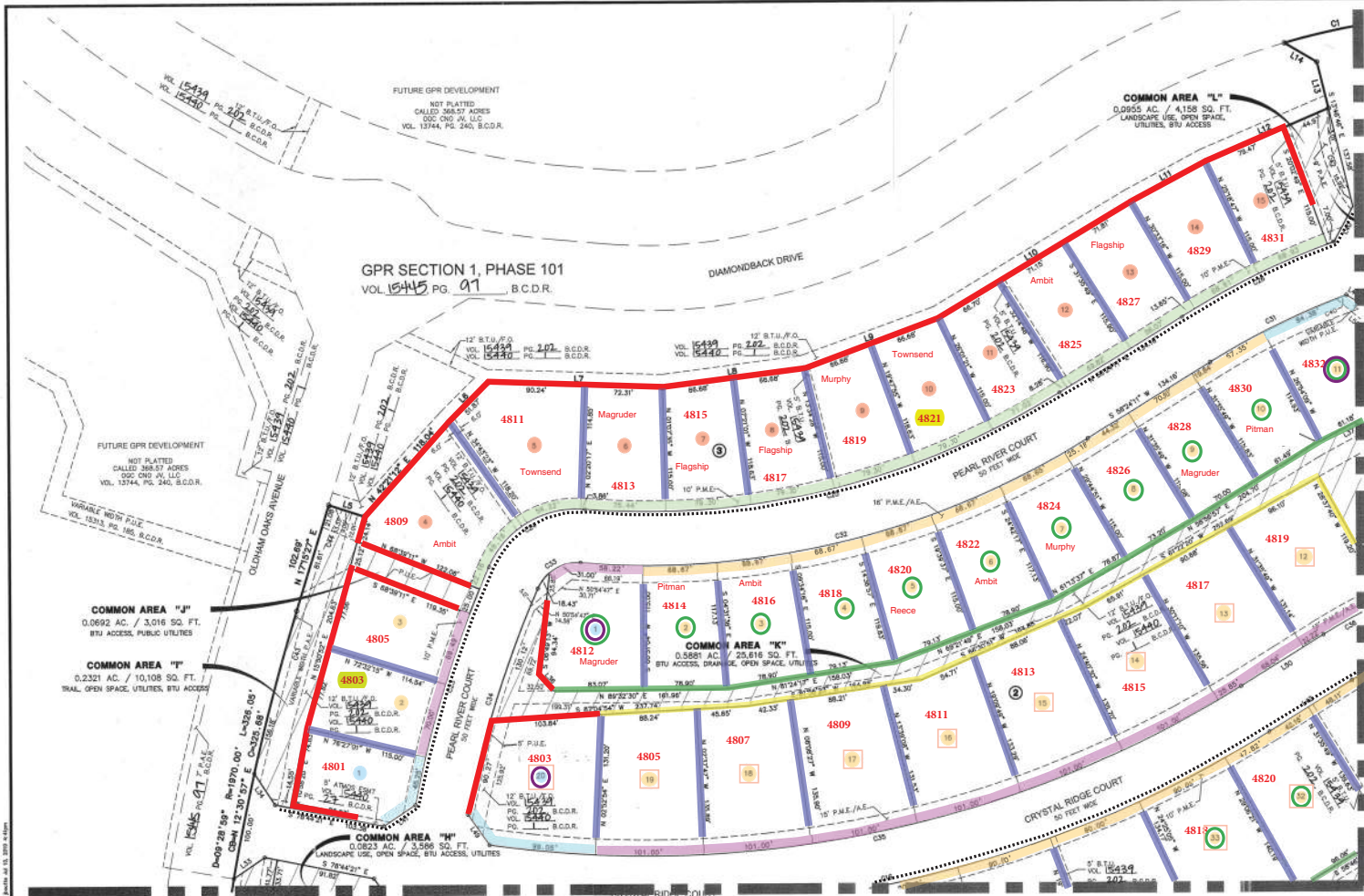
CERTIFICATE OF THE COUNTY CLERK

By: MO

**ABBREVIATIONS**

P.R.L.C. - PRIVATE DRAINAGE EXEMPTION  
 P.D.C. - PUBLIC DRAINAGE EXEMPTION  
 EXM - EXEMPTION  
 FND - FOUND  
 S.C.C.P. - BRAZOS COUNTY CLERK FILE  
 B.C.R. - BRAZOS COUNTY DEED RECORDS  
 B.C.M.A. - BRAZOS COUNTY MAP RECORDS  
 IP - IRON PIPE  
 IR - IRON ROD  
 ND - NUMBER  
 PG - PAGE  
 R.S.R. - RIGHT-OF-WAY  
 SQ. FT. - SQUARE FEET  
 P.U.C. - PUBLIC UTILITY EXEMPTION  
 G.P.R. - GREENS PRAIRIE RESERVE  
 B.T.U. - BRYAN TEXAS UTILITIES EXEMPTION  
 B.T.U./A. - BRYAN TEXAS UTILITIES / FIBER OPTIC EXEMPTION  
 P.M.E. - PUBLIC MAINTENANCE EXM  
 P.M.E./C. - PUBLIC MAINTENANCE EXM / AMOS EXM  
 ① - BLOCK NUMBER

- PRESERVATION AREA (SEE NOTE 15)



BRAZOS COUNTY, TEXAS  
VICINITY MAP  
SCALE: 1" = 2500'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 87°52'50" E	66.50
L2	S 75°03'49" E	57.17
L3	S 24°25'50" E	74.97
L4	N 38°29'00" W	36.74
L5	S 71°01'44" E	34.43
L6	S 45°07'49" E	51.87
L7	S 88°14'24" E	182.20
L8	N 87°58'59" E	133.30
L9	N 70°27'00" E	133.30
L10	N 59°14'44" E	209.68
L11	S 62°35'58" E	79.30
L12	S 67°37'42" E	54.40
L13	N 13°46'46" E	44.17
L14	N 09°13'20" E	35.48
L15	S 33°04'24" E	55.68
L16	S 13°46'48" E	33.90
L17	N 87°27'23" E	57.48
L18	S 50°07'28" E	155.14
L19	S 70°09'58" E	78.40
L20	S 83°57'41" E	60.20
L21	N 04°35'58" E	52.87
L22	S 88°29'25" E	20.50
L23	N 88°24'43" E	13.87
L24	N 68°46'48" E	14.68
L25	S 16°54'44" E	75.00
L26	S 55°02'18" W	36.30
L27	N 33°14'44" E	35.47
L28	S 52°35'45" E	110.00
L29	S 31°24'44" E	57.58
L30	N 02°16'24" E	18.90
L31	S 88°29'25" E	20.50
L32	N 82°28'27" E	111.60
L33	S 44°32'44" E	15.00
L34	N 33°14'44" E	35.00
L35	S 55°02'18" W	36.30
L36	S 71°01'44" E	34.43
L37	S 45°07'49" E	51.87
L38	S 88°14'24" E	182.20
L39	N 87°58'59" E	133.30
L40	N 70°27'00" E	133.30
L41	N 59°14'44" E	209.68
L42	S 62°35'58" E	79.30
L43	S 67°37'42" E	54.40
L44	N 13°46'46" E	44.17
L45	N 09°13'20" E	35.48
L46	S 33°04'24" E	55.68
L47	S 13°46'48" E	33.90
L48	N 87°27'23" E	57.48
L49	S 50°07'28" E	155.14
L50	S 70°09'58" E	78.40
L51	S 83°57'41" E	60.20
L52	N 04°35'58" E	52.87
L53	S 88°29'25" E	20.50
L54	N 88°24'43" E	13.87
L55	N 68°46'48" E	14.68
L56	S 16°54'44" E	75.00
L57	S 55°02'18" W	36.30
L58	N 33°14'44" E	35.47
L59	S 52°35'45" E	110.00
L60	S 31°24'44" E	57.58
L61	N 02°16'24" E	18.90
L62	S 88°29'25" E	20.50
L63	N 82°28'27" E	111.60
L64	S 44°32'44" E	15.00
L65	N 33°14'44" E	35.00
L66	S 55°02'18" W	36.30
L67	S 71°01'44" E	34.43
L68	S 45°07'49" E	51.87
L69	S 88°14'24" E	182.20
L70	N 87°58'59" E	133.30
L71	N 70°27'00" E	133.30
L72	N 59°14'44" E	209.68
L73	S 62°35'58" E	79.30
L74	S 67°37'42" E	54.40
L75	N 13°46'46" E	44.17
L76	N 09°13'20" E	35.48
L77	S 33°04'24" E	55.68
L78	S 13°46'48" E	33.90
L79	N 87°27'23" E	57.48
L80	S 50°07'28" E	155.14
L81	S 70°09'58" E	78.40
L82	S 83°57'41" E	60.20
L83	N 04°35'58" E	52.87
L84	S 88°29'25" E	20.50
L85	N 88°24'43" E	13.87
L86	N 68°46'48" E	14.68
L87	S 16°54'44" E	75.00
L88	S 55°02'18" W	36.30
L89	N 33°14'44" E	35.47
L90	S 52°35'45" E	110.00
L91	S 31°24'44" E	57.58
L92	N 02°16'24" E	18.90
L93	S 88°29'25" E	20.50
L94	N 82°28'27" E	111.60
L95	S 44°32'44" E	15.00
L96	N 33°14'44" E	35.00
L97	S 55°02'18" W	36.30
L98	S 71°01'44" E	34.43
L99	S 45°07'49" E	51.87
L100	S 88°14'24" E	182.20

CURVE TABLE

CURVE	BACKSIGHT	SIGHT	BEARING	CHORD
C1	695.00'	694.53'	100.00° S 78°25'31" E	99.56'
C2	816.50'	692.21'±	21.33° S 87°47'51" E	21.33'
C3	475.00'	1706.78'	83.77° S 89°08'55" E	634.67'
C4	2408.00'	0357.43'	166.50° S 09°02'00" W	168.52'
C5	40.00'	78910.00'	94.83° S 30°54'28" E	50.48'
C6	500.00'	1720.00'	117.83° S 09°31'44" E	117.83'
C7	450.00'	0838'01"	67.81° N 03°08'41" W	67.70'
C8	450.00'	0229'54"	88.84° N 03°04'38" W	68.74'
C9	520.00'	3238'24"	35.83° S 89°28'09" E	297.63'
C10	275.00'	3710'55"	149.68° N 87°30'25" W	114.82'
C11	18.00'	897'23"	81.92° S 24°08'00" E	29.20'
C12	50.00'	2837'58"	247.21° S 18°50'02" E	82.00'
C13	15.50'	473'00"	12.80° S 80°14'44" E	12.44'
C14	325.00'	673'44"	184.52° S 08°10'51" E	114.86'
C15	475.00'	493'50"	411.18° S 81°17'01" W	358.48'
C16	1100.00'	4000'00"	788.86° S 78°42'58" E	1552.58'
C17	2250.00'	1370'33"	212.80° S 64°36'49" E	511.87'
C18	50.00'	349'35'49"	217.87° S 89°48'23" W	82.17'
C19	75.00'	732'38"	31.18° S 24°08'00" E	29.20'
C20	2180.00'	1118'22"	430.18° S 63°32'00" E	429.48'
C21	95.00'	7815'10"	122.92° N 32°04'20" E	1135.50'
C22	2485.00'	0357'43"	170.01° N 08°10'51" E	1168.68'
C23	1028.00'	1257'43"	231.90° N 17°30'01" E	231.41'
C24	80.00'	78948'40"	111.23° S 78°25'31" E	104.20'
C25	750.00'	2873'20"	454.44° S 56°23'25" E	446.30'
C26	750.00'	1709'05"	184.19° N 64°28'44" E	157.80'
C27	750.00'	4211'44"	184.44° S 82°57'13" E	656.74'
C28	50.00'	25144'20"	231.36° S 89°10'21" W	80.02'
C29	15.50'	7897'40"	21.36° N 24°27'44" W	19.70'
C30	750.00'	3179'00"	463.30° N 08°10'51" E	604.03'
C31	700.00'	1136'04"	141.73° S 64°12'18" W	141.49'
C32	180.00'	2623'20"	485.43° S 78°25'31" E	485.13'
C33	60.00'	7786'40"	41.44° S 56°23'25" E	46.30'
C34	975.00'	1273'00"	220.30° S 17°30'25" W	219.80'
C35	1020.00'	3053'00"	730.90° S 78°20'41" E	716.21'
C36	525.00'	6943'00"	52.30° S 61°10'40" E	52.30'
C37	700.00'	6738'48"	18.00° N 84°40'50" E	18.00'
C38	400.00'	0784'17"	52.86° S 02°35'04" E	52.86'
C39	1555.00'	0342'35"	88.10° S 89°48'23" W	88.17'
C40	700.00'	0749'20"	1.00° N 89°28'30" E	8.86'
C41	400.00'	0740'10"	19.35° S 103°17'41" E	19.35'
C42	128.53'	3803'24"	78.64° S 14°21'20" E	77.47'
C43	441.68'	0243'50"	100.69° S 103°17'41" E	103.69'
C44	291.00'	1120'11"	67.73° N 23°09'13" E	67.50'

FINAL PLAT  
GREENS PRAIRIE RESERVE  
SECTION 1, PHASE 102

BLOCK 1, LOTS 1-81  
BLOCK 2, LOTS 1-20  
BLOCK 3, LOTS 1-15  
COMMON AREAS A-I

A SUBDIVISION OF  
41,7032 ACRES CONTAINING  
6,1440 AC. R.O.W. DEDICATION AND  
11,8288 AC. COMMON AREA DEDICATION  
SITUATED IN THE  
WILLIAM CLARK SURVEY, ABSTRACT NO. 101  
COLLEGE STATION, BRAZOS COUNTY, TEXAS

Surveyor JULY 2019  
Owner

WINDROSE  
LAND SURVEYING & PLATTING  
1111 RICHMOND AVE., SUITE 100 | HOUSTON, TX 77002 | 713.466.0281  
FIRM REGISTRATION NO. 1106860 | WINDROSESERVICE.COM

COMMON AREA TABLE

COMMON AREA	AREA	USAGE
A	2,7439 AC. / 119,523 SQ. FT.	OPEN SPACE, TRAIL, CELESTIAL AMENITY POND, PUBLIC UTILITIES, MONUMENT SIGNAGE, DRAINAGE, UTILITIES, BTU ACCESS
B	0,5828 AC. / 25,386 SQ. FT.	DRAINAGE, UTILITIES, BTU ACCESS, OPEN SPACE
C	0,1129 AC. / 4,899 SQ. FT.	TRAIL, PUBLIC UTILITIES, BTU ACCESS, UTILITIES
D	2,5080 AC. / 106,249 SQ. FT.	TRAIL, DRAINAGE, PUBLIC UTILITIES, BTU ACCESS, UTILITIES
E	0,2048 AC. / 9,110 SQ. FT.	TRAIL, LANDSCAPE USE, OPEN SPACE
F	1,1788 AC. / 50,341 SQ. FT.	OPEN SPACE, BTU ACCESS, UTILITIES
G	0,1429 AC. / 6,234 SQ. FT.	TRAIL, DRAINAGE, UTILITIES, BTU ACCESS
H	0,2052 AC. / 9,046 SQ. FT.	LANDSCAPE USE, OPEN SPACE, BTU ACCESS, UTILITIES
I	0,2321 AC. / 10,108 SQ. FT.	TRAIL, OPEN SPACE, UTILITIES, BTU ACCESS
J	0,0692 AC. / 3,016 SQ. FT.	BTU ACCESS, PUBLIC UTILITIES
K	0,3861 AC. / 16,818 SQ. FT.	TRAIL, PUBLIC UTILITIES, BTU ACCESS, UTILITIES
L	0,0950 AC. / 4,178 SQ. FT.	LANDSCAPE USE, OPEN SPACE, UTILITIES, BTU ACCESS
M	1,4254 AC. / 62,821 SQ. FT.	OPEN SPACE, TRAIL, CELESTIAL AMENITY POND, DRAINAGE, UTILITIES, BTU ACCESS
N	0,0358 AC. / 1,570 SQ. FT.	UTILITIES, BTU ACCESS

SEE SHEET 4

HERITAGE

LOT TYPE

- Parkland
- Corner
- Open Space
- Private Trail

MASONRY LEGEND

- 100% Masonry, All sides, including Chimney
- 100% Masonry, All sides backing an Open Space/Private Trail, including Chimney
- 100% Masonry, Corner Side and Rear, including Chimney

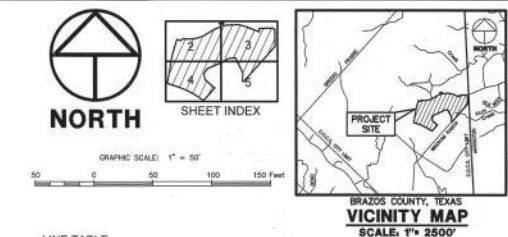
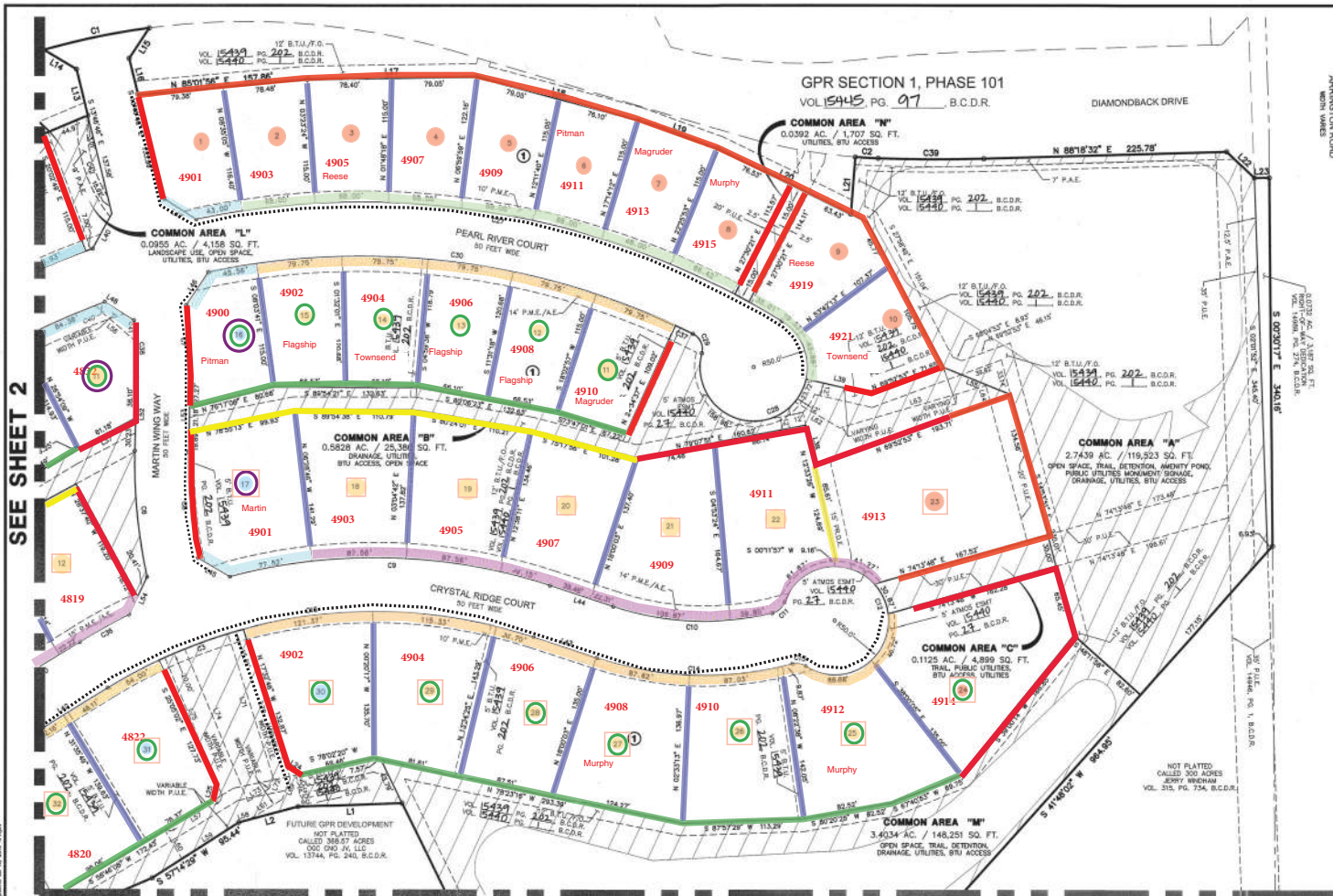
LANDSCAPE LEGEND

- Visible Rear Yard
- Corner Side Planting

FENCING LEGEND

- Concrete Panel Fence
- 6' Ameristar Majestic Montage Plus Community Cedar Fence:
- 6'x8" Upgraded Wood, Facing Public View
- 6' Smooth Side/Back Side Wood

SEE SHEET 3



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 87°50'25" W	98.50
L2	S 75°03'48" E	57.17
L3	S 84°00'00" E	74.87
L4	N 28°12'28" E	36.70
L5	S 71°31'44" E	54.47
L6	N 43°07'44" E	81.87
L7	S 89°54'24" E	162.50
L8	S 78°12'00" E	153.30
L9	N 70°12'00" E	133.33
L10	S 58°14'44" E	208.60
L11	N 47°12'00" E	138.70
L12	N 67°19'12" E	124.40
L13	N 34°48'48" E	44.12
L14	N 58°12'00" E	51.70
L15	S 33°02'04" E	53.68
L16	S 17°44'48" E	53.68
L17	N 89°12'00" E	157.40
L18	S 79°14'44" E	155.14
L19	S 70°12'00" E	138.70
L20	S 63°07'00" E	138.30
L21	N 04°37'00" E	50.92
L22	S 88°48'12" E	51.90
L23	N 89°29'48" E	13.87
L24	N 82°18'00" E	14.86
L25	S 18°54'44" E	53.96
L26	S 50°12'00" E	35.87
L27	N 37°14'44" E	58.47
L28	S 32°15'00" E	10.00
L29	S 32°44'44" E	57.36
L30	N 50°12'00" E	57.36
L31	S 68°49'20" E	20.00
L32	N 82°29'20" E	111.60
L33	N 59°16'00" E	95.77
L34	N 33°13'00" E	50.00
L35	S 77°54'44" E	22.40
L36	S 43°02'00" E	01.00
L37	N 82°09'04" E	87.43
L38	N 12°32'00" E	59.00
L39	N 73°09'44" E	81.97
L40	S 28°49'20" E	56.87
L41	S 28°18'00" E	59.97
L42	N 58°24'12" E	60.27
L43	S 71°32'00" E	81.77
L44	S 11°02'00" E	81.77
L45	N 69°38'12" E	34.37
L46	N 44°18'00" E	59.60
L47	N 58°19'00" E	50.60
L48	N 58°12'00" E	31.86
L49	S 20°02'00" E	60.20
L50	N 58°24'12" E	60.20
L51	N 28°01'00" E	55.40
L52	S 01°34'00" E	68.37
L53	N 01°31'00" E	68.37
L54	S 20°02'00" E	60.20
L55	S 68°14'00" E	67.20
L56	S 49°12'00" E	50.22
L57	S 89°08'00" E	9.87
L58	S 75°03'48" E	9.87
L59	S 71°31'44" E	9.87
L60	N 30°42'14" E	31.40
L61	N 58°48'00" E	30.70
L62	N 73°09'44" E	30.70
L63	N 73°09'44" E	141.21
L64	N 33°13'00" E	19.50
L65	N 33°13'00" E	19.50
L66	S 33°13'00" E	19.50
L67	S 33°13'00" E	19.50
L68	N 01°31'00" E	68.37
L69	N 01°31'00" E	68.37
L70	N 01°31'00" E	68.37
L71	N 01°31'00" E	68.37
L72	N 01°31'00" E	68.37
L73	N 01°31'00" E	68.37
L74	N 01°31'00" E	68.37
L75	N 01°31'00" E	68.37
L76	N 01°31'00" E	68.37

**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	486.50	0814.33	100.00	N 78°25'31" E	98.96
C2	268.50	0222.57	23.30	N 64°14'50" E	21.37
C3	475.00	1058.79	83.77	S 69°58'09" W	63.67
C4	2408.00	0379.47	166.50	S 09°02'00" W	166.52
C5	40.00	789.70	18.84	N 02°04'28" E	50.48
C6	500.00	1320.10	117.83	S 00°31'46" E	117.56
C7	450.00	087.00	87.81	N 03°05'41" E	67.70
C8	450.00	1232.50	98.84	N 02°04'28" E	28.74
C9	585.00	3256.24	301.83	S 88°28'09" E	227.67
C10	275.00	370.00	148.60	N 87°33'25" E	147.84
C11	15.50	071.79	15.50	N 89°02'00" E	14.80
C12	50.00	2876.38	247.21	S 18°50'00" E	62.28
C13	475.00	4925.51	411.12	N 88°12'00" E	398.40
C14	325.00	3231.47	184.50	N 88°12'00" E	182.00
C15	475.00	4925.51	411.12	N 88°12'00" E	398.40
C16	1100.00	4022.99	768.08	S 84°24'34" E	752.34
C17	2230.00	1319.32	512.80	S 84°34'43" E	511.27
C18	50.00	2493.48	217.81	S 86°46'23" E	82.12
C19	25.00	712.76	31.81	S 24°09'43" E	28.22
C20	2180.00	1119.22	430.18	N 89°32'52" W	428.48
C21	80.00	807.50	122.80	S 82°12'00" E	113.94
C22	2488.00	0357.49	170.01	N 09°02'00" E	162.98
C23	1025.00	1275.47	231.00	N 17°30'00" E	231.41
C24	60.00	704.40	111.20	S 82°32'00" E	104.25
C25	730.00	3813.50	483.64	S 76°30'58" W	455.91
C26	750.00	1210.00	158.19	N 64°26'44" E	157.90
C27	750.00	4371.47	365.44	S 66°14'13" E	352.14
C28	50.00	23741.30	221.30	S 89°10'21" W	86.03
C29	11.50	7887.40	23.30	N 02°12'44" E	18.77
C30	700.00	3790.50	462.39	N 82°01'59" W	454.03
C31	700.00	1176.04	141.73	S 64°19'13" W	141.49
C32	750.00	3673.50	468.62	S 76°30'58" W	487.13
C33	40.00	7048.40	48.44	S 39°23'00" W	48.30
C34	875.00	1257.03	220.20	S 17°30'20" E	218.22
C35	1050.00	3825.00	170.00	S 81°15'40" E	705.23
C36	585.00	0943.00	52.88	S 81°15'40" E	52.38
C37	700.00	0758.49	18.00	N 64°05'59" E	18.00
C38	400.00	0735.47	52.88	S 81°15'40" E	52.32
C39	1818.50	0342.50	88.19	S 89°07'00" E	88.17
C40	700.00	0048.00	9.88	N 68°00'00" E	9.88
C41	400.00	0248.19	18.58	S 04°08'48" E	18.58
C42	128.57	2013.24	78.64	S 14°31'20" E	77.42
C43	4147.80	0243.93	137.60	S 01°01'14" E	137.67
C44	258.00	1320.11	87.73	N 23°03'13" E	87.38

SEE SHEET 2

SEE SHEET 5

**COMMON AREA TABLE**

COMMON AREA	AREA	USAGE
A	2.7439 AC. / 119,523 SQ. FT.	OPEN SPACE, TRAIL, DETENTION, AMENITY POND, PUBLIC UTILITIES, MONUMENT BRONZE, DRAINAGE, UTILITIES, BTU ACCESS
B	0.5828 AC. / 25,380 SQ. FT.	DRAINAGE, UTILITIES, BTU ACCESS, OPEN SPACE
C	0.1125 AC. / 4,899 SQ. FT.	TRAIL, PUBLIC UTILITIES, BTU ACCESS, UTILITIES
D	2.0090 AC. / 108,240 SQ. FT.	TRAIL, DRAINAGE, PUBLIC UTILITIES, BTU ACCESS, UTILITIES
E	0.0484 AC. / 2,110 SQ. FT.	TRAIL, LANDSCAPE USE, OPEN SPACE
F	1.1796 AC. / 51,241 SQ. FT.	OPEN SPACE, BTU ACCESS, UTILITIES
G	0.1419 AC. / 6,224 SQ. FT.	TRAIL, DRAINAGE, UTILITIES, BTU ACCESS
H	0.0823 AC. / 3,589 SQ. FT.	LANDSCAPE USE, OPEN SPACE, BTU ACCESS, UTILITIES
I	0.2301 AC. / 10,108 SQ. FT.	TRAIL, OPEN SPACE, UTILITIES, BTU ACCESS
J	0.0462 AC. / 2,018 SQ. FT.	BTU ACCESS, PUBLIC UTILITIES
K	0.5881 AC. / 25,616 SQ. FT.	BTU ACCESS, DRAINAGE, OPEN SPACE, UTILITIES
L	0.0955 AC. / 4,158 SQ. FT.	TRAIL, DRAINAGE, PUBLIC UTILITIES, BTU ACCESS
M	3.4034 AC. / 148,251 SQ. FT.	OPEN SPACE, TRAIL, DETENTION, DRAINAGE, UTILITIES, BTU ACCESS
N	0.0392 AC. / 1,707 SQ. FT.	UTILITIES, BTU ACCESS

**ABBREVIATIONS**

P.D.E.	PRIVATE DRAINAGE EASEMENT
P.D.C.	PUBLIC DRAINAGE EASEMENT
EMT	EASEMENT
FND	FOUND
S.C.G.P.	BRAZOS COUNTY CLERK FILE
B.C.D.R.	BRAZOS COUNTY DEED RECORDS
B.C.M.P.	BRAZOS COUNTY MAP RECORDS
IR	IRON ROD
N.O.	NUMBER
P.C.	PAGE
M.A.M.	RIGHT-OF-WAY
S.G.F.	SQUARE FEET
R.F.	ROUND FEET
P.U.C.	PUBLIC UTILITY EASEMENT
O.P.A.	OPEN SPACE RESERVE
M.T.U.	BRYAN TEXAS UTILITIES EASEMENT
B.T.U./P.O.	BRYAN TEXAS UTILITIES / FIBER OPTIC EASEMENT
P.M.C.	PUBLIC MAINTENANCE EMT
P.M.E./A.C.	PUBLIC MAINTENANCE EMT / ATMOS EMT
1	BLOCK NUMBER

**MASONRY LEGEND**

- 100% Masonry, All sides, including Chimney
- 100% Masonry, All sides backing an Open Space/Private Trail, including Chimney
- 100% Masonry, Corner Side and Rear, including Chimney

**HERITAGE**

- Parkland
- Corner
- Open Space
- Private Trail

**LOT TYPE**

- Parkland
- Corner
- Open Space
- Private Trail

**FENCING LEGEND**

- Concrete Panel Fence
- 6' Ameristar Majestic Montage Plus Community Cedar Fence:
- 6'x8" Upgraded Wood, Facing Public View
- 6' Smooth Side/Back Side Wood

**LANDSCAPE LEGEND**

- Visible Rear Yard
- Corner Side Planting

**FINAL PLAT**  
**GREENS PRAIRIE RESERVE**  
**SECTION 1, PHASE 102**

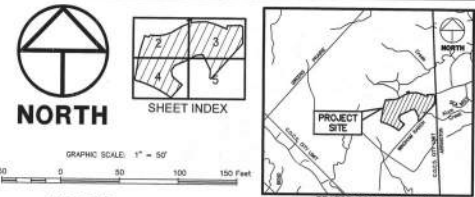
BLOCK 1, LOTS 1-61  
 BLOCK 2, LOTS 1-20  
 BLOCK 3, LOTS 1-15  
 COMMON AREAS A-N

A SUBDIVISION OF  
 41.7032 ACRES CONTAINING  
 6.1440 AC. R.O.W. DEDICATION AND  
 11.8268 AC. COMMON AREA DEDICATION  
 SITUATED IN THE  
 WILLIAM CLARK SURVEY, ABSTRACT NO. 101  
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

Surveyor \_\_\_\_\_ JULY 2019 \_\_\_\_\_  
 Owner \_\_\_\_\_  
 OGC CNO JV, LLC  
 C/O OLDHAM SOCIETY GROUP  
 2800 SOUTH TEXAS AVENUE, SUITE 401  
 BRYAN, TX 77802  
 979-268-3000

**WINDROSE**  
 LAND SURVEYING | PLATTING  
 11111 WINDING LANE, SUITE 101 | HOUSTON, TX 77060 | 713-884-2881  
 TOLL FREE REGISTRATION NO. 0716880 | WINDROSESERVICES.COM

SEE SHEET 2



BRAZOS COUNTY, TEXAS  
VICINITY MAP  
SCALE 1" = 2500'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 87°02'00" E	96.50'
L2	S 75°03'49" W	53.17'
L3	S 54°29'00" E	78.97'
L4	N 25°12'00" W	50.76'
L5	S 71°51'44" E	54.43'
L6	N 68°07'42" E	59.87'
L7	S 88°04'22" E	169.20'
L8	N 82°38'59" E	133.30'
L9	N 70°02'00" E	133.90'
L10	N 59°41'14" E	209.69'
L11	N 42°03'58" E	78.10'
L12	S 41°23'13" E	134.40'
L13	N 13°48'48" W	44.12'
L14	N 09°13'00" W	30.50'
L15	S 33°02'00" W	133.60'
L16	S 13°48'48" W	33.90'
L17	S 01°02'00" W	117.60'
L18	S 75°14'44" E	105.14'
L19	S 70°00'00" E	78.40'
L20	S 83°01'00" E	138.90'
L21	N 04°33'08" E	52.82'
L22	N 89°24'43" E	13.87'
L23	N 60°18'48" E	14.68'
L24	S 18°04'00" E	35.80'
L25	S 55°01'00" E	35.80'
L26	N 33°01'44" E	35.43'
L27	S 82°06'00" E	16.60'
L28	S 82°06'00" E	16.60'
L29	S 31°24'48" E	37.58'
L30	N 00°12'32" E	18.90'
L31	S 89°24'43" E	13.87'
L32	N 82°01'00" E	11.69'
L33	S 82°06'00" E	16.60'
L34	N 33°01'44" E	35.43'
L35	S 71°01'44" E	22.42'
L36	N 13°06'00" E	181.73'
L37	N 89°24'43" E	13.87'
L38	N 82°01'00" E	11.69'
L39	N 71°01'44" E	35.80'
L40	N 71°01'44" E	35.80'
L41	N 89°24'43" E	13.87'
L42	S 71°01'44" E	35.80'
L43	S 71°01'44" E	35.80'
L44	N 71°01'44" E	35.80'
L45	N 59°01'11" E	35.31'
L46	N 34°00'00" E	36.51'
L47	N 89°01'11" E	35.31'
L48	N 59°01'11" E	35.31'
L49	S 20°12'27" E	34.72'
L50	N 89°01'11" E	35.31'
L51	N 89°01'11" E	35.31'
L52	S 01°12'32" E	18.90'
L53	S 89°24'43" E	13.87'
L54	S 89°24'43" E	13.87'
L55	N 71°01'44" E	35.80'
L56	N 31°24'48" E	37.58'
L57	N 31°24'48" E	37.58'
L58	N 31°24'48" E	37.58'
L59	N 31°24'48" E	37.58'
L60	N 31°24'48" E	37.58'
L61	N 31°24'48" E	37.58'
L62	N 31°24'48" E	37.58'
L63	N 31°24'48" E	37.58'
L64	N 31°24'48" E	37.58'
L65	N 31°24'48" E	37.58'
L66	N 31°24'48" E	37.58'
L67	N 31°24'48" E	37.58'
L68	N 31°24'48" E	37.58'
L69	N 31°24'48" E	37.58'
L70	N 31°24'48" E	37.58'
L71	N 31°24'48" E	37.58'
L72	N 31°24'48" E	37.58'
L73	N 31°24'48" E	37.58'
L74	N 31°24'48" E	37.58'
L75	N 31°24'48" E	37.58'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	685.00'	208°14'23"	100.00'	N 78°29'51" E	99.96'
C2	518.50'	02°23'50"	1.33'	S 88°49'51" E	21.33'
C3	475.00'	10°06'19"	83.77'	S 69°58'58" W	63.47'
C4	248.00'	03°23'42"	168.30'	S 09°02'00" E	166.52'
C5	248.00'	78°15'00"	54.83'	S 33°04'28" E	50.48'
C6	500.00'	13°07'00"	117.83'	S 09°31'48" E	117.58'
C7	450.00'	02°02'00"	87.00'	S 03°02'00" E	87.00'
C8	450.00'	12°25'52"	88.94'	N 03°04'38" W	88.74'
C9	525.00'	32°56'24"	201.80'	S 88°28'00" E	207.79'
C10	275.00'	37°25'00"	128.80'	S 83°10'00" E	124.52'
C11	15.50'	57°17'29"	15.50'	S 48°10'33" W	14.88'
C12	35.00'	28°18'58"	212.21'	N 16°00'00" E	62.00'
C13	15.50'	57°17'29"	15.50'	S 48°10'33" W	14.88'
C14	325.00'	32°31'44"	184.80'	N 88°15'51" W	185.20'
C15	1100.00'	40°02'28"	788.00'	S 78°14'50" W	758.48'
C16	1100.00'	40°02'28"	788.00'	S 78°14'50" W	758.48'
C17	2350.00'	13°10'32"	502.80'	S 64°36'47" E	511.77'
C18	50.00'	84°03'48"	51.71'	S 84°03'48" E	51.71'
C19	25.00'	71°27'58"	31.18'	S 24°02'49" E	29.20'
C20	2480.00'	11°08'22"	430.16'	N 69°32'50" E	426.48'
C21	90.00'	78°10'00"	332.62'	N 02°04'38" W	313.90'
C22	2458.00'	03°23'42"	170.01'	N 09°02'00" E	168.48'
C23	1028.00'	12°31'42"	238.80'	N 04°28'58" E	231.41'
C24	90.00'	70°42'40"	111.23'	S 82°23'00" E	104.52'
C25	730.00'	36°23'40"	463.80'	S 76°10'50" W	455.01'
C26	730.00'	02°02'00"	411.00'	S 83°10'00" E	417.50'
C27	730.00'	43°11'42"	585.44'	S 00°18'11" E	502.14'
C28	560.00'	35°24'10"	321.30'	S 24°27'44" W	300.01'
C29	15.50'	57°17'29"	15.50'	S 48°10'33" W	14.88'
C30	730.00'	37°02'50"	492.30'	N 82°01'00" E	454.03'
C31	730.00'	13°06'00"	181.73'	S 64°12'13" E	141.40'
C32	730.00'	36°23'40"	463.80'	S 76°10'50" W	455.01'
C33	400.00'	70°48'40"	414.44'	S 82°23'00" E	466.30'
C34	970.00'	02°02'00"	250.30'	N 11°22'00" E	219.60'
C35	1000.00'	39°53'00"	730.00'	N 72°10'41" E	716.23'
C36	518.50'	02°23'50"	1.33'	S 88°49'51" E	21.33'
C37	700.00'	07°01'49"	19.00'	N 64°48'00" E	18.00'
C38	400.00'	07°34'17"	31.86'	S 02°43'48" E	32.80'
C39	1586.50'	02°42'55"	86.19'	N 89°00'00" E	86.17'
C40	1586.50'	02°42'55"	86.19'	N 89°00'00" E	86.17'
C41	400.00'	07°48'19"	19.58'	S 04°16'40" E	19.58'
C42	188.50'	33°52'54"	78.84'	N 14°23'00" E	77.42'
C43	4147.88'	02°43'51"	107.69'	S 10°17'13" E	107.57'
C44	281.00'	13°01'11"	67.73'	N 23°01'13" E	67.58'

FINAL PLAT  
GREENS PRAIRIE RESERVE  
SECTION 1, PHASE 102

BLOCK 1, LOTS 1-81  
BLOCK 2, LOTS 1-80  
BLOCK 3, LOTS 1-15  
COMMON AREAS A-N  
A SUBDIVISION OF  
41,703.2 ACRES CONTAINING  
6,144.0 AC. R.O.W. DEDICATION AND  
11,826.8 AC. COMMON AREA DEDICATION  
SITUATED IN THE  
WILLIAM CLARK SURVEY, ABSTRACT NO. 101  
COLLEGE STATION, BRAZOS COUNTY, TEXAS

Surveyor  
Owner  
OGC CNO JV, LLC  
C/O OLDHAM GROUP  
3800 SOUTH TEXAS AVENUE, SUITE 401  
BRYAN, TX 77802  
979-259-2020

WINDROSE  
LAND SURVEYING & PLATTING  
11111 HIGHWAY 109, HOUSTON, TX 77036-1281  
PHONE: 281-291-1000 FAX: 281-291-1001  
WWW.WINDROSELANDSURVEYING.COM



ABBREVIATIONS

- P.D.E. - PRIVATE DRAINAGE EASEMENT
- P.D.E. - PUBLIC DRAINAGE EASEMENT
- ESMT - EASEMENT
- FND - FOUNDED
- B.C.D.R. - BRAZOS COUNTY CLERK FILE
- B.C.D.R. - BRAZOS COUNTY DEED RECORDS
- B.C.M.R. - BRAZOS COUNTY MAP RECORDS
- R - IRON PIPE
- R.N. - IRON ROD
- N. - NUMBER
- PG. - PAGE
- R.O. - RIGHT-OF-WAY
- SQ. FT. - SQUARE FEET
- P.U.E. - PUBLIC UTILITY EASEMENT
- G.P.R. - GROUND PRAIRIE RESERVE
- B.T.U./P.O. - BRYAN TEXAS UTILITIES EASEMENT
- R.T.U./P.O. - BRYAN TEXAS UTILITIES / FIBER OPTIC EASEMENT
- P.M.E./A.E. - PUBLIC MAINTENANCE EMT / ATMS EMT
- (1) - BLOCK NUMBER

MASONRY LEGEND

- 100% Masonry, All sides, including Chimney
- 100% Masonry, All sides backing an Open Space/Private Trail, including Chimney
- 100% Masonry, Corner Side and Rear, including Chimney

LOT TYPE

- Parkland
- Corner
- Open Space
- Private Trail

SIDEWALK



LANDSCAPE LEGEND

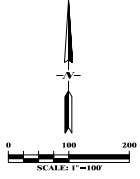
- Visible Rear Yard
- Corner Side Planting

FENCING LEGEND

- Concrete Panel Fence
- 6' Ameristar Majestic Montage Plus Community Cedar Fence:
- 6'x8" Upgraded Wood, Facing Public View
- 6' Smooth Side/Back Side Wood

COMMON AREA TABLE

COMMON AREA	AREA	USAGE
A	0.7439 AC. / 10,523 SQ. FT.	OPEN SPACE, TRAIL, DETENTION AMENITY POND, PUBLIC UTILITIES, WASTEWATER TREATMENT, DRAINAGE, UTILITIES, BTU ACCESS, OPEN SPACE
B	0.3820 AC. / 5,389 SQ. FT.	TRAIL, PUBLIC UTILITIES, BTU ACCESS, UTILITIES
C	0.1125 AC. / 1,569 SQ. FT.	TRAIL, DRAINAGE, PUBLIC UTILITIES, BTU ACCESS, UTILITIES
D	2.5080 AC. / 34,249 SQ. FT.	TRAIL, DRAINAGE, PUBLIC UTILITIES, BTU ACCESS, UTILITIES
E	0.2484 AC. / 3,410 SQ. FT.	TRAIL, LANDSCAPE USE, OPEN SPACE
F	1.1789 AC. / 16,341 SQ. FT.	OPEN SPACE, BTU ACCESS, UTILITIES
G	0.1429 AC. / 1,974 SQ. FT.	TRAIL, DRAINAGE, UTILITIES, BTU ACCESS
H	0.2812 AC. / 3,888 SQ. FT.	LANDSCAPE USE, OPEN SPACE, BTU ACCESS, UTILITIES
I	0.3351 AC. / 4,620 SQ. FT.	TRAIL, OPEN SPACE, UTILITIES, BTU ACCESS
J	0.3393 AC. / 4,656 SQ. FT.	TRAIL, DRAINAGE, PUBLIC UTILITIES
K	0.5981 AC. / 8,269 SQ. FT.	BTU ACCESS, DRAINAGE, OPEN SPACE, UTILITIES
L	0.2095 AC. / 2,928 SQ. FT.	LANDSCAPE USE, OPEN SPACE, UTILITIES, BTU ACCESS
M	3.4054 AC. / 46,891 SQ. FT.	OPEN SPACE, TRAIL, DETENTION, DRAINAGE, UTILITIES, BTU ACCESS
N	0.0392 AC. / 537 SQ. FT.	UTILITIES, BTU ACCESS



HATCH & LINE LEGEND

- EXISTING PROPERTY LINE
- - - EXISTING BOUNDARY LINE
- - - PROPOSED PROPERTY LINE
- PROPOSED SUBDIVISION BOUNDARY
- EXISTING OR PROPOSED EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.A.E. PRIVATE ACCESS EASEMENT
- P.A.E. PUBLIC ACCESS EASEMENT
- P.D.E. PRIVATE DRAINAGE EASEMENT
- P.D.E. PUBLIC DRAINAGE EASEMENT
- P.M.E. PUBLIC MAINTENANCE EASEMENT
- B.T.U. BRYAN TEXAS UTILITIES EASEMENT
- B.T.U./F.O. BRYAN TEXAS UTILITIES & FIBER OPTIC EASEMENT
- F.O. FIBER OPTIC EASEMENT
- I.R. IRON ROAD
- VOL. VOLUME
- P.G. PAGE
- R.O.W. RIGHT-OF-WAY
- PRESERVATION AREA
- LOT NUMBER
- BLOCK NUMBER
- COMMON AREA

AREA	LOTS	REQUIRED (AC)	CUMULATIVE REQUIRED (AC)	PROVIDED (AC)	CUMULATIVE PROVIDED (AC)
SECTION 1, PHASE 101	0	0.000	0.000	7.047	7.047
PHASE 102	16	1.571	1.571	0.000	7.047
PHASE 103	0	0.000	1.571	0.000	7.047
PHASE 104	44	0.720	2.291	0.000	7.047

NOTE: PARKLAND DEDICATION IS 1 ACRE (117 DWELLING UNITS (NEIGHBORHOOD PARKS) AND 1 ACRE/128 DWELLING UNITS (COMMUNITY PARKS)).

BLOCK	LOT	AREA (SQ.FT.)	AREA (SQ.FT.)
BLOCK 4	1	11,295	10,125
	2	9,894	10,125
	3	9,786	10,125
	4	9,798	10,125
BLOCK 5	5	9,827	9,005
	6	9,774	9,068
	7	9,764	9,038
	8	9,845	9,103
BLOCK 19	9	9,962	9,321
	10	9,669	8,924
	11	9,997	9,332
	12	10,002	9,290
BLOCK 20	13	10,012	9,331
	14	9,734	9,210
	15	9,775	10,137
	16	9,693	11,051
BLOCK 21	17	9,655	9,208
	18	9,535	9,192
	19	9,654	9,192
	20	11,388	9,208
BLOCK 21	1	10,125	9,200
	2	10,125	9,200

## FUTURE GREENS PRAIRIE RESERVE

NOT FORMERLY  
OGC CNO JV, LLC  
REMAINDER OF CALLED 368.57 ACRE TRACT  
(VOL. 13744, PG. 240)

# SHEET 2



### CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, OGC CNO JV, LLC, owner and developer of the land shown on this plat, and designated herein as the GREENS PRAIRIE RESERVE, SECTION 1, PHASE 104, Subdivision to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

R. HUNTER GOODWIN, AUTHORIZED REPRESENTATIVE

STATE OF TEXAS  
COUNTY OF

Before me, the undersigned authority, on this day personally appeared [Name], known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given under my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, \_\_\_\_\_ County, State of Texas

### CERTIFICATE OF CITY ENGINEER

I, \_\_\_\_\_, City Engineer of the City of College Station, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of College Station.

City Engineer  
City of College Station

### CERTIFICATE OF PLANNING AND ZONING COMMISSION

I, \_\_\_\_\_, Chairman of the Planning and Zoning Commission of the City of College Station, hereby certify that the attached plat was duly approved by the Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

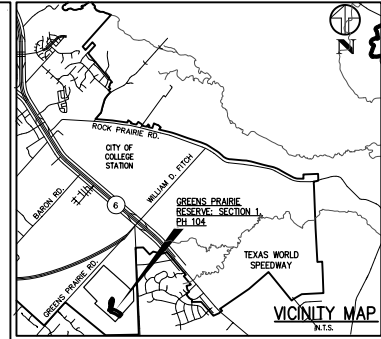
Chairman

### CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS

I, \_\_\_\_\_, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in the Deed Records of Brazos County, Texas, in Volume \_\_\_\_\_, Page \_\_\_\_\_. WITNESS my hand and official Seal, at my office in COLLEGE STATION, Texas.

County Clerk  
Brazos County, Texas



### CERTIFICATE OF SURVEYOR

I, GREGORY HOPCUS Registered Professional Land Surveyor No. 6042, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

GREGORY HOPCUS, RPLS No. 6042

SURVEYED BY: McCLURE & BROWNE ENGINEERING/SURVEYING INC.  
1008 WOODCREEK DRIVE, SUITE 103  
COLLEGE STATION, TX 77845  
PHONE (979) 693-3838

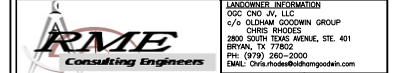
# FINAL PLAT

OF

## GREENS PRAIRIE RESERVE

### SECTION 1, PHASE 104

BLOCK 4, LOTS 1-20 & BLOCK 5, LOTS 1-4  
BLOCK 19, LOTS 1-14 & BLOCK 20, LOTS 1-4 & BLOCK 21, LOTS 1-2  
COMMON AREAS A-F (2,944 ACRES)  
R.O.W. DEDICATION (2,918 ACRES)  
A TOTAL OF 15,707 ACRES  
WILLIAM CLARK LEAGUE SURVEY, A-101  
COLLEGE STATION, BRAZOS COUNTY, TEXAS



POST OFFICE BOX 9253  
COLLEGE STATION, TEXAS 77842  
EMAIL: civil@rmengineer.com  
OFFICE - (979) 764-0704

LANDSCAPE INFORMATION  
OGC CNO JV, LLC  
c/o OLDHAM GOODWIN GROUP  
3800 SOUTH TEXAS AVENUE, STE. 401  
BRYAN, TX 77802  
PH: (979) 280-2000  
EMAIL: Civil@oldhamgoodwin.com

FILENAME: 0719FP1A | SCALE: 1"=100'  
SUBMITTED DATE: 12/17/20  
REVISIONS: 1/28/21  
DRAWN BY: R.A.M.  
CHECKED BY: BRAD KEER  
FIELD BOOK: N/A | PAGES: N/A

TEXAS FIRM REGISTRATION No. F-4695  
RME CONSULTING ENGINEERS  
CLIENT NO. \_\_\_\_\_ PROJECT NO. 325 - 0719

SHEET 1 OF 3

325 - 0719

### MASONRY LEGEND

- 100% Masonry, All sides, including Chimney
- 100% Masonry, All sides backing an Open Space/Private Trail, including Chimney
- 100% Masonry, Corner Side and Rear, including Chimney

### LOT TYPE

- Parkland
- Corner
- Open Space
- Private Trail

### SIDEWALK

.....

### FENCING LEGEND

- Concrete Panel Fence
- 6' Ameristar Majestic Montage Plus Community Cedar Fence:
- 6'x8" Upgraded Wood, Facing Public View
- 6' Smooth Side/Back Side Wood

### LANDSCAPE LEGEND

- Visible Rear Yard
- Corner Side Planting



# RECORD DRAWING - 4/4/22

## CERTIFICATION:

I, GENERAL CONTRACTOR FOR THE GREENS PRAIRIE RESERVE, PHASE 104 DEVELOPMENT, CERTIFY THAT THE IMPROVEMENTS SHOWN ON THIS SHEET WERE ACTUALLY BUILT, AND THAT SAID IMPROVEMENTS ARE SHOWN SUBSTANTIALLY ACCORDING TO THE ORIGINAL DESIGN. I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THAT THE MATERIALS OF CONSTRUCTION AND SIZES OF MANUFACTURED ITEMS, IF ANY ARE STATED CORRECTLY HEREON.

## GENERAL CONTRACTOR CERTIFICATION:

I HEREBY ATTEST THAT I AM FAMILIAR WITH THE APPROVED DRAINAGE PLAN AND ASSOCIATED CONSTRUCTION DRAWINGS AND FURTHERMORE, ATTEST THAT THE DRAINAGE FACILITIES HAVE BEEN CONSTRUCTED WITHIN DIMENSIONAL TOLERANCES PRESCRIBED BY THE BRYTON & COLLEGE STATION UNITED STORMWATER DESIGN GUIDELINES AND IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLAN OR AMENDMENTS THERETO APPROVED BY THE CITY OF COLLEGE STATION.

RABON A. METCALF, P.E. No. 88563



OGC CNO JV, LLC  
c/o OLDFARM GOODWIN GROUP  
CHRIS BRIDGES  
2800 SOUTH TEXAS AVENUE, STE. 401  
BRYAN, TX 77805  
PH: (979) 280-2000  
EMAIL: Chris.bridges@oldfarmgoodwin.com



POST OFFICE BOX 9253  
COLLEGE STATION, TEXAS 77842  
EMAIL: civil@rmeengineer.com  
OFFICE: (979) 764-0704  
FAX: (979) 764-0704  
TEXAS FIRM REGISTRATION No. E-4695

MARK	DATE	DESCRIPTION

**RECORD DRAWINGS**  
4/4/22

CONSTRUCTION DRAWINGS ISSUED PRIOR TO THIS DATE ARE REPLACED BY THIS SET & SHOULD NOT BE USED FOR CONSTRUCTION.



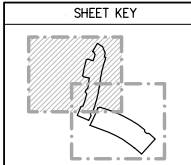
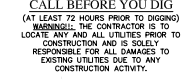
GRADING & DRAINAGE PLAN  
FOR THE  
GREENS PRAIRIE RESERVE  
SECTION 1, PHASE 104  
STREET, DRAINAGE & UTILITY IMPROVEMENTS  
COLLEGE STATION, BRAZOS COUNTY, TEXAS

FILENAME: 0719091A SCALE: 1"=60'  
SUBMITTED DATE: 7/17/20, 1/26/21, 2/23/21

DRAWN BY: R.A.M. CHECKED BY: C.R.  
FIELD BOOK: N/A PAGES: N/A  
RME CONSULTING ENGINEERS  
CLIENT NO. PROJECT NO.  
325 - 0719

**C1.1A**  
SHEET 7 OF 47

**STOP!**  
CALL BEFORE YOU DIG  
(AT LEAST 72 HOURS PRIOR TO DIGGING)  
WARNING: THE CONTRACTOR IS TO LOCATE ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION AND IS SOLELY RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES DUE TO ANY CONSTRUCTION ACTIVITY.



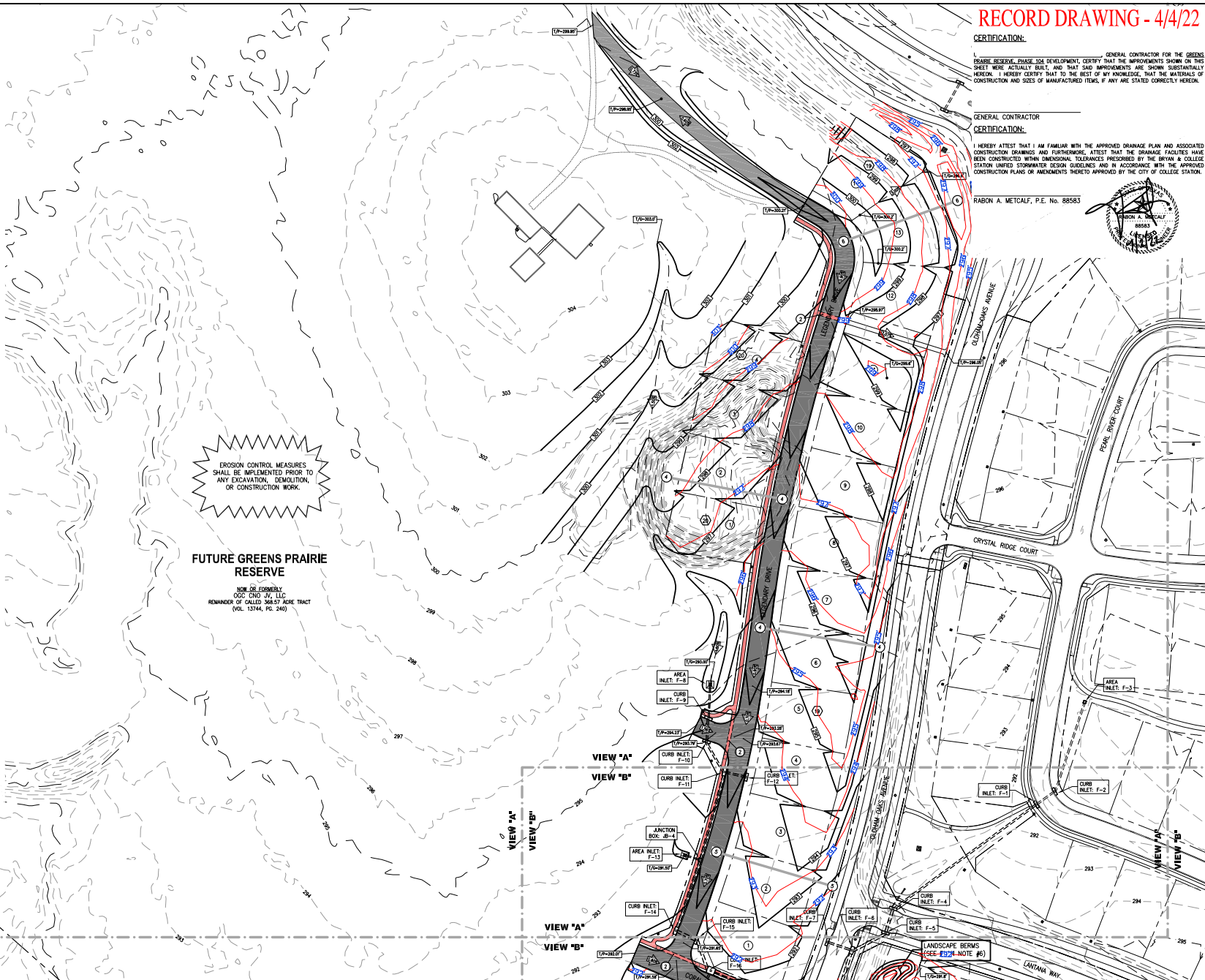
- PLAN NOTES:**
- REFER TO SHEET C0.1 & C0.2 FOR GRADING, DRAINAGE AND MISCELLANEOUS CONSTRUCTION NOTES.
  - REFER TO SHEET C2.0 thru C2.3 FOR ADDITIONAL GRADING DESIGN DATA.
  - REFER TO SHEETS C3.0 thru C3.3 FOR GRADING AND DRAINAGE CONSTRUCTION DESIGN & DETAILS & TRENCH BEARING DATA FOR ADS PIPE.
  - SEE SHEET C0.2 - "EARTHWORK & PAVING NOTE" AS FOR GRADING & FILL COMPACTION EFFORTS IN RESIDENTIAL LOT AREAS.
  - REFER TO LANDSCAPE ARCHITECT DRAWINGS (SMA) FOR FINAL PRIVATE DRIVE ALIGNMENTS, GRADES & ELEVATIONS.
  - LANDSCAPE BERMS: CONSTRUCT BERMS WITH SITE TOP SOIL. MIN 14" DEPTHOLES & MATERIAL COMPACTED TO 95% ASTM D698.
  - TBRG JOB # 2017-74673: APPROXIMATE LOCATION OF ABANDONED WELL HEAD. WELL CUT & CAPPED APPROXIMATELY 2' BELOW THE EXISTING GRADE.

- GRADING & LEGEND:**
- MATCH EXISTING PAVEMENT ELEVATION & GRADE FLOW.
  - SIDEWALK CROSS-WALK PROJECTION (S.D.R. LONGITUDINAL SLOPE & 2.0% CROSS-SLOPE - MAXIMUM)
  - TRAPEZOIDAL CHANNEL (SLOPE VARIES)
  - LOT CROSS-SECTION (NEAR TO FRONT DRAINAGE)
  - LOT CROSS-SECTION (SPLIT FLOW - FRONT & REAR)
  - LOT CROSS-SECTION (FRONT TO REAR)

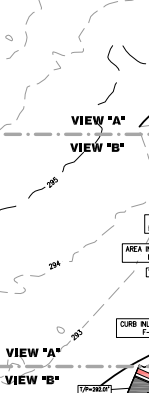
EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO ANY EXCAVATION, DEMOLITION, OR CONSTRUCTION WORK.

### FUTURE GREENS PRAIRIE RESERVE

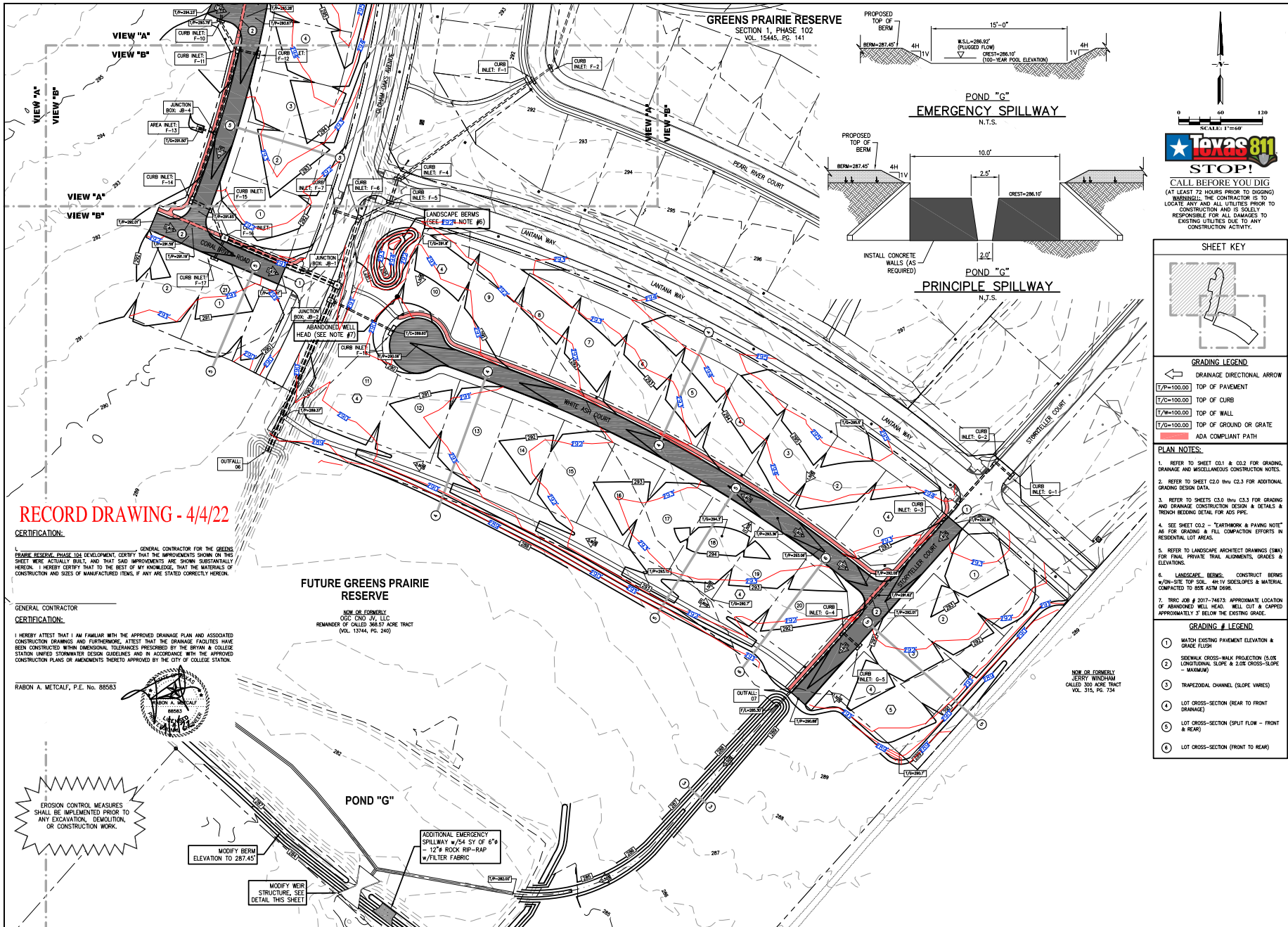
NOW OR FORMERLY  
OGC CNO JV, LLC  
REMANUER OF CALLED 348.57 ACRE TRACT  
(VOL. 13744, PG. 240)



VIEW "A"  
VIEW "B"  
VIEW "A"  
VIEW "B"



LANDSCAPE BERMS  
(SEE SECTION NOTE #6)



**RECORD DRAWING - 4/4/22**

**CERTIFICATION:**

GENERAL CONTRACTOR FOR THE GREENS PRAIRIE RESERVE, PHASE 102 DEVELOPMENT, CERTIFY THAT THE IMPROVEMENTS SHOWN ON THIS SHEET WERE ACTUALLY BUILT, AND THAT SAID IMPROVEMENTS ARE SHOWN SUBSTANTIALLY HEREON. I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THAT THE MATERIALS OF CONSTRUCTION AND SIZES OF MANUFACTURED ITEMS, IF ANY ARE, STATED CORRECTLY HEREON.

**GENERAL CONTRACTOR**

**CERTIFICATION:**

I HEREBY ATTEST THAT I AM FAMILIAR WITH THE APPROVED DRAINAGE PLAN AND ASSOCIATED CONSTRUCTION DRAWINGS AND FURTHERMORE, ATTEST THAT THE DRAINAGE FACILITIES HAVE BEEN CONSTRUCTED WITHIN DIMENSIONAL TOLERANCES PRESCRIBED BY THE BRYAN & COLLEGE STATION UNIFIED STORMWATER DESIGN GUIDELINES AND IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS OR AMENDMENTS THEREO APPROVED BY THE CITY OF COLLEGE STATION.

RABON A. METCALF, P.E. No. 88583



EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO ANY EXCAVATION, DEMOLITION, OR CONSTRUCTION WORK.

**FUTURE GREENS PRAIRIE RESERVE**

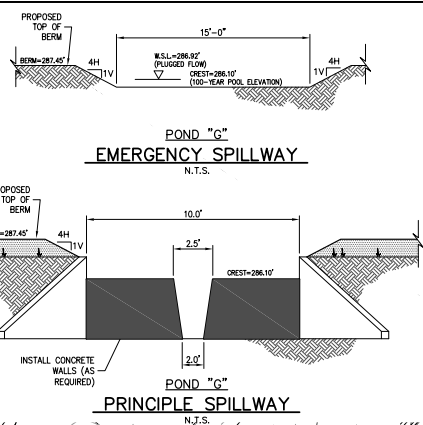
NOW OR FORMERLY  
OGC CNO JV, LLC  
REMINDER OF CALLED 366.7 ACRE TRACT  
(VOL. 13744, PG. 240)

NOW OR FORMERLY  
JERRY WINSHAM  
CALLED 300 ACRE TRACT  
(VOL. 315, PG. 734)

MODIFY BERM  
ELEVATION TO 287.45'

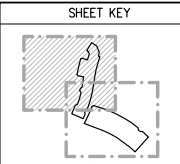
MODIFY WEIR  
STRUCTURE. SEE  
DETAIL THIS SHEET

ADDITIONAL EMERGENCY  
SPILLWAY W/24' SY OF 6" x  
12" ROCK RIP-RAP  
W/FILTER FABRIC



0 40 80 120  
SCALE: 1"=60'

**STOP!**  
CALL BEFORE YOU DIG  
(AT LEAST 72 HOURS PRIOR TO DIGGING)  
REMEMBER! THE CONTRACTOR IS TO LOCATE ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION AND IS SOLELY RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES DUE TO ANY CONSTRUCTION ACTIVITY.



**GRADING LEGEND**

← DRAINAGE DIRECTIONAL ARROW

17.0'-100.00' TOP OF PAVEMENT

17.0'-100.00' TOP OF CURB

17.0'-100.00' TOP OF WALL

17.0'-100.00' TOP OF GROUND OR GRATE

ADA COMPLIANT PATH

- PLAN NOTES:**
- REFER TO SHEET C0.1 & C0.2 FOR GRADING, DRAINAGE AND MISCELLANEOUS CONSTRUCTION NOTES.
  - REFER TO SHEET C2.0 thru C2.3 FOR ADDITIONAL GRADING DESIGN DATA.
  - REFER TO SHEETS C3.0 thru C3.3 FOR GRADING AND DRAINAGE CONSTRUCTION DESIGN & DETAILS & REMAINING DESIGN DETAIL FOR ADE-TRIP.
  - SEE SHEET C0.2 - "TERRAINING & FINISHING" AS FOR GRADING & FILL COMPACTION EFFORTS IN RESIDENTIAL LOT AREAS.
  - REFER TO LANDSCAPE ARCHITECT DRAWINGS (SMA) FOR FINAL PRIVATE TRAIL ALIGNMENTS, GRACES & ELEVATIONS.
  - LANDSCAPE BERMS: CONSTRUCT BERMS W/ON-SITE TOP SOIL, 4x1V SIDESLOPES & MATERIAL COMPACTED TO 95% AASHTO.
  - TRIC JOB # 2017-74673 APPROXIMATE LOCATION OF ABANDONED WELL HEAD: WELL OUT & CAPPED APPROXIMATELY 3' BELOW THE EXISTING GRADE.

**GRADING # LEGEND**

- MATCH EXISTING PAVEMENT ELEVATION & GRADE FLUSH
- SIDEWALK CROSS-WALK PAVEMENT (USE LONGITUDINAL SLOPE & 2.0% CROSS-SLOPE - MAXIMUM)
- TRAPEZOIDAL CHANNEL (SLOPE VARIES)
- LOT CROSS-SECTION (REAR TO FRONT DRAINAGE)
- LOT CROSS-SECTION (SPLIT FLOW - FRONT & REAR)
- LOT CROSS-SECTION (FRONT TO REAR)

**GREENS PRAIRIE RESERVE**

OGC CNO JV, LLC  
2/2 OLDSHAM COWBOY GROUP  
CHRIS PHOENIX  
2802 SOUTH TEXAS AVENUE, STE. 401  
BRYAN, TX 77802  
PH: (979) 260-3000  
EMAIL: Chris.moler@olshamcowboy.com

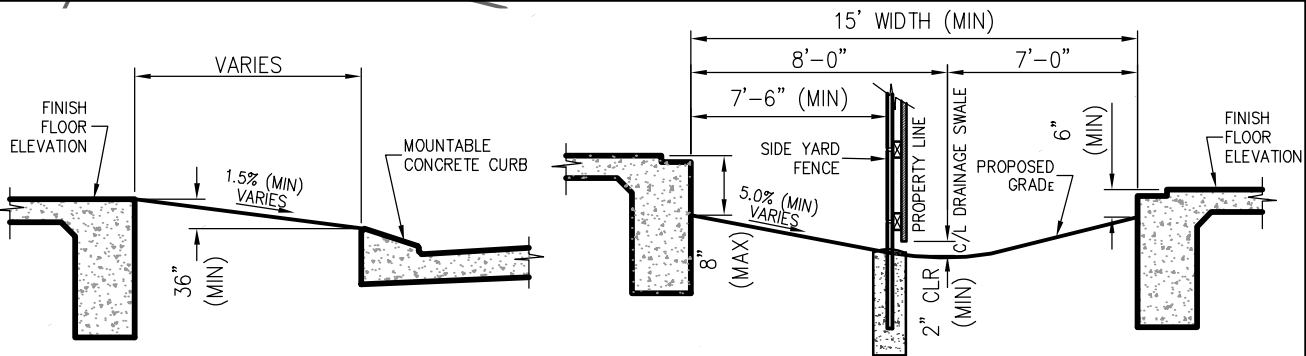
**RME Consulting Engineers**

POST OFFICE BOX 9253  
COLLEGE STATION, TEXAS 77842  
EMAIL: cmetcalf@rmeinc.com  
OFFICE - (979) 764-0704  
FAX - (979) 764-0718  
TEXAS FIRM REGISTRATION No. F-4695

MARK	DATE	DESCRIPTION
RECORD	4/4/22	CONSTRUCTION ISSUED PRIOR TO THIS DATE ARE REPLACED BY THIS SET & SHOULD NOT BE USED FOR CONSTRUCTION.

**GRADING & DRAINAGE PLAN**  
VIEW "B"  
FOR THE  
GREENS PRAIRIE RESERVE  
SECTION 1, PHASE 104  
STREET, DRAINAGE & UTILITY IMPROVEMENTS  
COLLEGE STATION, BRAZOS COUNTY, TEXAS

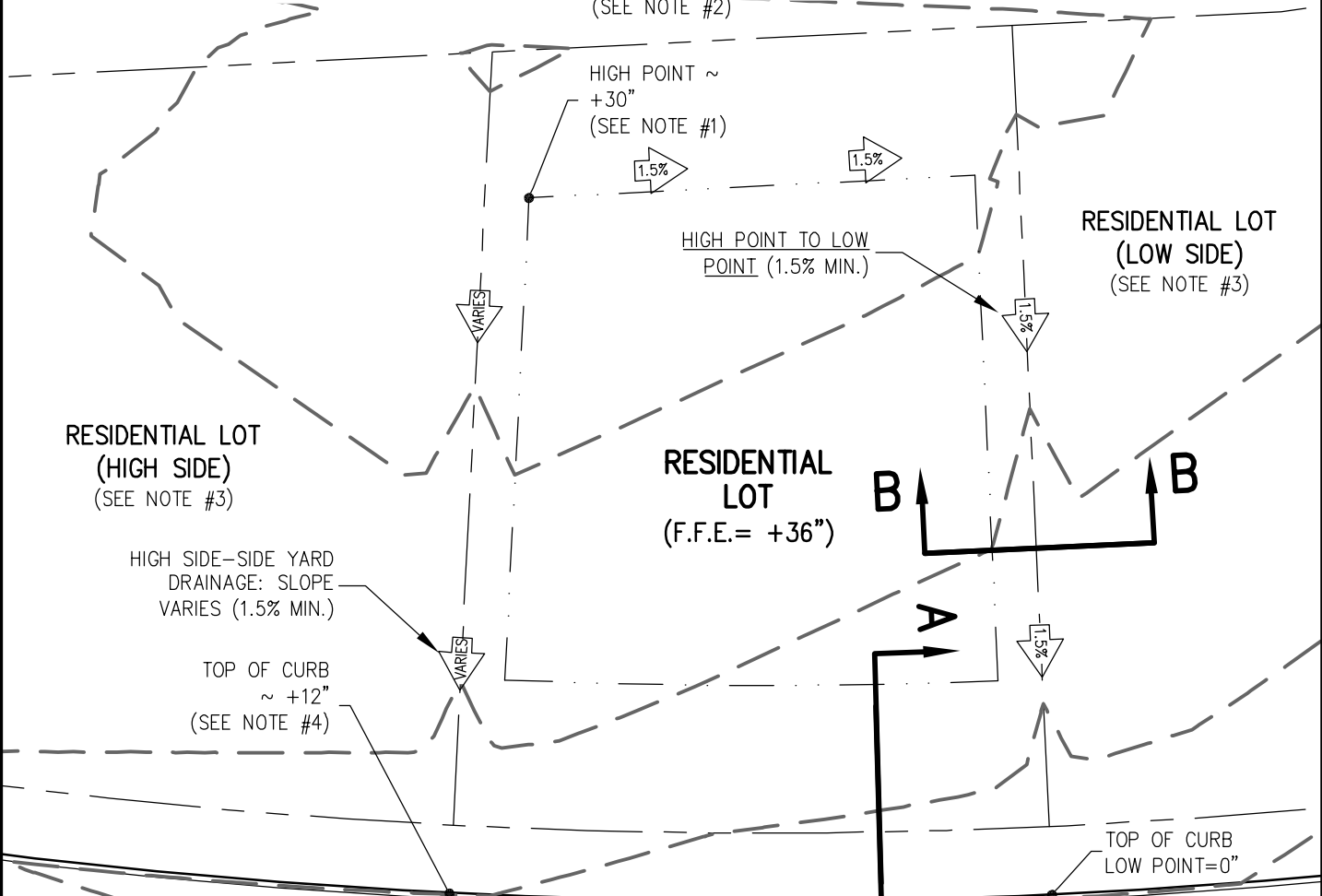
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SUBMITTED DATE: 7/17/20, 1/26/21, 2/23/21  
DRAWN BY: R.A.M. | CHECKED BY: C.R.  
FIELD BOOK: N/A | PAGES: N/A  
RME CONSULTING ENGINEERS  
CLIENT NO. PROJECT NO.  
**325 - 0719**  
**C1.1B**  
SHEET 8 OF 47



**SECTION A-A**  
N.T.S.

- COMMON AREA -  
(SEE NOTE #2)

**SECTION B-B**  
N.T.S.



**LOT GRADING NOTES:**

- 1) PROVIDE MINIMUM 6" EXPOSED GRADE BEAM AT HIGH POINT IN YARD & FINISH FLOOR ELEVATION.
- 2) WHERE APPLICABLE GRADE REAR YARD TO COMMON AREA DRAINAGE SWALE.
- 3) CROSS-SLOPE FROM LEFT TO RIGHT ILLUSTRATED. MIRROR DESIGN AS REQUIRED.
- 4) ELEVATION CHANGE VARIES DEPENDENT ON STREET LONGITUDINAL SLOPE.

**RME**  
Consulting Engineers

FIRM REGISTRATION No. F-4695  
POST OFFICE BOX 9253  
COLLEGE STATION, TX 77842  
EMAIL: civil@rmengineer.com  
OFF: (979) 764-0704

**GREENS PRAIRIE RESERVE, PHASE 104**  
**SIDE REAR to FRONT: LOT GRADING**  
BLOCK FOUR, LOTS 1 - 10  
BLOCK NINETEEN, LOTS 3 - 10  
BLOCK TWENTY, LOTS 1 - 4

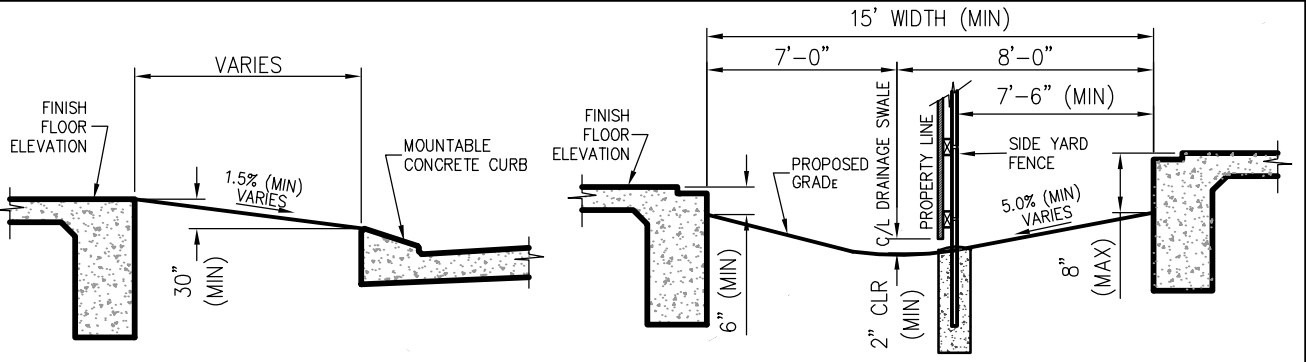
RME No. 325-0719

REV: 1  
DATE: 6/9/22  
FILE: LOT-GRADING  
SCALE: 1"=30'

DRAWN BY: RAM  
CHK BY: OGG

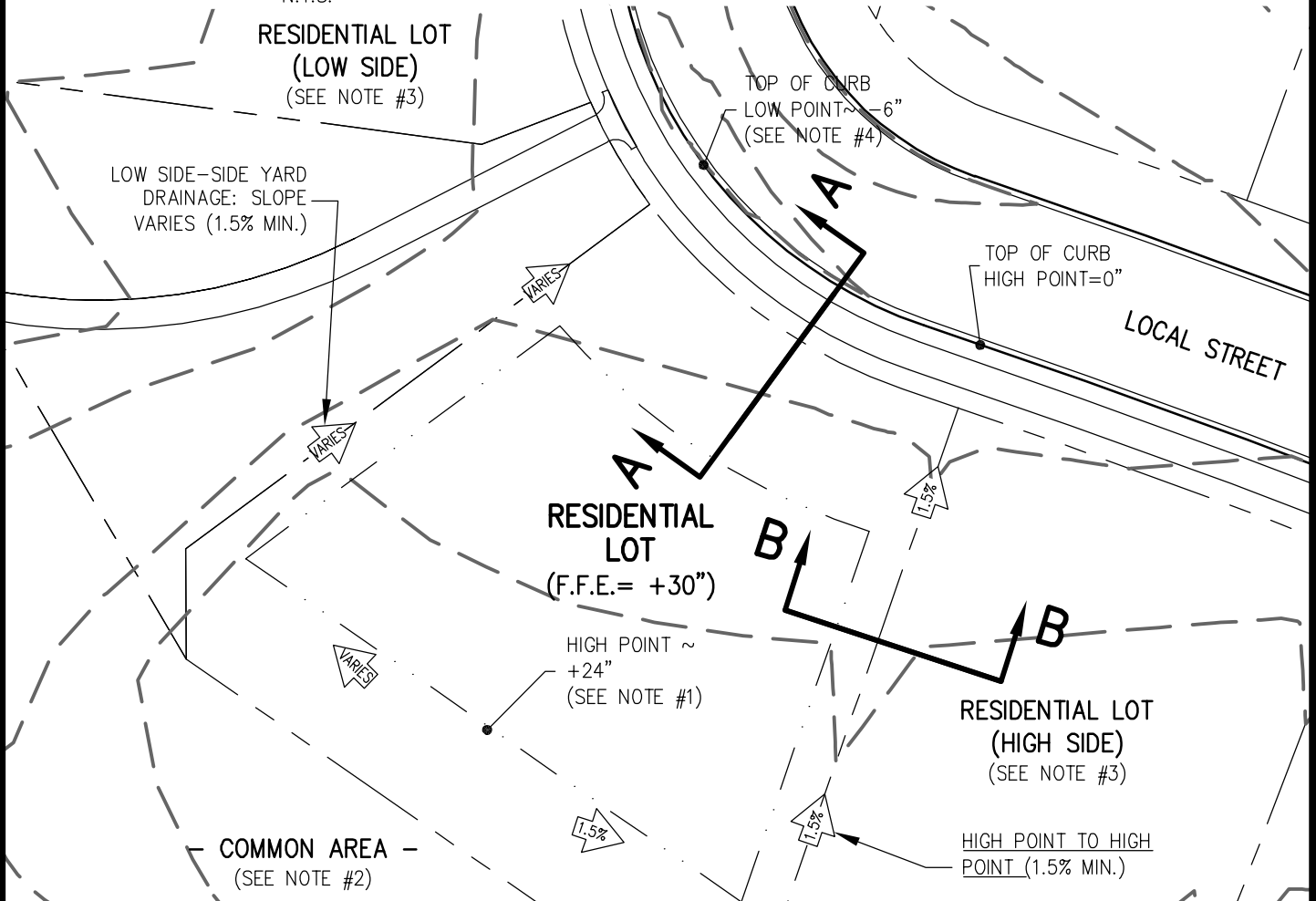
SHEET NO.  
1 OF 4

SHEET TITLE  
**X-1**



**SECTION A-A**  
N.T.S.

**SECTION B-B**  
N.T.S.



**LOT GRADING NOTES:**

- 1) PROVIDE MINIMUM 6" EXPOSED GRADE BEAM AT HIGH POINT IN YARD & FINISH FLOOR ELEVATION. LOCATION VARIES.
- 2) WHERE APPLICABLE GRADE REAR YARD TO COMMON AREA DRAINAGE SWALE.
- 3) CROSS-SLOPE FROM LEFT TO RIGHT ILLUSTRATED. MIRROR DESIGN AS REQUIRED.
- 4) ELEVATION CHANGE VARIES DEPENDENT ON STREET LONGITUDINAL SLOPE.

**RME**  
Consulting Engineers

FIRM REGISTRATION No. F-4695  
POST OFFICE BOX 9253  
COLLEGE STATION, TX 77842  
EMAIL: civil@rmengineer.com  
OFF: (979) 764-0704

**GREENS PRAIRIE RESERVE, PHASE 104**  
**MID REAR to FRONT: LOT GRADING**  
BLOCK FOUR, LOT 11

RME No. 325-0719

REV: 1  
DATE: 6/9/22  
FILE: LOT-GRADING  
SCALE: 1"=30'

DRAWN BY: RAM  
CHK BY: OGG

SHEET NO.  
2 OF 4

SHEET TITLE  
**X-2**



LOCAL STREET

TOP OF CURB  
LOW POINT ~ -6"  
(SEE NOTE #4)

TOP OF CURB  
HIGH POINT = 0"

RESIDENTIAL LOT  
(HIGH SIDE)  
(SEE NOTE #3)

RESIDENTIAL LOT  
(F.F.E. = +24")

RESIDENTIAL LOT  
(LOW SIDE)  
(SEE NOTE #3)

HIGH POINT TO HIGH  
POINT (1.5% MIN.)

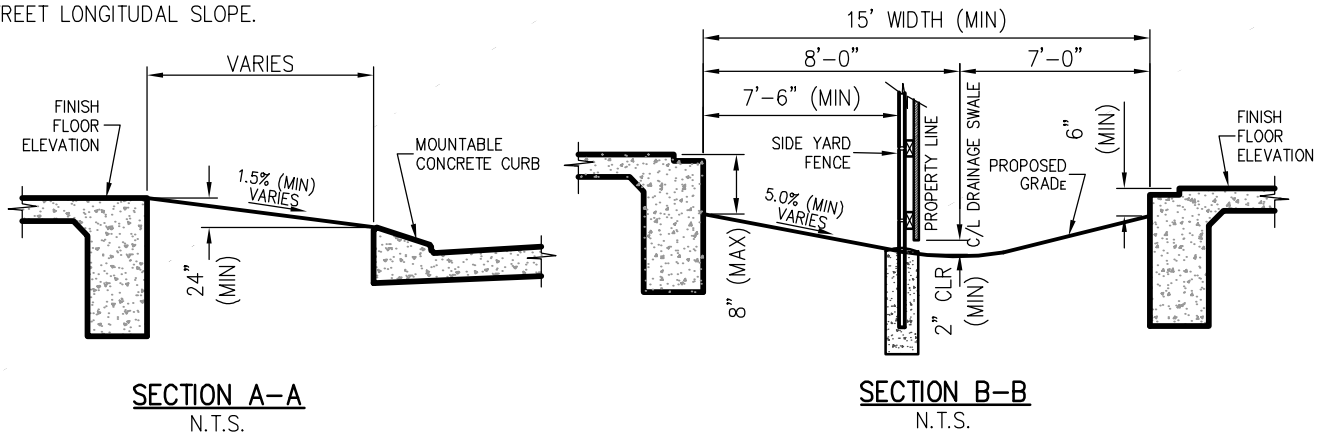
HIGH POINT ~  
+18": LOCATION  
VARIES  
(SEE NOTE #1)

LOW SIDE-SIDE YARD  
DRAINAGE: SLOPE  
VARIES (1.5% MIN.)

**LOT GRADING NOTES:**

- 1) PROVIDE MINIMUM 6" EXPOSED GRADE BEAM AT HIGH POINT IN YARD & FINISH FLOOR ELEVATION. LOCATION VARIES.
- 2) WHERE APPLICABLE GRADE REAR YARD TO COMMON AREA DRAINAGE SWALE.
- 3) CROSS-SLOPE FROM LEFT TO RIGHT ILLUSTRATED. MIRROR DESIGN AS REQUIRED.
- 4) ELEVATION CHANGE VARIES DEPENDENT ON STREET LONGITUDINAL SLOPE.

COMMON AREA  
(SEE NOTE #2)



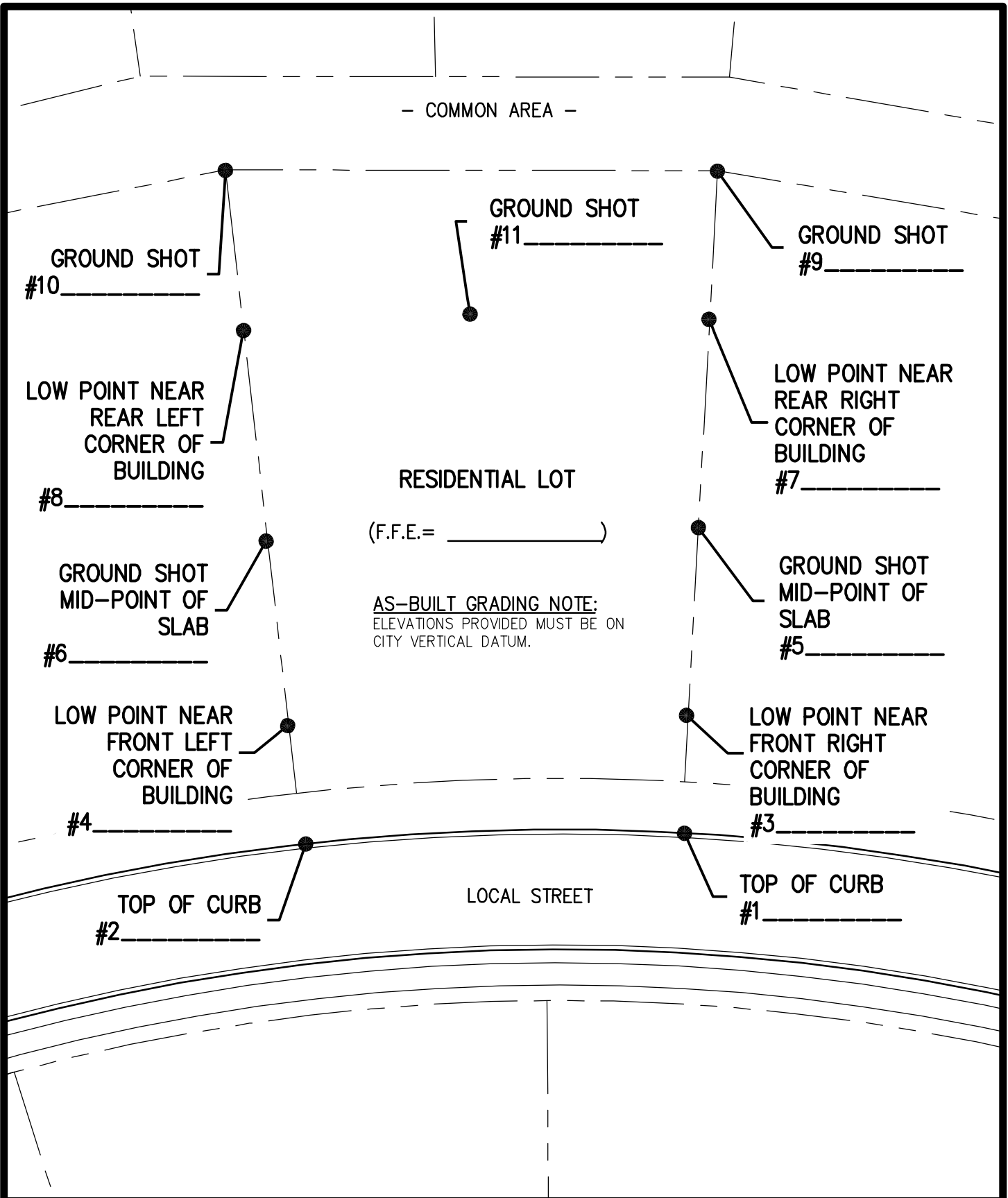
**RME**  
Consulting Engineers

FIRM REGISTRATION No. F-4695  
POST OFFICE BOX 9253  
COLLEGE STATION, TX 77842  
EMAIL: civil@rmengineer.com  
OFF: (979) 764-0704

**GREENS PRAIRIE RESERVE, PHASE 104**  
**SPLIT REAR & FRONT: LOT GRADING**  
BLOCK FOUR, LOTS 12 - 20  
BLOCK FIVE, LOTS 1 - 4  
BLOCK NINETEEN, LOTS 1, 2 & 11 - 14  
BLOCK TWENTY-ONE, LOTS 1 & 2  
RME No. 325-0719

REV: 1  
DATE: 6/9/22  
FILE: LOT-GRADING  
SCALE: 1"=30'  
DRAWN BY: RAM  
CHK BY: OGG

SHEET NO.  
3 OF 4  
SHEET TITLE  
**X-3**



- COMMON AREA -

GROUND SHOT #10

GROUND SHOT #11

GROUND SHOT #9

LOW POINT NEAR REAR LEFT CORNER OF BUILDING #8

RESIDENTIAL LOT

LOW POINT NEAR REAR RIGHT CORNER OF BUILDING #7

(F.F.E. = \_\_\_\_\_)

GROUND SHOT MID-POINT OF SLAB #6

AS-BUILT GRADING NOTE:  
ELEVATIONS PROVIDED MUST BE ON CITY VERTICAL DATUM.

GROUND SHOT MID-POINT OF SLAB #5

LOW POINT NEAR FRONT LEFT CORNER OF BUILDING #4

LOW POINT NEAR FRONT RIGHT CORNER OF BUILDING #3

TOP OF CURB #2

LOCAL STREET

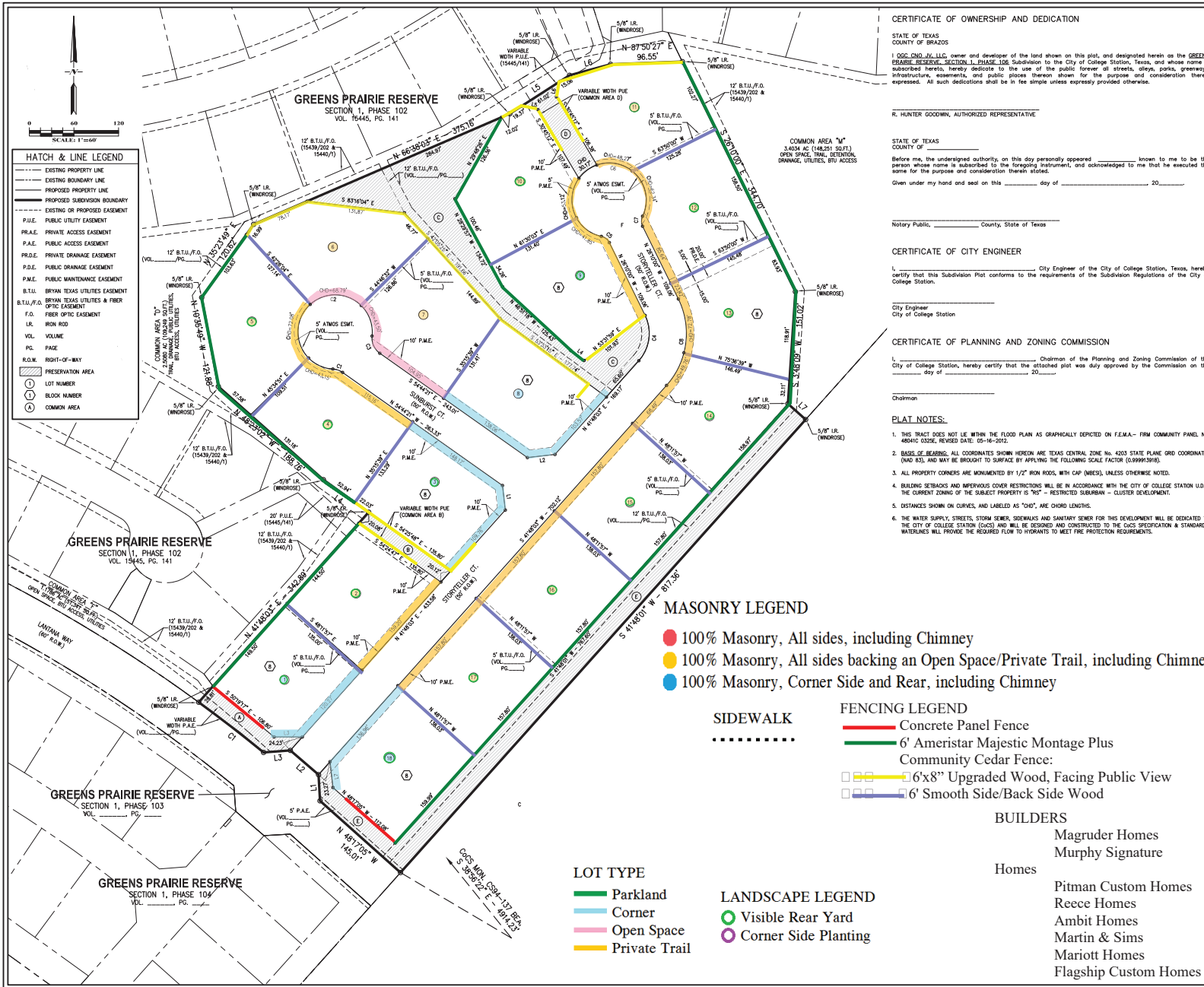
TOP OF CURB #1

FIRM REGISTRATION No. F-4695  
POST OFFICE BOX 9253  
COLLEGE STATION, TX 77842  
EMAIL: civil@rmengineer.com  
OFF: (979) 764-0704

**GREENS PRAIRIE RESERVE, PHASE 104**  
**AS-BUILT LOT GRADING SURVEY**  
BLOCK \_\_\_\_\_, LOT \_\_\_\_\_  
RME No. 325-0719

REV: 1  
DATE: 6/9/22  
FILE: LOT-GRADING  
SCALE: 1"=30'  
DRAWN BY: RAM  
CHK BY: OGG

SHEET NO.  
4 OF 4  
SHEET TITLE  
**X-4**



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, GSC, INC., LLC, owner and developer of the land shown on this plat, and designated herein as the GREENS PRAIRIE RESERVE, SECTION 1, PHASE 102 Subdivision to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in the simple unless expressly provided otherwise.

R. HUNTER GOODMAN, AUTHORIZED REPRESENTATIVE

STATE OF TEXAS  
 COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

Notary Public, \_\_\_\_\_ County, State of Texas

**CERTIFICATE OF CITY ENGINEER**

I, \_\_\_\_\_, City Engineer of the City of College Station, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of College Station.

City Engineer  
 City of College Station

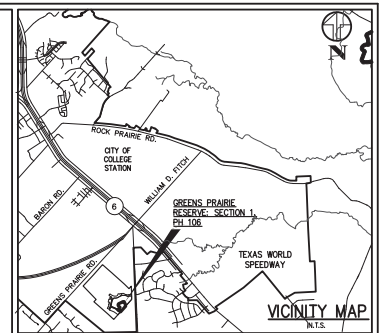
**CERTIFICATE OF PLANNING AND ZONING COMMISSION**

I, \_\_\_\_\_, Chairman of the Planning and Zoning Commission of the City of College Station, Texas, hereby certify that the attached plat was duly approved by the Commission on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

Chairman

**PLAT NOTES:**

- THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A. - FIRM COMMUNITY PANEL NO. 4804IC 0302E, REVISED DATE: 05-16-2012.
- BASES OF BEARINGS: ALL COORDINATES SHOWN HEREON ARE TEXAS CENTRAL ZONE No. 4203 STATE PLANE GRID COORDINATES (NAD 83), AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR (0.99993916).
- ALL PROPERTY CORNERS ARE MONUMENTED BY 1/2" IRON RODS, WITH CAP (NBS), UNLESS OTHERWISE NOTED.
- BUILDING SETBACKS AND IMPERVIOUS COVER RESTRICTIONS WILL BE IN ACCORDANCE WITH THE CITY OF COLLEGE STATION U.D.O. THE CURRENT ZONING OF THE SUBJECT PROPERTY IS "R" - RESTRICTED SUBURBAN - CLUSTER DEVELOPMENT.
- DISTANCES SHOWN ON CURVES, AND LABELED AS "CH", ARE CHORD LENGTHS.
- THE WATER SUPPLY, STREETS, STORM SEWER, SANITARIAS AND SANITARY SEWER FOR THIS DEVELOPMENT WILL BE DEDICATED TO THE CITY OF COLLEGE STATION (COCS) AND WILL BE DESIGNED AND CONSTRUCTED TO THE COCS SPECIFICATION & STANDARDS. WATERLINES WILL PROVIDE THE REQUIRED FLOW TO HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.



**CERTIFICATE OF THE COUNTY CLERK**

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, \_\_\_\_\_, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ in the Deed Records of Brazos County, Texas, in Volume \_\_\_\_\_ Page \_\_\_\_\_.

WITNESS my hand and official seal, at my office in COLLEGE STATION, Texas

County Clerk  
 Brazos County, Texas

**CERTIFICATE OF SURVEYOR**

I, GREGORY HOPKINS, Registered Professional Land Surveyor No. 6067, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

GREGORY HOPKINS, RPLS No. 6047

SURVEYED BY: McCLURE & BROWNE ENGINEERS/SURVEYING INC.  
 1008 WOODCREEK DRIVE, SUITE 1033  
 COLLEGE STATION, TX 77845  
 PHONE (979) 693-3838

**FINAL PLAT**  
 OF  
**GREENS PRAIRIE RESERVE**  
 SECTION 1, PHASE 102

BLOCK 8, LOTS 1-18  
 COMMON AREAS A-E (1,575 ACRES)  
 A TOTAL OF 12,244 ACRES  
 WILLIAM CLARK LEAGUE SURVEY, A-101  
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

**RME Consulting Engineers**

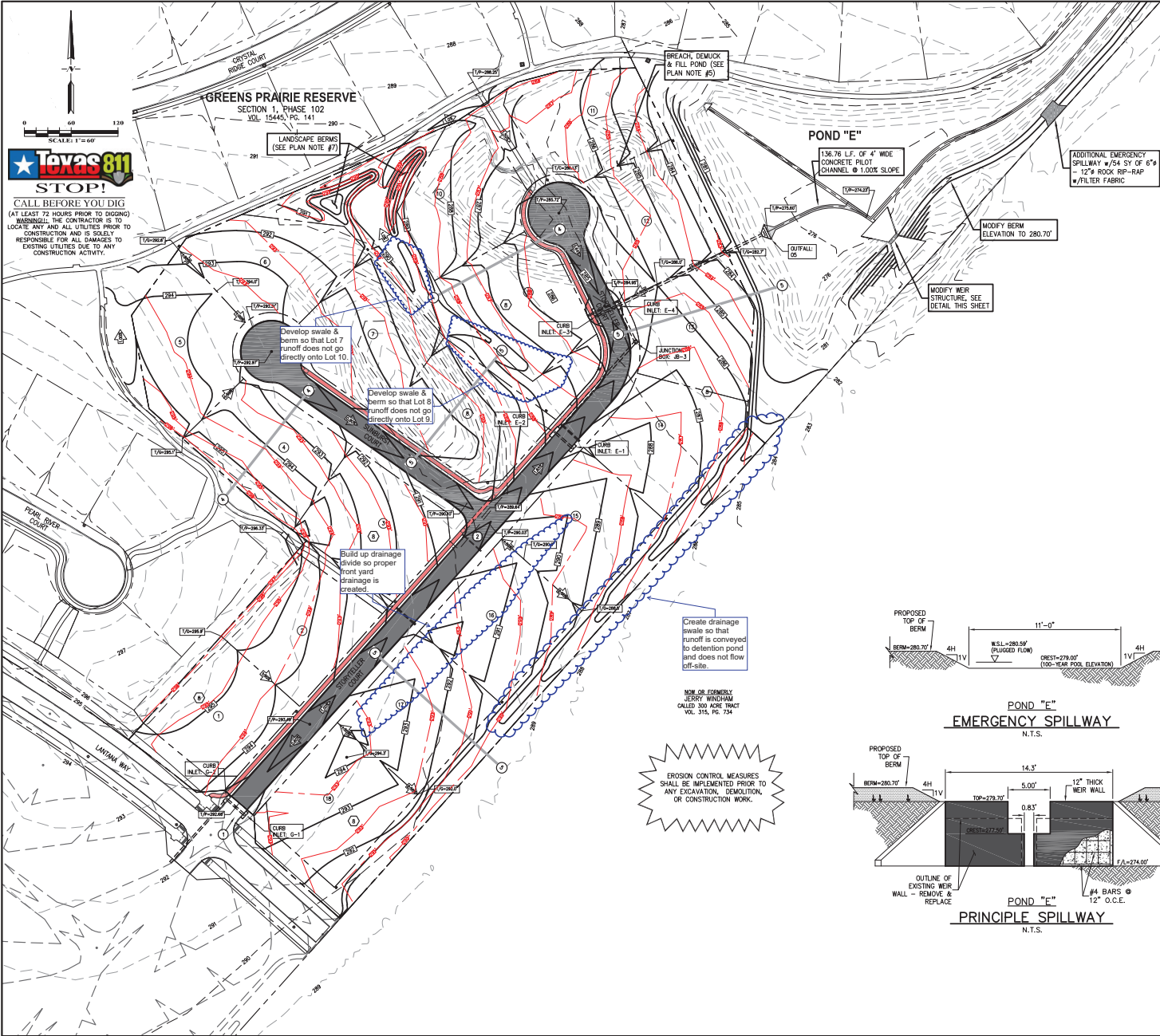
LANDOWNER INFORMATION  
 GSC, INC., LLC  
 c/o OLDHAM GOODWIN GROUP  
 CIBOLA RIDGES  
 2800 SOUTH TEXAS AVENUE, STE. 401  
 IRVING, TX 77062  
 PH: (979) 260-2000  
 EMAIL: CIBOLA@OLDHAMGOODWIN.COM

POST OFFICE BOX 9253  
 COLLEGE STATION, TEXAS 77842  
 EMAIL: civil@rmeengineer.com  
 OFFICE - (979) 764-0704

TEXAS FIRM REGISTRATION No. F-4695

SUBMITTED DATE: 7/17/20  
 REVISIONS: 1/26/21  
 DRAWN BY: BEAN  
 CHECKED BY: BRAD KEHR  
 FIELD BOOK: N/A | PAGES: N/A  
 RME CONSULTING ENGINEERS  
 CLIENT NO. \_\_\_\_\_ PROJECT NO. \_\_\_\_\_  
 SHEET **1** OF 1  
**325 - 0720**

- BUILDERS**
- Magruder Homes
  - Murphy Signature
  - Homes
  - Pitman Custom Homes
  - Reece Homes
  - Ambit Homes
  - Martin & Sims
  - Mariott Homes
  - Flagship Custom Homes



SCALE: 1" = 60'

**STOP!**  
CALL BEFORE YOU DIG  
(AT LEAST 72 HOURS PRIOR TO DIGGING)  
BEFORE: THE CONTRACTOR IS TO LOCATE ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION AND IS SOLELY RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES DUE TO ANY CONSTRUCTION ACTIVITY.

**RECORD DRAWING - 3/2/22**

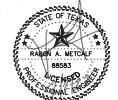
**CERTIFICATION:**

I, GENERAL CONTRACTOR, HEREBY RESERVE PHASE 100 DEVELOPMENT, CERTIFY THAT THE IMPROVEMENTS SHOWN ON THIS SHEET WERE ACTUALLY BUILT, AND THAT SAID IMPROVEMENTS ARE SHOWN SUBSTANTIALLY HEREON. I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THAT THE MATERIALS OF CONSTRUCTION AND SIZES OF MANUFACTURED ITEMS, IF ANY ARE STATED CORRECTLY HEREON.

**GENERAL CONTRACTOR CERTIFICATION:**

I HEREBY ATTEST THAT I AM FAMILIAR WITH THE APPROVED DRAINAGE PLAN AND ASSOCIATED CONSTRUCTION DRAWINGS AND FURTHERMORE, ATTEST THAT THE DRAINAGE FACILITIES HAVE BEEN CONSTRUCTED WITHIN DIMENSIONAL TOLERANCES PRESCRIBED BY THE BRYAN & COLLEGE STATION UNITED STORMWATER DESIGN GUIDELINES AND IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS OR AMENDMENTS THERETO APPROVED BY THE CITY OF COLLEGE STATION.

RABON A. METCALF, P.E. No. 68563

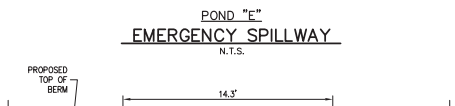
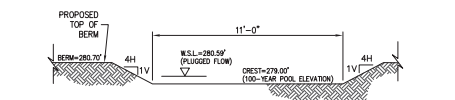


POST OFFICE BOX 9253  
COLLEGE STATION, TEXAS 77842  
EMAIL: cville@rmeengineer.com  
OFFICE: + (979) 764-0704  
FAX: + (979) 764-0704  
TEXAS FIRM REGISTRATION No. F-4695

MARK	DATE	DESCRIPTION

**RECORD DRAWINGS**  
3/2/22

CONSTRUCTION DRAWINGS ISSUED PRIOR TO THIS DATE ARE REPLACED BY THIS SET & SHOULD NOT BE USED FOR CONSTRUCTION.



- GRADING LEGEND**
- ← DRAINAGE DIRECTIONAL ARROW
  - [7/2=100.00] TOP OF PAVEMENT
  - [7/2=100.00] TOP OF CURB
  - [7/2=100.00] TOP OF WALL
  - [7/2=100.00] TOP OF GROUND OR GRATE
  - [7/2=100.00] ADA COMPLIANT PATH

- PLAN NOTES:**
- REFER TO SHEET C01 & C02 FOR GRADING, DRAINAGE AND MISCELLANEOUS CONSTRUCTION NOTES.
  - REFER TO SHEET C20 THRU C23 FOR ADDITIONAL GRADING DESIGN DATA.
  - REFER TO SHEETS C30 THRU C33 FOR GRADING AND DRAINAGE CONSTRUCTION DESIGN & DETAILS & TROCH BEARING DETAIL FOR ADA PIPES.
  - SEE SHEET C02 - "EARTHWORK & PAVING NOTE" AS FOR GRADING & FILL COMPACTION EFFORTS IN RESIDENTIAL LOT AREAS.
  - BREAKH POND (SEE SHEET C12 FOR EROSION CONTROL MEASURES) AND DEMURK EXISTING POND BOTTOM A MINIMUM OF 2' TO A SOLID BOTTOM. REFERENCE SHEET C02 - "EARTHWORK & PAVING NOTE" AS FOR PROOF-ROLLING MEASURES AND NOTE AS FOR GRADING & FILL COMPACTION EFFORTS.
  - REFER TO LANDSCAPE ARCHITECT DRAWINGS (SHA) FOR FINAL PRIVATE TREES, ALIGNMENTS, GRASSES & ELEVATIONS.
  - LANDSCAPE BERMS - CONSTRUCT BERMS WITH-TIE TOP SOIL. ANY SLOPES & MATERIAL COMPACTED TO 85% ASTM D698.

- GRADING # LEGEND**
- MATCH EXISTING PAVEMENT ELEVATION & GRADE FLUSH
  - SIGNAL CROSS-WALK PROJECTION (SLOPE LONGITUDINAL SLOPE & 3/08 CROSS-SLOPE - MAXIMUM)
  - TRAPEZOIDAL CHANNEL (SLOPE VARIES)
  - LOT CROSS-SECTION (BEAR TO FRONT DRAINAGE)
  - LOT CROSS-SECTION (SPLIT FLOW - FRONT & REAR)
  - LOT CROSS-SECTION (FRONT TO REAR)

**GRADING & DRAINAGE PLAN**

FOR THE  
**GREENS PRAIRIE RESERVE**  
**SECTION 1, PHASE 106**

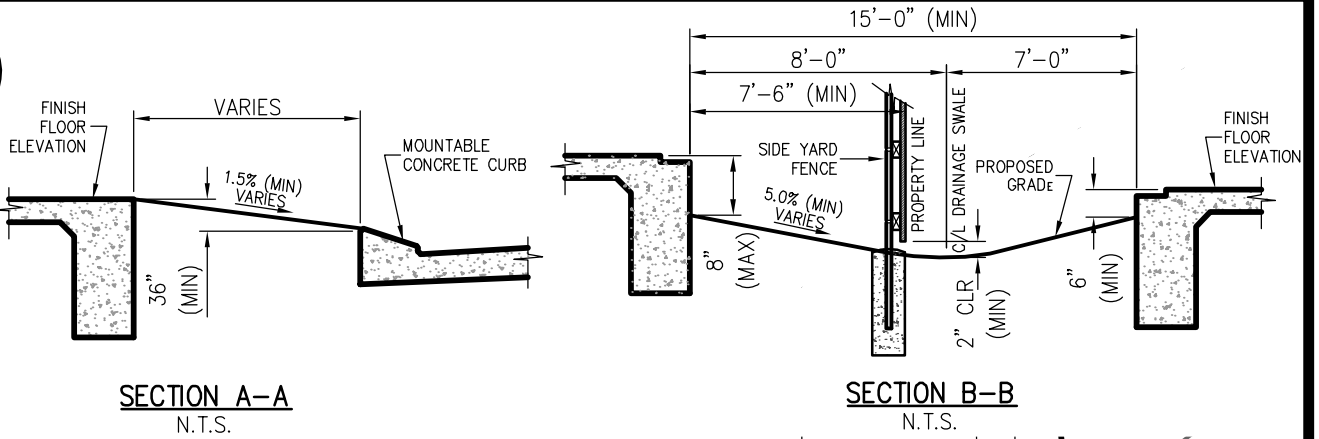
STREET, DRAINAGE & UTILITY IMPROVEMENTS  
COLLEGE STATION, BRAZOS COUNTY, TEXAS

FILENAME: 07202P1A SCALE: 1"=60'  
SUBMITTED DATE: 7/17/20, 1/28/21, 2/23/21

DRAWN BY: R.A.M. CHECKED BY: C.R.  
FIELD BOOK: N/A PAGES: N/A  
RME CONSULTING ENGINEERS  
PROJECT NO.  
325 - 0720

**C1.1**  
SHEET 7 OF 35





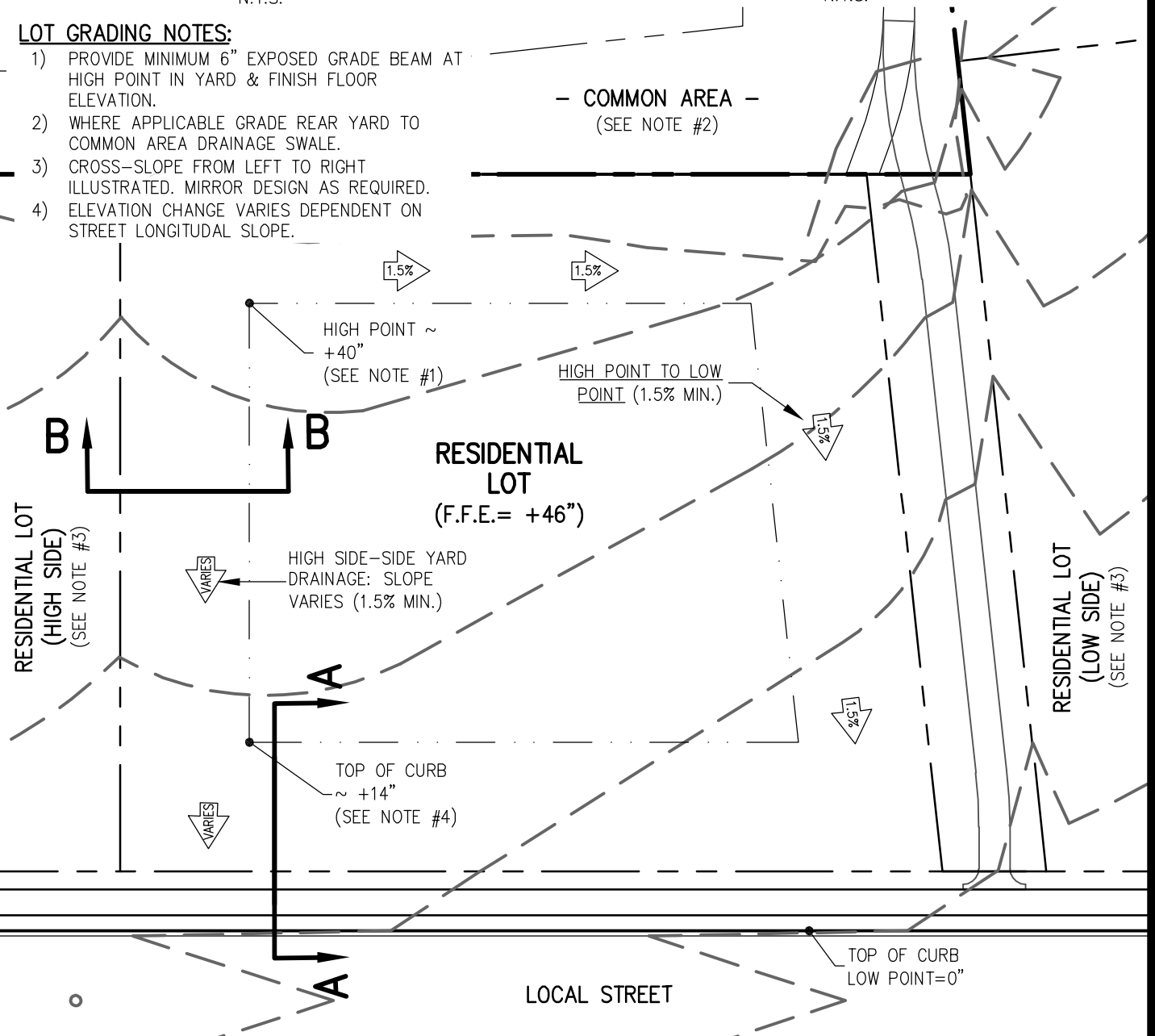
**SECTION A-A**  
N.T.S.

**SECTION B-B**  
N.T.S.

**LOT GRADING NOTES:**

- 1) PROVIDE MINIMUM 6" EXPOSED GRADE BEAM AT HIGH POINT IN YARD & FINISH FLOOR ELEVATION.
- 2) WHERE APPLICABLE GRADE REAR YARD TO COMMON AREA DRAINAGE SWALE.
- 3) CROSS-SLOPE FROM LEFT TO RIGHT ILLUSTRATED. MIRROR DESIGN AS REQUIRED.
- 4) ELEVATION CHANGE VARIES DEPENDENT ON STREET LONGITUDINAL SLOPE.

— COMMON AREA —  
(SEE NOTE #2)



**RME**  
Consulting Engineers

FIRM REGISTRATION No. F-4695  
POST OFFICE BOX 9253  
COLLEGE STATION, TX 77842  
EMAIL: civil@rmengineer.com  
OFF/FAX: (979) 764-0704

**GREENS PRAIRIE RESERVE, PHASE 106**  
**SIDE REAR to FRONT: LOT GRADING**  
BLOCK EIGHT, LOTS 2, 3, & 5

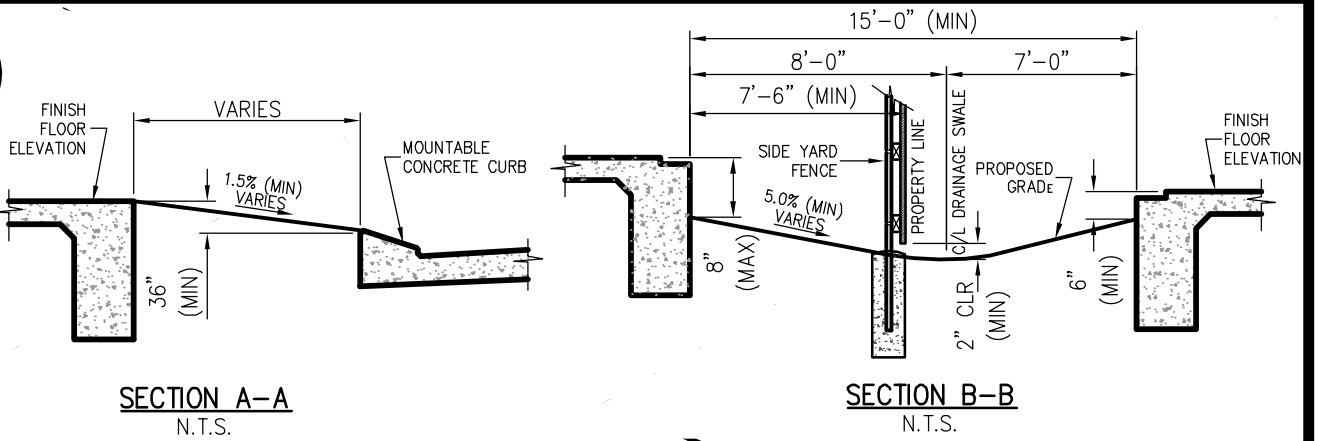
RME No. 325-0720

REV: 1  
DATE: 6/9/22  
FILE: LOT-GRADING  
SCALE: 1"=30'

DRAWN BY: RAM  
CHK BY: RK

SHEET NO.  
1 OF 4

SHEET TITLE  
**X-1**



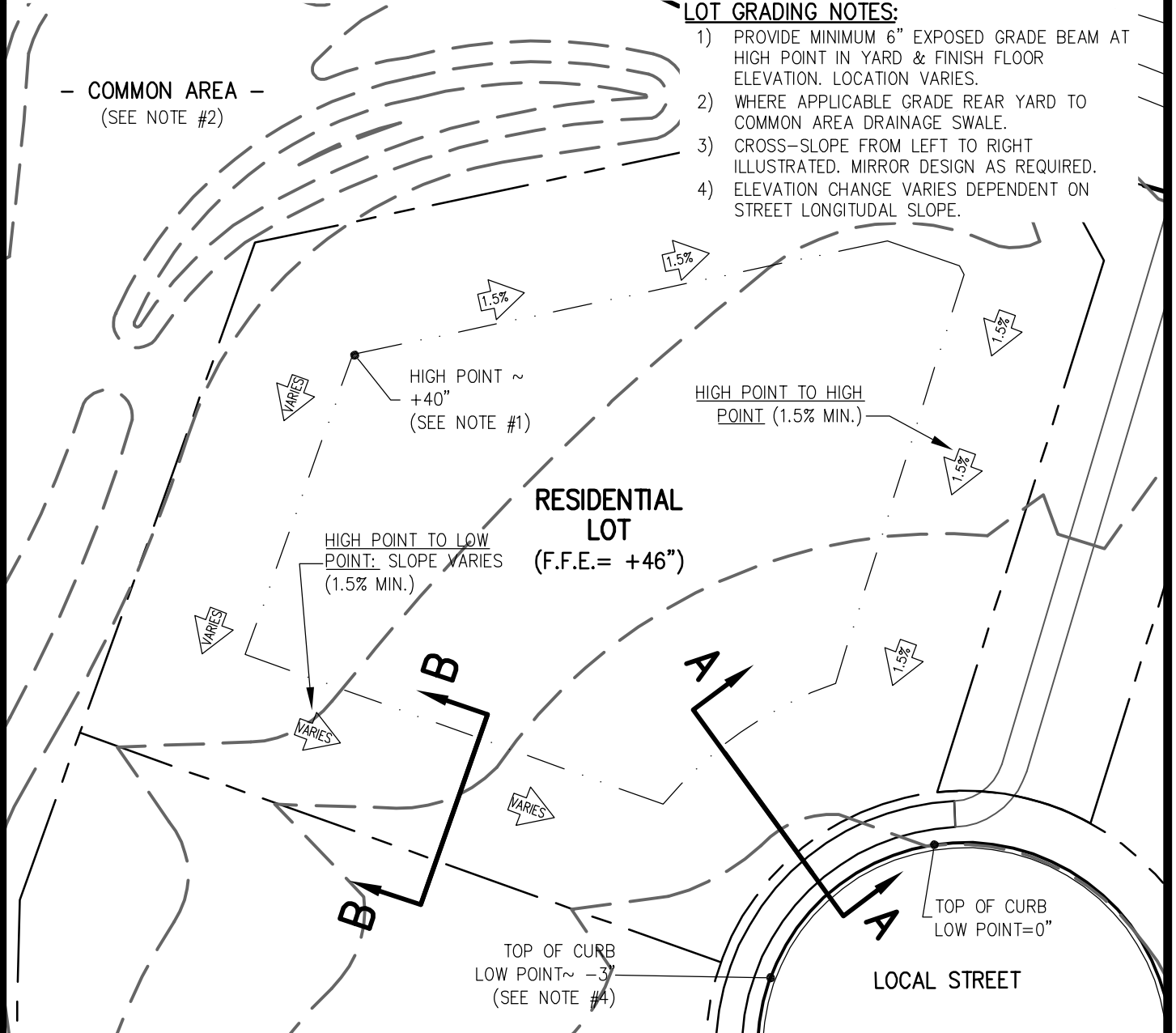
**SECTION A-A**  
N.T.S.

**SECTION B-B**  
N.T.S.

**LOT GRADING NOTES:**

- 1) PROVIDE MINIMUM 6" EXPOSED GRADE BEAM AT HIGH POINT IN YARD & FINISH FLOOR ELEVATION. LOCATION VARIES.
- 2) WHERE APPLICABLE GRADE REAR YARD TO COMMON AREA DRAINAGE SWALE.
- 3) CROSS-SLOPE FROM LEFT TO RIGHT ILLUSTRATED. MIRROR DESIGN AS REQUIRED.
- 4) ELEVATION CHANGE VARIES DEPENDENT ON STREET LONGITUDINAL SLOPE.

- COMMON AREA -  
(SEE NOTE #2)



**RESIDENTIAL LOT**  
(F.F.E. = +46")

**LOCAL STREET**

**RME**  
Consulting Engineers

FIRM REGISTRATION No. F-4695  
POST OFFICE BOX 9253  
COLLEGE STATION, TX 77842  
EMAIL: civil@rmengineer.com  
OFF/FAX: (979) 764-0704

**GREENS PRAIRIE RESERVE, PHASE 106**  
**MID REAR to FRONT: LOT GRADING**  
BLOCK EIGHT, LOTS 1, 4, 9 & 10

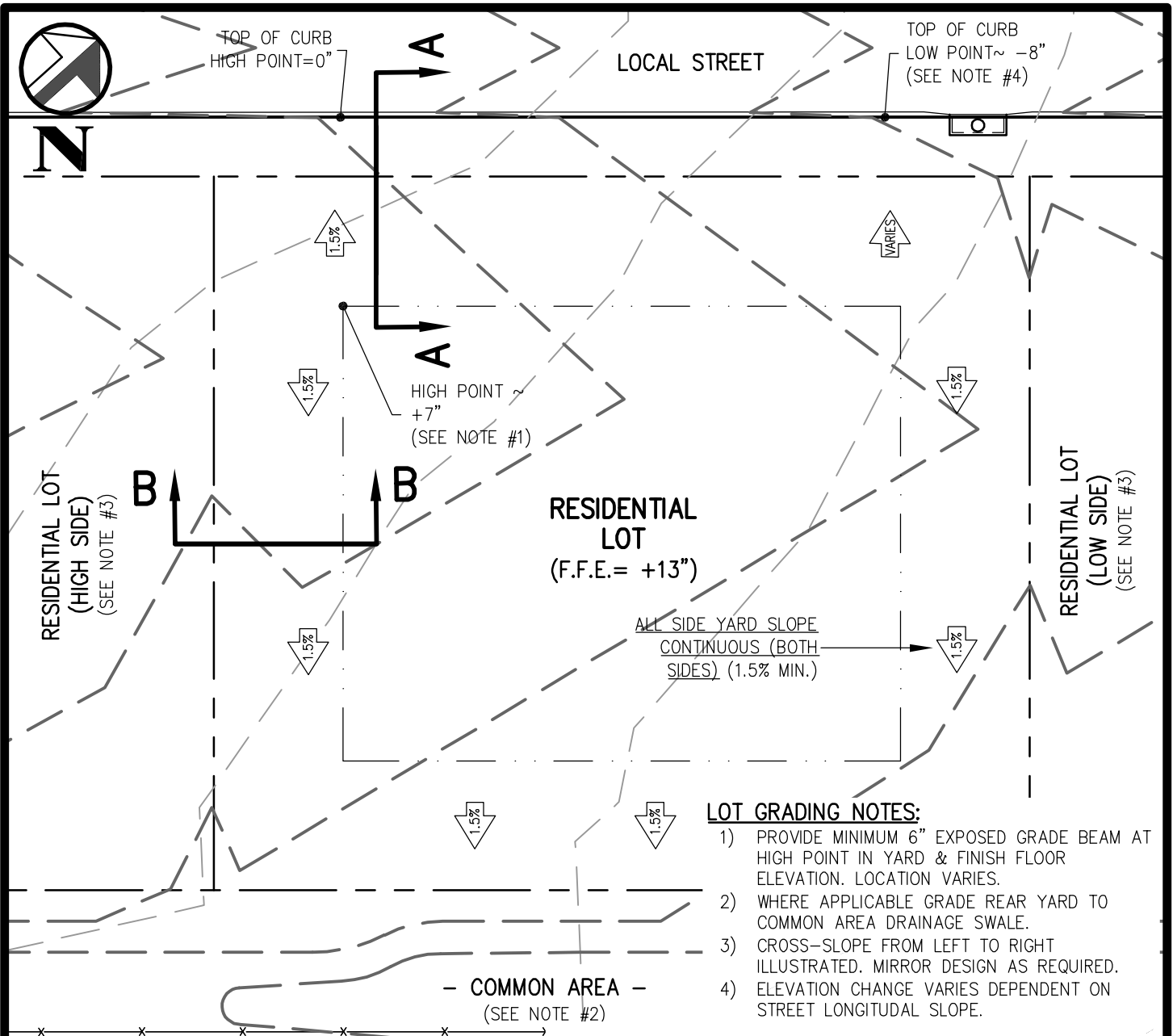
RME No. 325-0720

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DATE: 6/9/22  
FILE: LOT-GRADING  
SCALE: 1"=30'

DRAWN BY: RAM  
CHK BY: RK

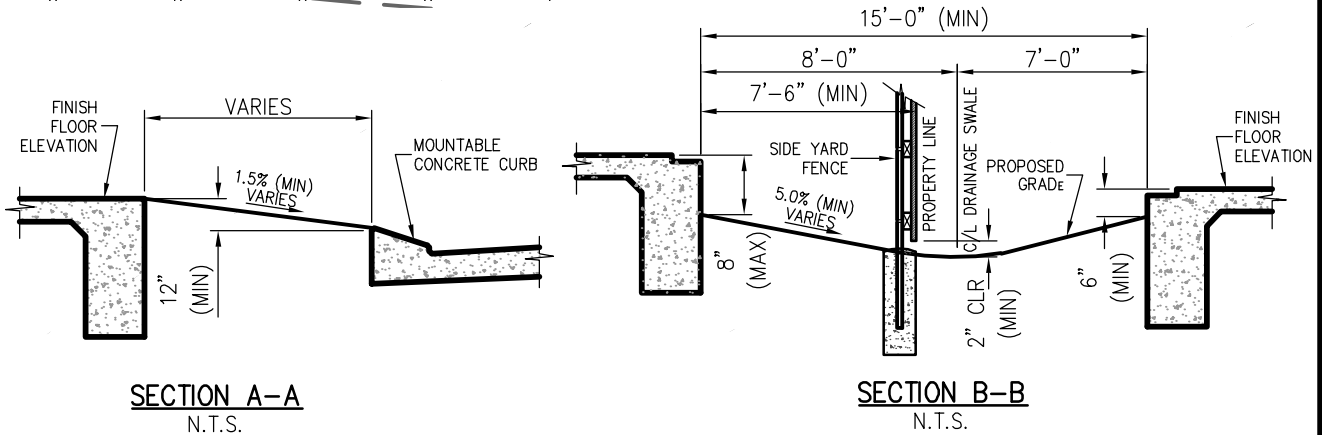
SHEET NO.  
2 OF 4

SHEET TITLE  
**X-2**



**LOT GRADING NOTES:**

- 1) PROVIDE MINIMUM 6" EXPOSED GRADE BEAM AT HIGH POINT IN YARD & FINISH FLOOR ELEVATION. LOCATION VARIES.
- 2) WHERE APPLICABLE GRADE REAR YARD TO COMMON AREA DRAINAGE SWALE.
- 3) CROSS-SLOPE FROM LEFT TO RIGHT ILLUSTRATED. MIRROR DESIGN AS REQUIRED.
- 4) ELEVATION CHANGE VARIES DEPENDENT ON STREET LONGITUDINAL SLOPE.



**RME**  
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OFF/FAX: (979) 764-0704

**GREENS PRAIRIE RESERVE, PHASE 106**  
**SPLIT REAR & FRONT: LOT GRADING**  
BLOCK EIGHT, LOTS 6 - 8 & 11 - 18

RME No. 325-0720

REV: 1  
DATE: 6/9/22  
FILE: LOT-GRADING  
SCALE: 1"=30'

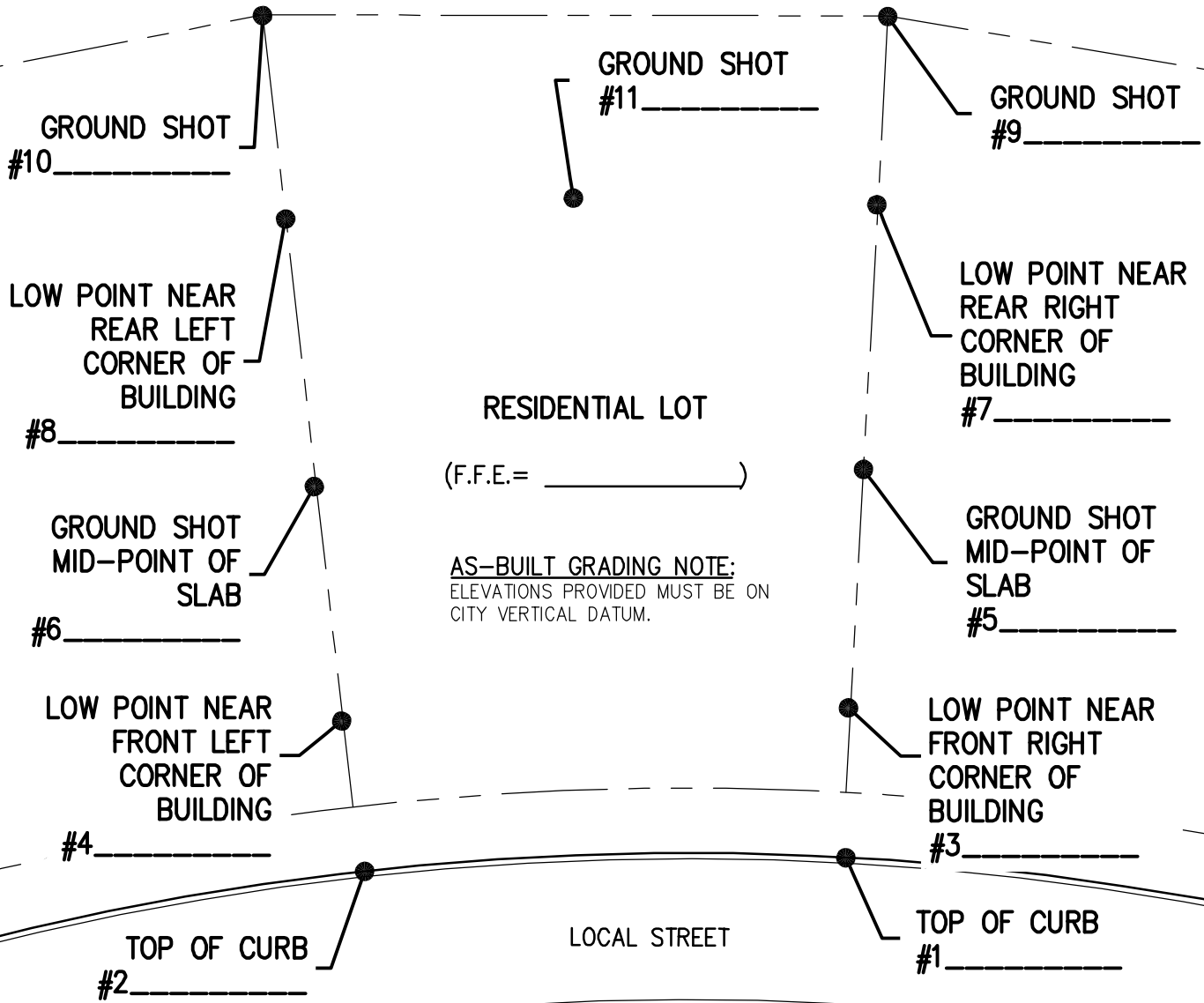
DRAWN BY: RAM  
CHK BY: RK

SHEET NO.  
3 OF 4

SHEET TITLE  
**X-3**



- COMMON AREA -



**RME**  
Consulting Engineers

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COLLEGE STATION, TX 77842  
EMAIL: civil@rmengineer.com  
OFF/FAX: (979) 764-0704

**GREENS PRAIRIE RESERVE, PHASE 106**  
**AS-BUILT LOT GRADING SURVEY**  
BLOCK \_\_\_\_\_, LOT \_\_\_\_\_

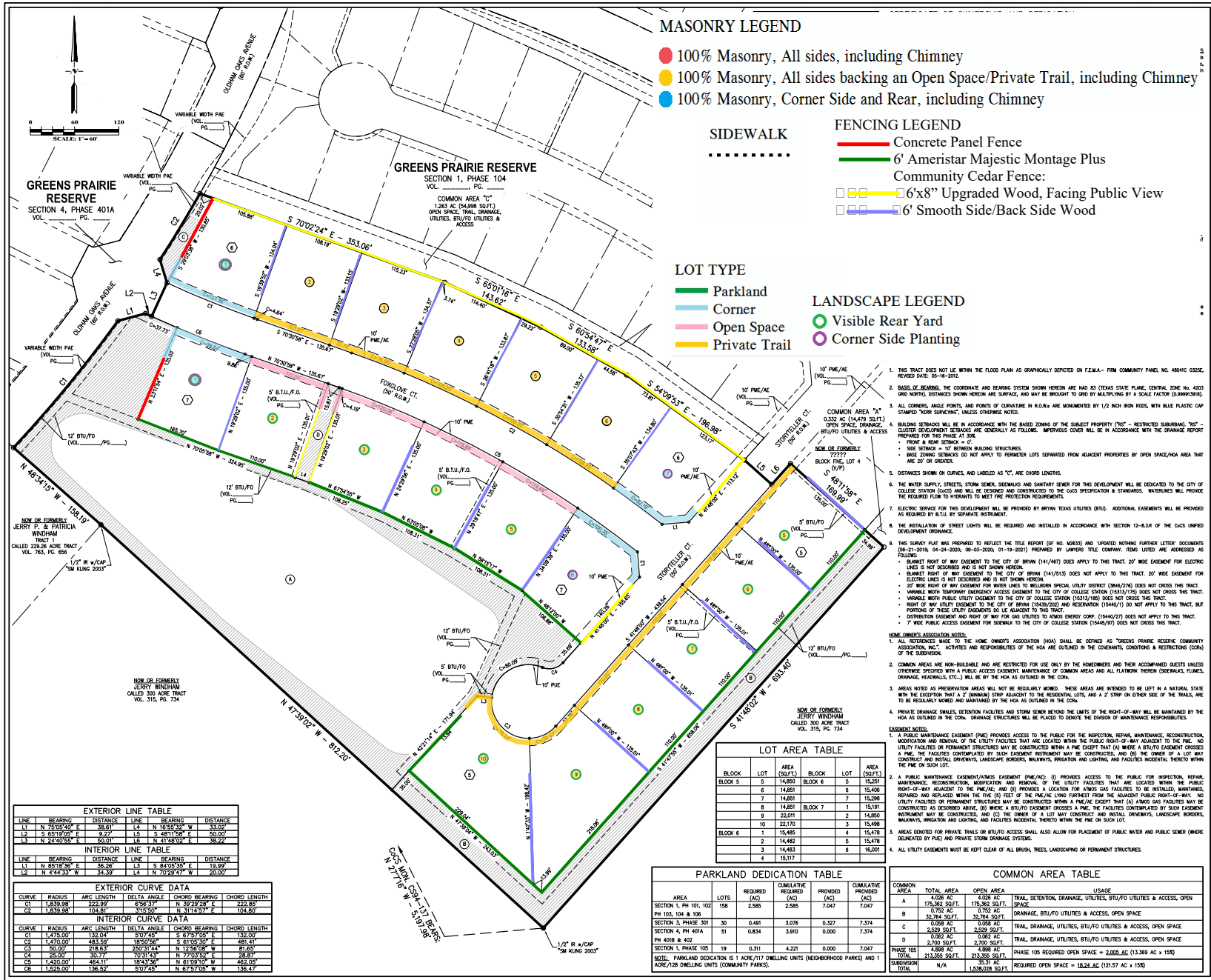
RME No. 325-0720

REV: 1  
DATE: 6/9/22  
FILE: LOT-GRADING  
SCALE: 1"=30'

DRAWN BY: RAM  
CHK BY: RK

SHEET NO.  
4 OF 4

SHEET TITLE  
**X-4**



**MASONRY LEGEND**

- 100% Masonry, All sides, including Chimney
- 100% Masonry, All sides backing an Open Space/Private Trail, including Chimney
- 100% Masonry, Corner Side and Rear, including Chimney

**SIDEWALK**

.....

**FENCING LEGEND**

- Concrete Panel Fence
- 6' Ameristar Majestic Montage Plus Community Cedar Fence:
- 6'x8" Upgraded Wood, Facing Public View
- 6' Smooth Side/Back Side Wood

**LOT TYPE**

- Parkland
- Corner
- Open Space
- Private Trail

**LANDSCAPE LEGEND**

- Visible Rear Yard
- Corner Side Planting

**LOT AREA TABLE**

BLOCK	LOT	AREA (SQ.FT.)	BLOCK	LOT	AREA (SQ.FT.)
BLOCK 3	5	14,850	BLOCK 6	5	15,251
	6	14,851		6	15,408
	7	14,851		7	15,296
	8	14,851	BLOCK 7	1	15,911
	9	22,011		2	14,850
	10	22,170		3	15,498
	11	15,485		4	15,476
BLOCK 6	2	14,482		5	15,478
	3	14,483		6	16,001
	4	15,117			

**PARKLAND DEDICATION TABLE**

AREA	LOTS	REQUIRED (AC)	SHALL BE PROVIDED (AC)	PROVIDED (AC)	OMNIVALENT PROVIDED (AC)
SECTION 1, PH 101, 102	158	2,586	2,586	7,047	7,047
PH 103, 104 & 106					15,476
SECTION 3, PHASE 301	30	0.481	3,076	0.327	7,374
SECTION 4, PH 404	51	0.834	3,910	0.000	7,374
PH 408 & 402					
SECTION 1, PHASE 105	19	0.311	4,221	0.000	7,047
PH 408 & 402					
<b>TOTAL</b>					

**COMMON AREA TABLE**

COMMON AREA	TOTAL AREA (AC)	OPEN AREA (AC)	TRAIL, DETENTION, DRAINAGE, UTILITIES, BTU/FO UTILITIES & ACCESS, OPEN SPACE	USE
A	4,028 AC	4,028 AC	176.50 SQ.FT.	TRAIL, DETENTION, DRAINAGE, UTILITIES, BTU/FO UTILITIES & ACCESS, OPEN SPACE
B	0.752 AC	0.752 AC	36,780 SQ.FT.	ORANGE, BTU/FO UTILITIES & ACCESS, OPEN SPACE
C	0.028 AC	0.028 AC	0.000 SQ.FT.	TRAIL, DRAINAGE, UTILITIES, BTU/FO UTILITIES & ACCESS, OPEN SPACE
D	0.028 AC	0.028 AC	0.000 SQ.FT.	TRAIL, DRAINAGE, UTILITIES, BTU/FO UTILITIES & ACCESS, OPEN SPACE
E	2,700 SQ.FT.	2,700 SQ.FT.	0.000 AC	PHASE 105 REQUIRED OPEN SPACE = 3,008 AC (13,369 AC x 15%)
<b>TOTAL</b>	<b>7,536 AC</b>	<b>7,536 AC</b>	<b>213,985 SQ.FT.</b>	<b>REQUIRED OPEN SPACE = 18,222 AC (121.57 AC x 15%)</b>

**EXTERIOR LINE TABLE**

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 79°02'42" E	38.61	L4	N 16°52'12" W	33.02
L2	S 65°07'16" E	8.27	L5	S 48°12'04" E	52.00
L3	N 24°42'55" E	50.01	L6	N 41°48'00" E	38.92

**INTERIOR LINE TABLE**

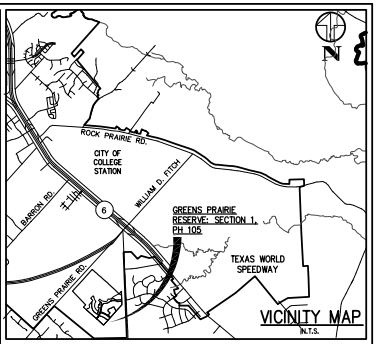
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 85°18'36" E	30.49	L3	S 84°50'30" E	19.99
L2	N 4°44'53" W	24.39	L4	N 70°28'42" W	20.00

**EXTERIOR CURVE DATA**

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1,839.98	222.99	87°02'11"	N 30°29'24" E	222.89
C2	1,839.98	104.81	31°53'50"	N 31°14'57" E	104.80

**INTERIOR CURVE DATA**

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1,476.00	132.04	57°07'42"	S 67°37'05" E	132.00
C2	1,476.00	48.89	19°59'56"	S 61°12'53" E	48.84
C3	50.00	216.85	102°04'14"	N 15°56'56" E	216.85
C4	26.00	30.77	70°24'14"	N 77°02'56" E	28.87
C5	1,492.00	464.11	124°32'36"	N 61°52'05" W	463.05
C6	1,626.00	136.92	37°07'42"	N 67°57'05" W	136.47



**CERTIFICATE OF THE COUNTY CLERK**

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, \_\_\_\_\_ County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ in the Deed Records of Brazos County, Texas, in Volume \_\_\_\_\_ Page \_\_\_\_\_ in the Deed \_\_\_\_\_  
 WITNESS my hand and official Seal, at my office in COLLEGE STATION, TEXAS  
 \_\_\_\_\_  
 County Clerk  
 Brazos County, Texas

**CERTIFICATE OF SURVEYOR**

I, NATHAN PAUL KERR Registered Professional Land Surveyor No. 6236 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.  
 NATHAN PAUL KERR, RPLS No. 6834

**KERR SURVEYING, LLC**  
 409 NORTH TEXAS AVENUE  
 BRYAN, TEXAS 77803  
 PHONE (979) 288-3195  
 TBEPLS Firm No. 10018500

**FINAL PLAT**  
 OF  
**GREENS PRAIRIE RESERVE**  
 SECTION 1, PHASE 105  
 BLOCK 5, LOTS 5-8, BLOCK 6, LOTS 1-4, BLOCK 7, LOTS 1-5  
 COMMON AREAS A-D (4,520 ACRES) & R.O.W. DEDICATION (1,538 ACRES)  
 A TOTAL OF 13,369 ACRES  
 WILLIAM CLARK SURVEY, A-101  
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

**RME Consulting Engineers**  
 2002 CHD JV, LLC  
 c/o CULHAM GOODWIN GROUP  
 CHRIS RHODES  
 2805 SOUTH TEXAS AVENUE, STE. 401  
 BRYAN, TX 77802  
 PH: (979) 260-2000  
 EMAIL: Chris.Rhodes@dlampgoodwin.com  
 FILENAME: 0771P1A SCALE: 1"=60'  
 SUBMITTED DATE: ????

POST OFFICE BOX 9253  
 COLLEGE STATION, TEXAS 77842  
 EMAIL: civil@rmeinc.com  
 OFFICE - (979) 764-0704  
 TEXAS FIRM REGISTRATION No. F-4095

REVISIONS:  
 DRAWN BY: R.A.M.  
 CHECKED BY: NATHAN KERR  
 KERR JOB NO. 21-917

RME CONSULTING ENGINEERS  
 CLIENT NO. \_\_\_\_\_  
 PROJECT NO. **325 - 0771**



OGC CNO JV, LLC  
c/o OLDHAM GOODWIN GROUP  
CHISE BRIDGES  
2800 SOUTH TEXAS AVENUE, STE. 401  
BRYAN, TX 77802  
PH: (979) 260-2000  
EMAIL: [Chris.House@oldhamgoodwin.com](mailto:Chris.House@oldhamgoodwin.com)



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COLLEGE STATION, TEXAS 77842  
EMAIL: [civil@rmeengineers.com](mailto:civil@rmeengineers.com)  
OFFICE: (979) 764-0704  
TEXAS FIRM REGISTRATION No. F-48995

MARK	DATE	DESCRIPTION

**RECORD DRAWINGS**  
6/6/23

CONSTRUCTION DRAWINGS ISSUED PRIOR TO THIS DATE ARE REPLACED BY THIS SET & SHOULD NOT BE USED FOR CONSTRUCTION.



GRADING & DRAINAGE PLAN

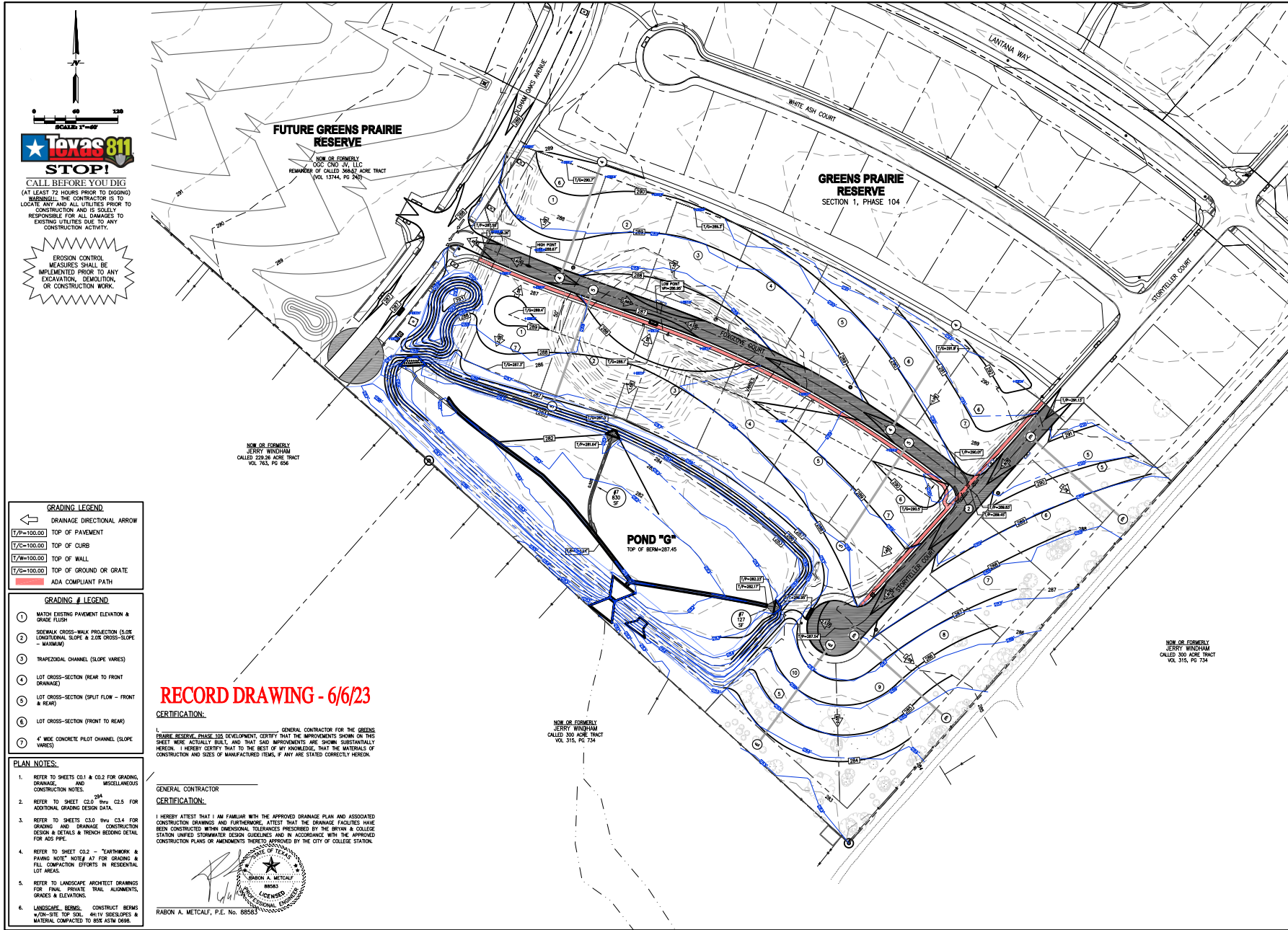
FOR THE  
GREENS PRAIRIE RESERVE  
SECTION 1, PHASE 105

STREET, DRAINAGE & UTILITY IMPROVEMENTS  
COLLEGE STATION, BRAZOS COUNTY, TEXAS

FILENAME: 0771GPIA | SCALE: 1"=60'  
SUBMITTED DATE: 7/2/22, 9/2/22

DRAWN BY: R.A.M. | CHECKED BY: C.R.  
FIELD BOOK: N/A | PAGES: N/A  
RME CONSULTING ENGINEERS  
CLIENT NO.: PROJECT NO.  
325 - 0771

**C1.1**  
SHEET 7 OF 42



STOP!  
CALL BEFORE YOU DIG  
(AT LEAST 72 HOURS PRIOR TO DIGGING)  
UNLESS: THE CONTRACTOR IS TO  
LOCATE ANY AND ALL UTILITIES PRIOR TO  
CONSTRUCTION AND IS SOLELY  
RESPONSIBLE FOR ALL DAMAGES TO  
EXISTING UTILITIES DUE TO ANY  
CONSTRUCTION ACTIVITY.

EROSION CONTROL  
MEASURES SHALL BE  
IMPLEMENTED PRIOR TO ANY  
EXCAVATION, DEMOLITION,  
OR CONSTRUCTION WORK.

- GRADING LEGEND**
- ← DRAINAGE DIRECTIONAL ARROW
  - TOP OF PAVEMENT
  - TOP OF CURB
  - TOP OF WALL
  - TOP OF GROUND OR GRATE
  - ADA COMPLIANT PATH

- GRADING # LEGEND**
- ① MATCH EXISTING PAVEMENT ELEVATION & GRADE FLUSH
  - ② SIDEWALK CROSS-WALK PROJECTION (SLOPE LONGITUDINAL SLOPE IS 2.0% CROSS-SLOPE - MAXIMUM)
  - ③ TRAPEZOIDAL CHANNEL (SLOPE VARIES)
  - ④ LOT CROSS-SECTION (NEAR TO FRONT DRAINAGE)
  - ⑤ LOT CROSS-SECTION (SPLIT FLOW - FRONT & REAR)
  - ⑥ LOT CROSS-SECTION (FRONT TO REAR)
  - ⑦ 4" WIDE CONCRETE PLOT CHANNEL (SLOPE VARIES)

- PLAN NOTES:**
- REFER TO SHEETS C01 & C02 FOR GRADING, DRAINAGE AND MISCELLANEOUS CONSTRUCTION NOTES.
  - REFER TO SHEET C04 FOR C2.5 FOR ADDITIONAL GRADING DESIGN DATA.
  - REFER TO SHEETS C3.0 THRU C3.4 FOR GRADING AND DRAINAGE CONSTRUCTION DESIGN & DETAILS & DETAILS BEING DETAIL FOR ADS PPE.
  - REFER TO SHEET C02 - "EARTHWORK & FINISHING" NOTE AT FOR GRADING & FILL COMPACTION EFFORTS IN RESIDENTIAL LOT AREAS.
  - REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR FINAL PRIVATE TRAIL ALIGNMENTS, GRADES & ELEVATIONS.
  - LANDSCAPE BERMS: CONSTRUCT BERMS 4'-0" ON-SITE TOP SOIL, 4'-11" SIZESPECIES & MATERIAL COMPACTED TO 80% ASTM D698.

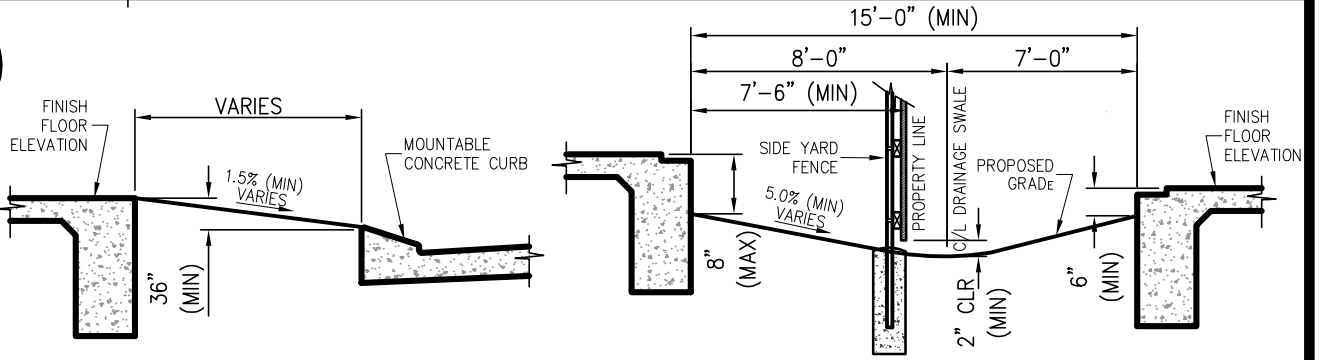
**RECORD DRAWING - 6/6/23**

**CERTIFICATION:**  
I, GENERAL CONTRACTOR FOR THE GREENS PRAIRIE RESERVE, PHASE 105 DEVELOPMENT, CERTIFY THAT THE IMPROVEMENTS SHOWN ON THIS SHEET WERE ACTUALLY BUILT, AND THAT SAID IMPROVEMENTS ARE SHOWN SUBSTANTIALLY HEREON. I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THAT THE MATERIALS OF CONSTRUCTION AND SIZES OF MANUFACTURED ITEMS, IF ANY ARE STATED CORRECTLY HEREON.

**CERTIFICATION:**  
I HEREBY ATTEST THAT I AM FAMILIAR WITH THE APPROVED DRAINAGE PLAN AND ASSOCIATED CONSTRUCTION DRAWINGS AND FURTHERMORE, ATTEST THAT THE DRAINAGE FACILITIES HAVE BEEN CONSTRUCTED WITHIN DIMENSIONAL TOLERANCES PRESCRIBED BY THE BRYAN & COLLEGE STATION UNIFIED STORMWATER DESIGN GUIDELINES AND IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS OR AMENDMENTS THERE TO APPROVED BY THE CITY OF COLLEGE STATION.



RABON A. METCALF, P.E. No. 88583



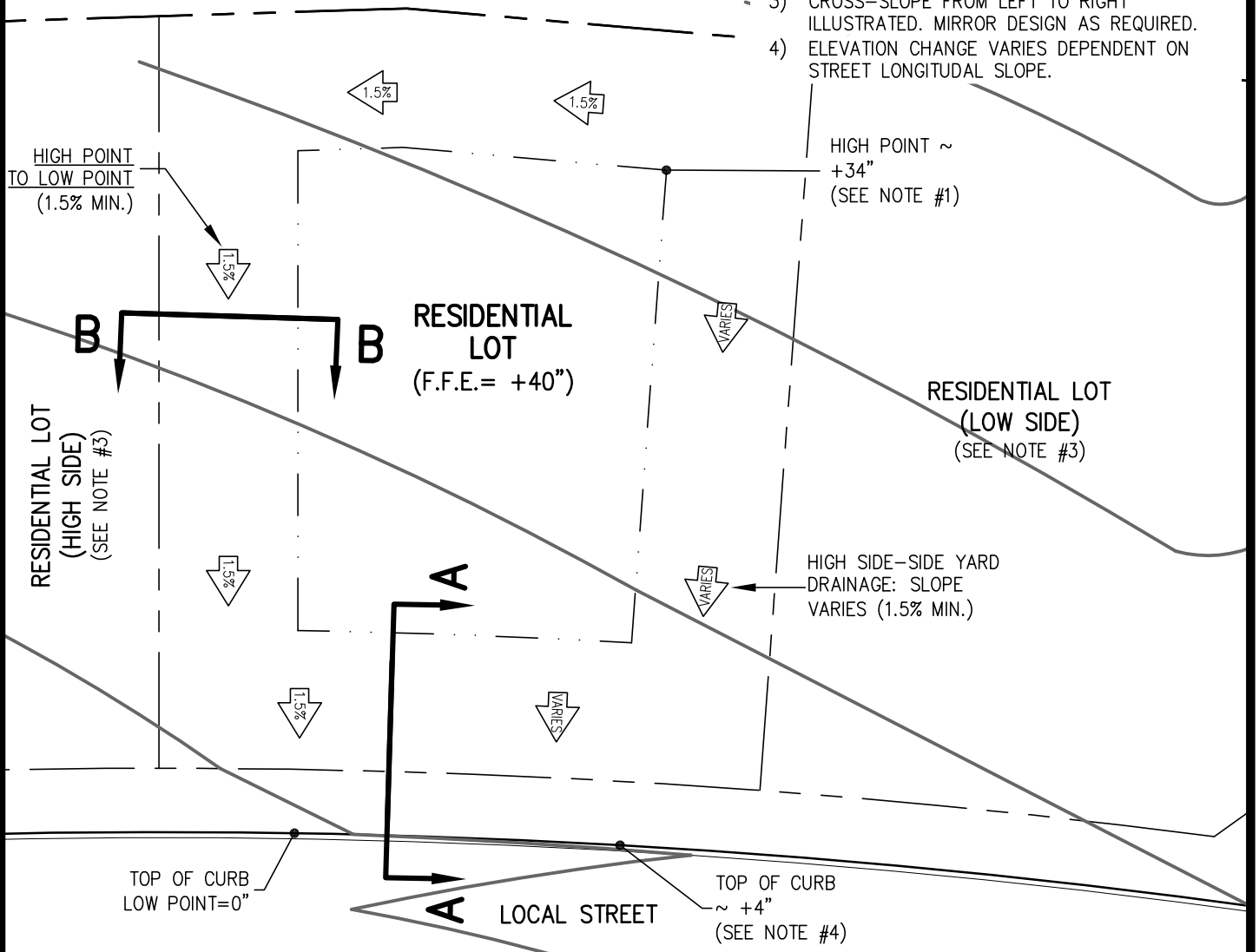
**SECTION A-A**  
N.T.S.

**SECTION B-B**  
N.T.S.

- COMMON AREA -  
(SEE NOTE #2)

**LOT GRADING NOTES:**

- 1) PROVIDE MINIMUM 6" EXPOSED GRADE BEAM AT HIGH POINT IN YARD & FINISH FLOOR ELEVATION.
- 2) WHERE APPLICABLE GRADE REAR YARD TO COMMON AREA DRAINAGE SWALE.
- 3) CROSS-SLOPE FROM LEFT TO RIGHT ILLUSTRATED. MIRROR DESIGN AS REQUIRED.
- 4) ELEVATION CHANGE VARIES DEPENDENT ON STREET LONGITUDINAL SLOPE.



HIGH POINT ~  
+34"  
(SEE NOTE #1)

RESIDENTIAL LOT  
(LOW SIDE)  
(SEE NOTE #3)

HIGH SIDE-SIDE YARD  
DRAINAGE: SLOPE  
VARIES (1.5% MIN.)

TOP OF CURB  
~ +4"  
(SEE NOTE #4)

TOP OF CURB  
LOW POINT=0"



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OFF: (979) 764-0704

**GREENS PRAIRIE RESERVE, PHASE 105**  
**SIDE REAR to FRONT: LOT GRADING**  
BLOCK SIX, LOTS 2 & 4 - 6

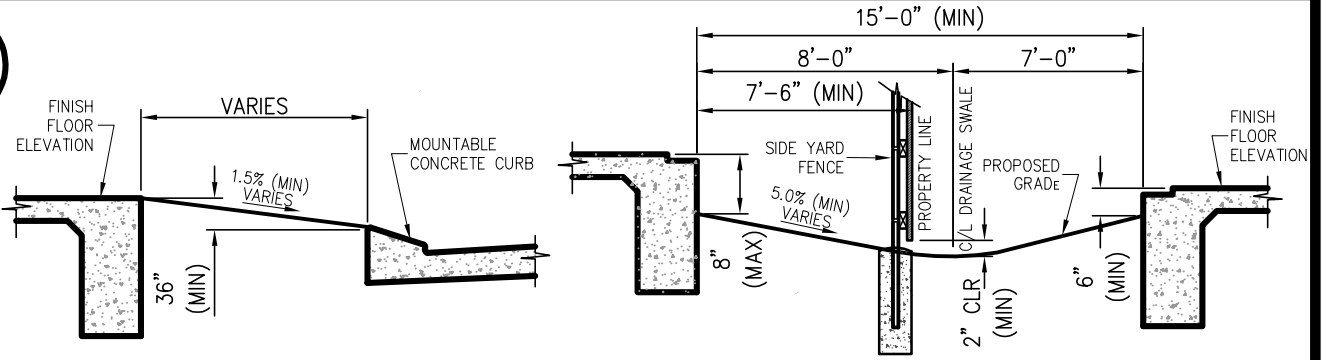
RME No. 325-0771

REV: 1  
DATE: 6/8/23  
FILE: LOT-GRADING  
SCALE: 1"=30'

DRAWN BY: RAM  
CHK BY: MW

SHEET NO.  
1 OF 4

SHEET TITLE  
**X-1**



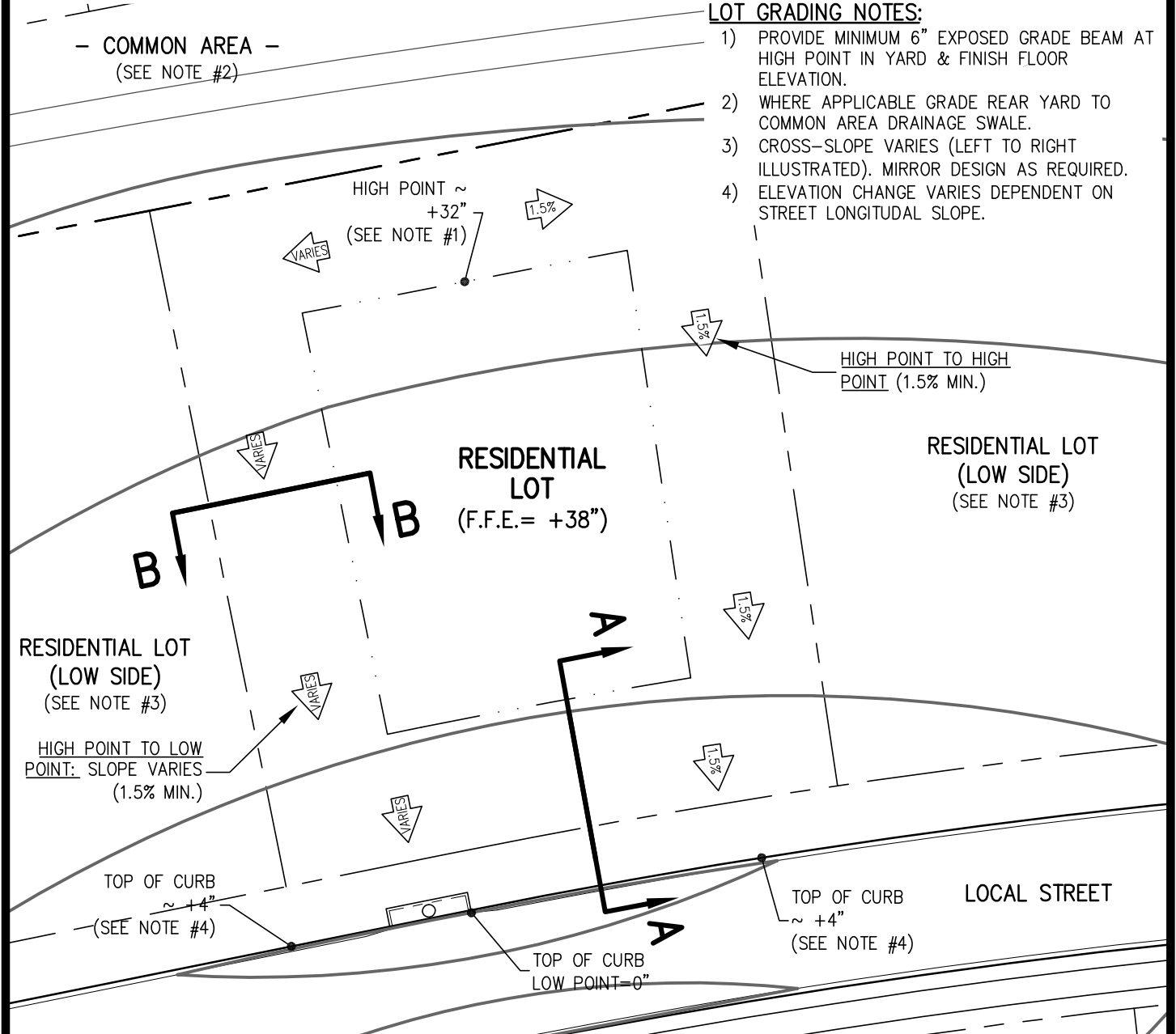
**SECTION A-A**  
N.T.S.

**SECTION B-B**  
N.T.S.

- COMMON AREA -  
(SEE NOTE #2)

**LOT GRADING NOTES:**

- 1) PROVIDE MINIMUM 6" EXPOSED GRADE BEAM AT HIGH POINT IN YARD & FINISH FLOOR ELEVATION.
- 2) WHERE APPLICABLE GRADE REAR YARD TO COMMON AREA DRAINAGE SWALE.
- 3) CROSS-SLOPE VARIES (LEFT TO RIGHT ILLUSTRATED). MIRROR DESIGN AS REQUIRED.
- 4) ELEVATION CHANGE VARIES DEPENDENT ON STREET LONGITUDINAL SLOPE.



RESIDENTIAL LOT  
(LOW SIDE)  
(SEE NOTE #3)

RESIDENTIAL LOT  
(F.F.E. = +38")

RESIDENTIAL LOT  
(LOW SIDE)  
(SEE NOTE #3)

HIGH POINT TO LOW POINT: SLOPE VARIES  
(1.5% MIN.)

HIGH POINT TO HIGH POINT (1.5% MIN.)

TOP OF CURB  
~ +4"  
(SEE NOTE #4)

TOP OF CURB  
~ +4"  
(SEE NOTE #4)

LOCAL STREET

TOP OF CURB  
LOW POINT = 0"



**GREENS PRAIRIE RESERVE, PHASE 105**  
**MID REAR to FRONT: LOT GRADING**  
BLOCK SIX, LOTS 1, 3 & 7

REV: 1  
DATE: 6/8/23  
FILE: LOT-GRADING  
SCALE: 1"=30'

SHEET NO.  
2 OF 4

FIRM REGISTRATION No. F-4695  
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OFF: (979) 764-0704

RME No. 325-0771

DRAWN BY: RAM  
CHK BY: MW

SHEET TITLE  
**X-2**





N

TOP OF CURB  
LOW POINT ~ -4"  
(SEE NOTE #4)

LOCAL STREET

TOP OF CURB  
HIGH POINT = 0"

HIGH POINT ~  
+7"  
(SEE NOTE #1)

A

B

B

RESIDENTIAL LOT  
(HIGH SIDE)  
(SEE NOTE #3)

RESIDENTIAL LOT  
(F.F.E. = +13")

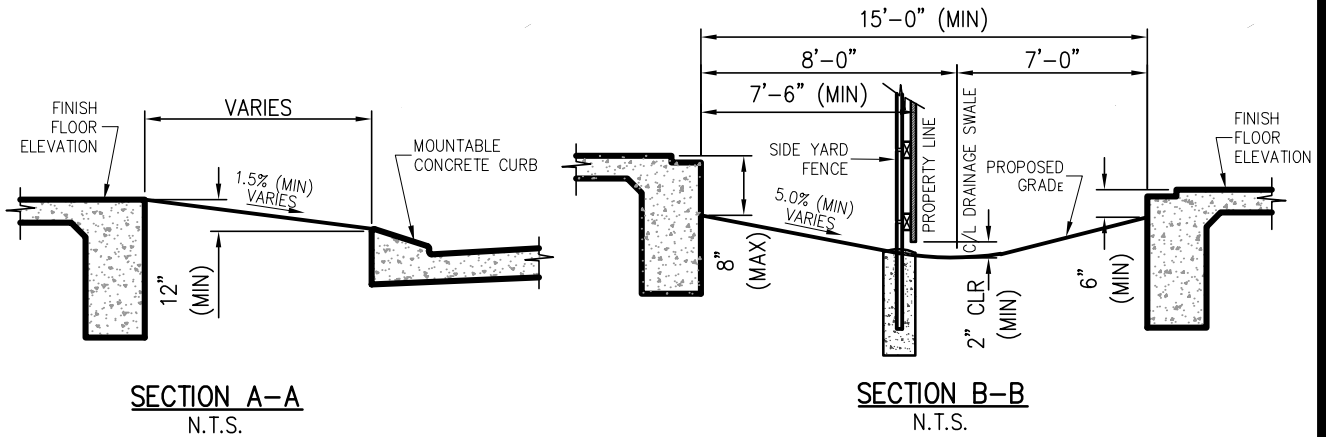
RESIDENTIAL LOT  
(HIGH SIDE)  
(SEE NOTE #3)

ALL SIDE YARD SLOPE  
CONTINUOUS (BOTH  
SIDES) (1.5% MIN.)

- COMMON AREA -  
(SEE NOTE #2)

**LOT GRADING NOTES:**

- 1) PROVIDE MINIMUM 6" EXPOSED GRADE BEAM AT HIGH POINT IN YARD & FINISH FLOOR ELEVATION. LOCATION VARIES.
- 2) WHERE APPLICABLE GRADE REAR YARD TO COMMON AREA DRAINAGE SWALE.
- 3) CROSS-SLOPE FROM RIGHT TO LEFT ILLUSTRATED. MIRROR DESIGN AS REQUIRED.
- 4) ELEVATION CHANGE VARIES DEPENDENT ON STREET LONGITUDINAL SLOPE.



**RME**  
Consulting Engineers

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OFF: (979) 764-0704

**GREENS PRAIRIE RESERVE, PHASE 105**  
**SPLIT REAR & FRONT: LOT GRADING**  
BLOCK FIVE, LOTS 5-10  
BLOCK SEVEN, LOTS 1-6

RME No. 325-0771

REV: 1  
DATE: 6/8/23  
FILE: LOT-GRADING  
SCALE: 1"=30'

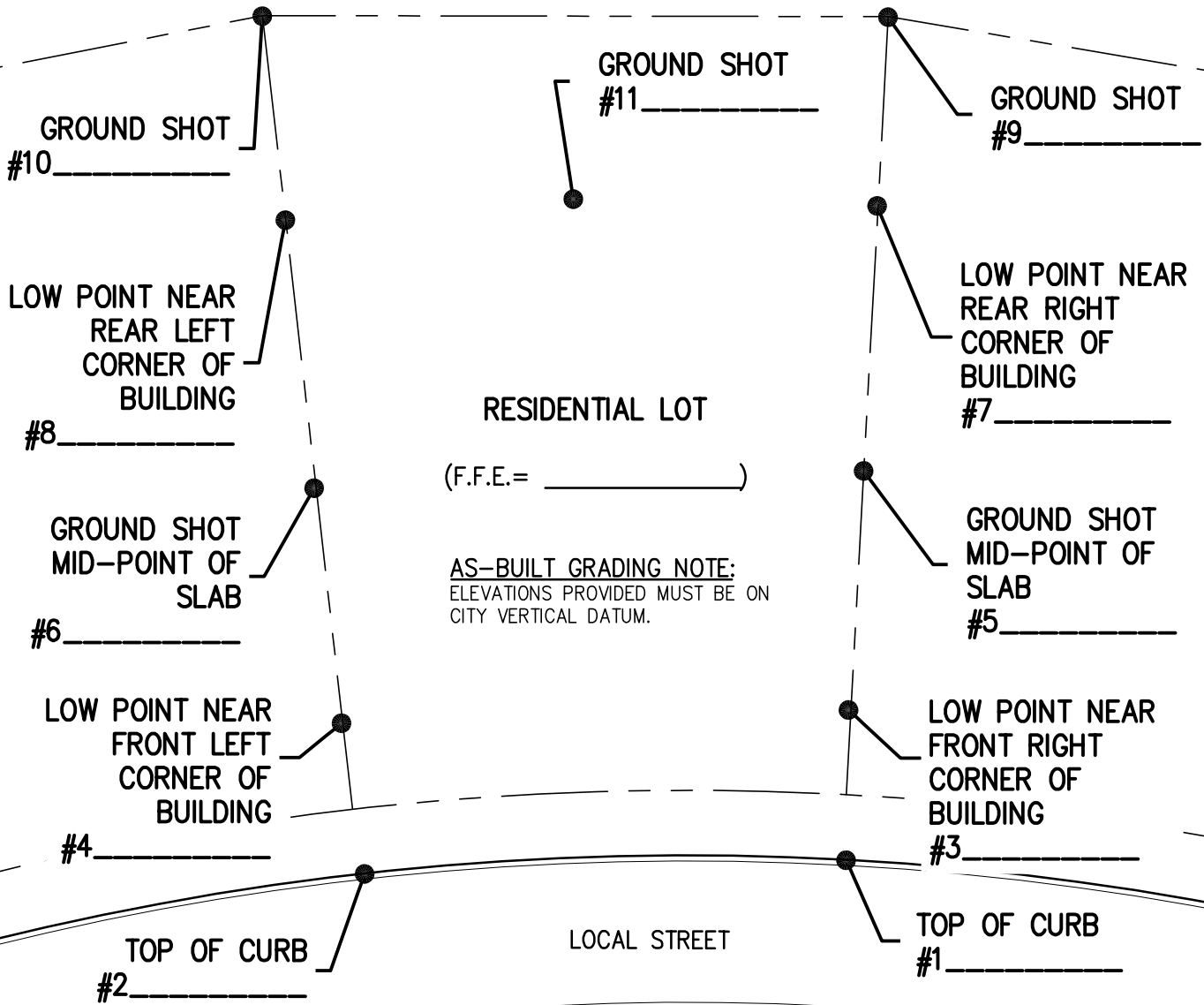
DRAWN BY: RAM  
CHK BY: MW

SHEET NO.  
3 OF 4

SHEET TITLE  
**X-3**



- COMMON AREA -



AS-BUILT GRADING NOTE:  
 ELEVATIONS PROVIDED MUST BE ON  
 CITY VERTICAL DATUM.

**RME**  
 Consulting Engineers

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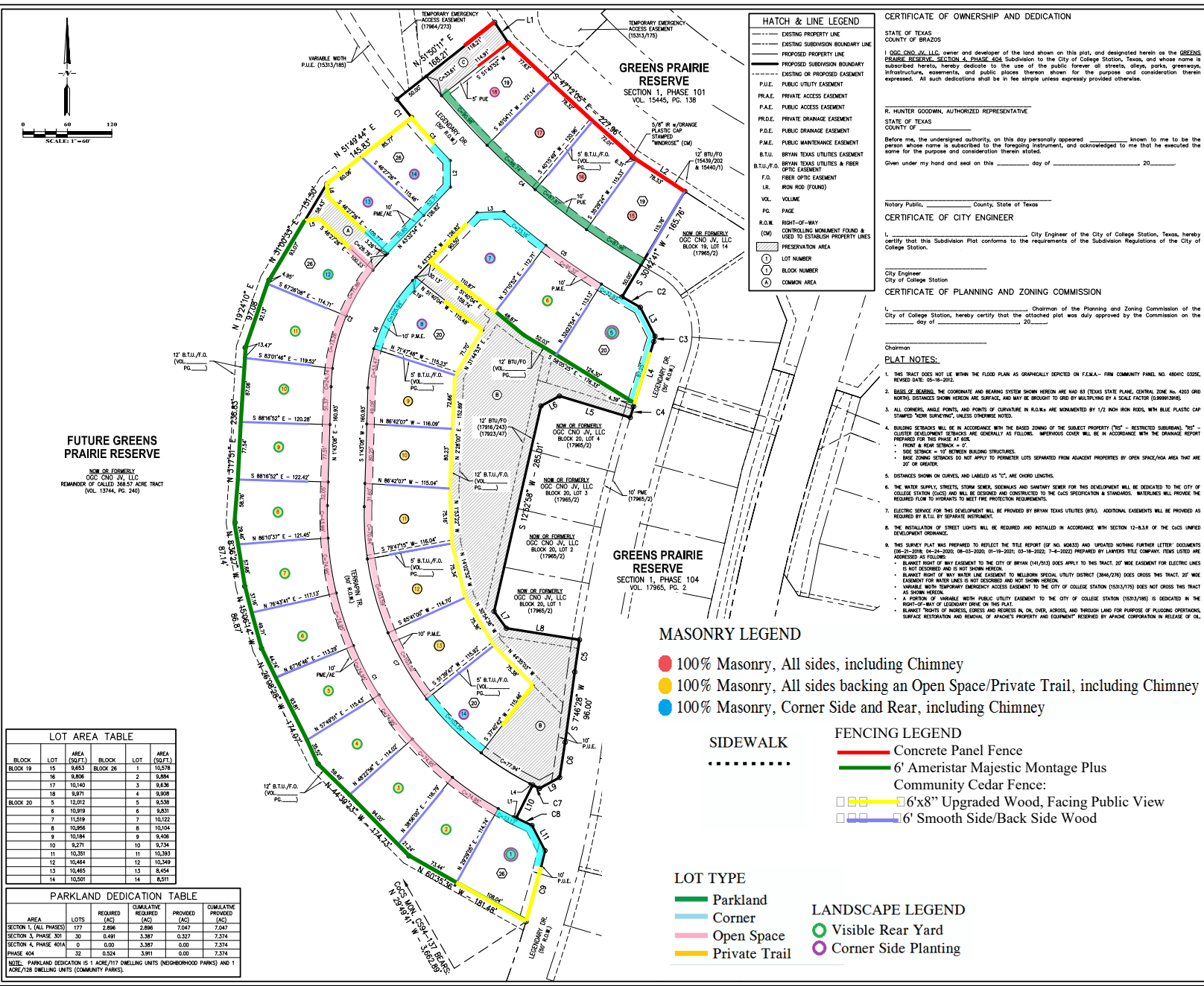
**GREENS PRAIRIE RESERVE, PHASE 105**  
**AS-BUILT LOT GRADING SURVEY**  
 BLOCK \_\_\_\_\_, LOT \_\_\_\_\_

RME No. 325-0771

REV: 1  
 DATE: 6/8/23  
 FILE: LOT-GRADING  
 SCALE: 1"=30'

DRAWN BY: RAM  
 CHK BY: MW

SHEET NO.  
 4 OF 4  
 SHEET TITLE  
**X-4**



- ### HATCH & LINE LEGEND
- EXISTING PROPERTY LINE
  - EXISTING SUBDIVISION BOUNDARY LINE
  - PROPOSED PROPERTY LINE
  - PROPOSED SUBDIVISION BOUNDARY
  - EXISTING OR PROPOSED EASEMENT
  - P.U.E. PUBLIC UTILITY EASEMENT
  - P.R.A.E. PRIVATE ACCESS EASEMENT
  - P.F.A.E. PRIVATE ACCESS EASEMENT
  - P.D.E. PUBLIC DRAINAGE EASEMENT
  - P.M.E. PUBLIC MAINTENANCE EASEMENT
  - B.T.U./F.O. BRYAN TEXAS UTILITIES EASEMENT
  - F.O. FIBER OPTIC EASEMENT
  - I.R. IRON ROD (FOUND)
  - VOL. VOLUME
  - PG. PAGE
  - R.O.W. RIGHT-OF-WAY
  - (CM) CONTROLLING MONUMENT FOUND & USED TO ESTABLISH PROPERTY LINES
  - PRESERVATION AREA
  - LOT NUMBER
  - LOT NUMBER
  - COMMON AREA

### CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, OGC CHD JV, LLC, owner and developer of the land shown on this plat, and designated herein as the **GREENS PRAIRIE RESERVE, SECTION 1, PHASE 101** Subdivision to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in the simple unless expressly provided otherwise.

R. HUNTER GOODWIN, AUTHORIZED REPRESENTATIVE  
STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein stated.

Given under my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, \_\_\_\_\_ County, State of Texas

### CERTIFICATE OF CITY ENGINEER

I, \_\_\_\_\_, City Engineer of the City of College Station, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of College Station.

City Engineer  
City of College Station

### CERTIFICATE OF PLANNING AND ZONING COMMISSION

I, \_\_\_\_\_, Chairman of the Planning and Zoning Commission of the City of College Station, Texas, hereby certify that the attached plat was duly approved by the Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Chairman

- ### PLAT NOTES:
- THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON FEMA- FIRM COMMUNITY PANEL NO. 4804IC 0335E, REVISION 04-2003, AND IS THEREFORE NOT SUBJECT TO FLOODING.
  - BASES OF BEARING, THE CORNER AND BEARING SYSTEM SHOWN HEREON ARE HAD AS TEXAS STATE PLANE, CENTRAL ZONE NO. 4033 GRID NORTH. DISTANCES SHOWN HEREON ARE SURFACE, AND MAY BE BROUGHT TO GRID BY MULTIPLYING BY A SCALE FACTOR (0.999993495).
  - ALL CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE IN R.O.W.s ARE MONUMENTED BY 1/2" INCH IRON RODS, WITH BLUE PLASTIC CAP STAMPED "NON SURVEYOR" UNLESS OTHERWISE NOTED.
  - BUILDING SETBACKS WILL BE IN ACCORDANCE WITH THE BASED ZONING OF THE SUBJECT PROPERTY ("B" - RESTRICTED SUBURBAN). "B" - CLUSTER DEVELOPMENT SETBACKS ARE GENERALLY AS FOLLOWS: IMPROVED COVER WILL BE IN ACCORDANCE WITH THE DRAINAGE REPORT:
    - 1. FRONT SETBACK = 0'
    - 2. SIDE SETBACK = 10' BETWEEN BUILDING STRUCTURES.
    - 3. REAR SETBACKS DO NOT APPLY TO PERMETER LOTS SEPARATED FROM ADJACENT PROPERTIES BY OPEN SPACE/HIGH AREA THAT ARE 25' OR GREATER.
  - DISTANCES SHOWN ON CURVES, AND LABELED AS "C", ARE CHORD LENGTHS.
  - THE WATER SUPPLY, SEWER, STORM SEWER, SIDEWALKS AND SANITARY SEWER FOR THIS DEVELOPMENT WILL BE DEDICATED TO THE CITY OF COLLEGE STATION (COCS) AND WILL BE DESIGNED AND CONSTRUCTED TO THE COCS SPECIFICATION & STANDARDS. MATERIALS WILL PROVIDE THE REQUIRED FLOW TO HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
  - ELECTRIC SERVICE FOR THIS DEVELOPMENT WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU). ADDITIONAL EASEMENTS WILL BE PROVIDED AS REQUIRED BY BTU BY SEPARATE INSTRUMENT.
  - THE INSTALLATION OF STREET LIGHTS WILL BE REQUIRED AND INSTALLED IN ACCORDANCE WITH SECTION 12-8.3.8 OF THE COCS UNIFIED DEVELOPMENT ORDINANCE.
  - THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE REPORT (OF NO. 16053) AND UPDATED NOTHING FURTHER LETTER DOCUMENTS 06-21-2016, 04-24-2020, 08-03-2020, 01-19-2021, 03-18-2022, 7-6-2022 PREPARED BY LAWYERS TITLE COMPANY. ITEMS LISTED ARE INDEXED AS FOLLOWS:
    - 1. BLANKET RIGHT OF WAY EASEMENT TO THE CITY OF BRYAN (141215) DOES APPLY TO THIS TRACT. 20' WIDE EASEMENT FOR ELECTRIC LINES IS NOT ACCESSED AND IS NOT SHOWN HEREON.
    - 2. BLANKET RIGHT OF WAY WATER LINE EASEMENT TO WILLOW SPECIAL UTILITY DISTRICT (2846/276) DOES CROSS THIS TRACT. 20' WIDE EASEMENT FOR WATER LINES IS NOT ACCESSED AND IS NOT SHOWN HEREON.
    - 3. VARIABLE WIDTH TEMPORARY EMERGENCY ACCESS EASEMENT TO THE CITY OF COLLEGE STATION (15313/175) DOES NOT CROSS THIS TRACT AND IS SHOWN HEREON.
    - 4. A PORTION OF VARIABLE WIDTH PUBLIC UTILITY EASEMENT TO THE CITY OF COLLEGE STATION (15313/185) IS DEDICATED IN THE RIGHT-OF-WAY OF LEGENDARY DRIVE ON THIS PLAT.
    - 5. BLANKET RIGHTS OF INGRESS, EGRESS AND EGRESS IN, ON, OVER, ACROSS, AND THROUGH LAND FOR PURPOSE OF FLOODING OPERATIONS, SURFACE RESTORATION AND REPAIRS OF ADJACENT PROPERTY AND EQUIPMENT RESERVED BY ADJACENT COOPERATION IN RELEASE OF OIL.

### MASONRY LEGEND

- 100% Masonry, All sides, including Chimney
- 100% Masonry, All sides backing an Open Space/Private Trail, including Chimney
- 100% Masonry, Corner Side and Rear, including Chimney

### SIDEWALK



### FENCING LEGEND

- Concrete Panel Fence
- 6' Ameristar Majestic Montage Plus Community Cedar Fence
- 6'x8" Upgraded Wood, Facing Public View
- 6' Smooth Side/Back Side Wood

### LOT TYPE

- Parkland
- Corner
- Open Space
- Private Trail

### LANDSCAPE LEGEND

- Visible Rear Yard
- Corner Side Planting

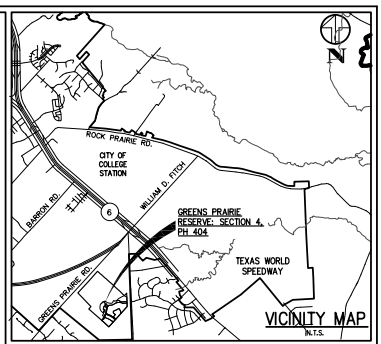
### LOT AREA TABLE

BLOCK	LOT	AREA (SQ.FT.)	BLOCK	LOT	AREA (SQ.FT.)
BLOCK 19	15	8,653	BLOCK 26	1	10,578
	16	8,806		2	8,894
	17	10,140		3	8,638
BLOCK 20	18	9,971	4	9,908	
	5	12,012	5	8,538	
	6	10,079	6	8,621	
	7	11,519	7	10,322	
	8	10,956	8	10,104	
	9	10,184	9	8,400	
	10	10,271	10	8,734	
BLOCK 21	11	10,351	11	10,383	
	12	10,484	12	10,349	
	13	10,465	13	8,454	
	14	10,501	14	8,511	

### PARKLAND DEDICATION TABLE

SECTION	AREA (AC)	LOTS	REQUIRED (AC)	CUMULATIVE REQUIRED (AC)	PROVIDED (AC)	CUMULATIVE PROVIDED (AC)
SECTION 1, (ALL PHASES)	177	2,396	2,396	2,396	2,047	2,047
SECTION 4, PHASE 301	30	0.491	3.387	3.387	0.327	2,374
SECTION 4, PHASE 401A	0	0.00	3.387	3.387	0.00	2,374
PHASE 404	32	0.524	3.911	3.911	0.00	2,374

NOTE: PARKLAND DEDICATION IS 1 ACRE/717 DWELLING UNITS (NEIGHBORHOOD PARKS) AND 1 ACRE/128 DWELLING UNITS (COMMUNITY PARKS).



### CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS

I, \_\_\_\_\_, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ in the Deed Records of Brazos County, Texas, in Volume \_\_\_\_\_ Page \_\_\_\_\_.

WITNESS my hand and official Seal, at my office in COLLEGE STATION, Texas

County Clerk  
Brazos County, Texas

### CERTIFICATE OF SURVEYOR

I, NATHAN PAUL KERR, Registered Professional Land Surveyor No. 6836, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

NATHAN PAUL KERR, RPLS NO. 6834

**KERR SURVEYING, LLC**  
409 NORTH TEXAS AVENUE  
BRYAN, TEXAS 77803  
PHONE (979) 268-3195  
TBPELS FIRM NO. 10018500

# FINAL PLAT

OF

## GREENS PRAIRIE RESERVE

### SECTION 4, PHASE 404

BLOCK 19, LOTS 15-18 & BLOCK 20, LOTS 5-14 & BLOCK 26, LOTS 1-14  
COMMON AREAS A - C (1.590 ACRES) & R.O.W. DEDICATION (1.622 ACRES)  
A TOTAL OF 9.681 ACRES  
BEING A PORTION OF THE REMAINDER OF A CALLED 368.57 ACRE TRACT  
VOLUME 13744, PAGE 240  
WILLIAM CLARK SURVEY, A-101  
COLLEGE STATION, TEXAS

**RME Consulting Engineers**

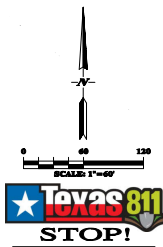
LANDOWNER INFORMATION  
OGC CHD JV, LLC  
c/o OLDHAM GOODWIN GROUP  
2800 SOUTH TEXAS AVENUE, STE. 401  
BRYAN, TX 77802  
PHONE (979) 260-2000  
EMAIL: Chris.roedel@rmeconsulting.com

FILENAME: 0778791A | SCALE: 1"=60'  
SUBMITTED DATE: 8/8/22  
REVISIONS:  
DRAWN BY: R.A.M.  
CHECKED BY: NATHAN KERR  
OFFICE - (979) 764-0704  
KERR JOB NO. 22-249

POST OFFICE BOX 9253  
COLLEGE STATION, TEXAS 77842  
EMAIL: civil@rmeengineer.com  
OFFICE - (979) 764-0704  
TEXAS FIRM REGISTRATION No. F-4695

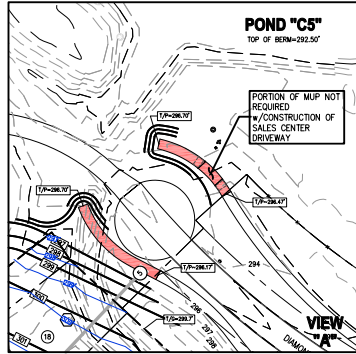
RME CONSULTING ENGINEERS  
CLIENT NO. PROJECT NO.  
325 - 0770

SHEET 1 OF 1



**STOP!**  
CALL BEFORE YOU DIG  
(AT LEAST 72 HOURS PRIOR TO DIGGING)  
UNLESS THE CONTRACTOR IS TO  
LOCATE ANY AND ALL UTILITIES PRIOR TO  
CONSTRUCTION AND IS SOLELY  
RESPONSIBLE FOR ALL DAMAGES TO  
EXISTING UTILITIES DUE TO ANY  
CONSTRUCTION ACTIVITY.

EROSION CONTROL  
MEASURES SHALL BE  
IMPLEMENTED PRIOR TO ANY  
EXCAVATION, DEMOLITION,  
OR CONSTRUCTION WORK.



**GRADING LEGEND**

	DRAINAGE DIRECTIONAL ARROW
	TOP OF PAVEMENT
	TOP OF CURB
	TOP OF WALL
	TOP OF GROUND OR GRATE
	ADA COMPLIANT PATH

**GRADING # LEGEND**

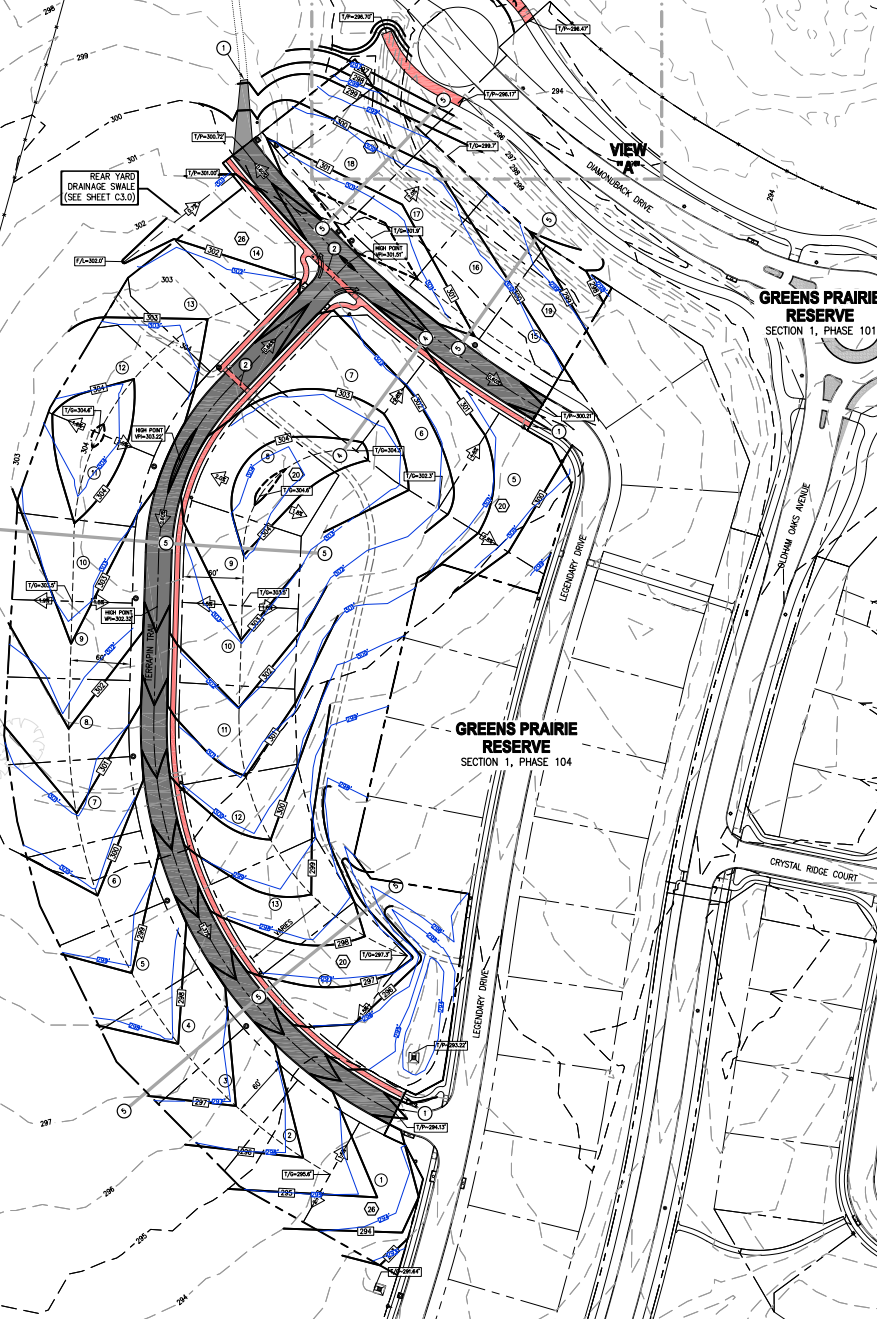
①	MATCH EXISTING PAVEMENT ELEVATION & GRASS FLUSH
②	SIDEWALK CROSS-WALK PROJECTION (SLOPE LONGITUDINAL SLOPE & 2.0% CROSS-SLOPE - MAXIMUM)
③	TRAPEZOIDAL CHANNEL (SLOPE VARIES)
④	LOT CROSS-SECTION (REAR TO FRONT DRAINAGE)
⑤	LOT CROSS-SECTION (SPLIT FLOW - FRONT & REAR)
⑥	LOT CROSS-SECTION (FRONT TO REAR)
⑦	4" WIDE CONCRETE PILOT CHANNEL (SLOPE VARIES)

- PLAN NOTES:**
- REFER TO SHEETS C0.1 & C0.2 FOR GRADING, DRAINAGE, AND MISCELLANEOUS CONSTRUCTION NOTES.
  - REFER TO SHEET C2.0 thru C2.5 FOR ADDITIONAL GRADING DESIGN DATA.
  - REFER TO SHEETS C3.0 thru C3.4 FOR GRADING AND DRAINAGE CONSTRUCTION DESIGN & DETAILS & TRENCH BEDDING DETAIL FOR ADS PIPE.
  - REFER TO SHEET C0.2 - "EARTHWORK & FINISH NOTE" NOTES #7 FOR GRADING & FILL COMPACTION EFFORTS IN RESIDENTIAL LOT AREAS.
  - REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR FINAL PRIVATE TRAIL ADJUSTMENTS, GRADES & ELEVATIONS.
  - LANDSCAPE BERMS, CONSTRUCT BERMS WITH SITE TOP SOIL. ALL IN SLOPES & MATERIAL COMPACTED TO 80% ASTM D98.

**FUTURE GREENS PRAIRIE RESERVE**

NOV OR EMBERLY  
0202 OHIO JV, LLC  
REMANDER OF CALLED 366.57 ACRE TRACT  
(VOL. 12744, PG. 240)

**POND "H2"  
TOP OF BERM=296.50'**



0202 OHIO JV, LLC  
c/o OLDHAM GOODWIN GROUP  
OWENS RIDGES  
2800 SOUTH TEXAS AVENUE, STE. 401  
BRYAN, TX 77802  
PH: (979) 260-2000  
EMAIL: Chris.roose@oldhamgoodwin.com



POST OFFICE BOX 9253  
COLLEGE STATION, TEXAS 77842  
EMAIL: civ@rmeengineer.com  
OFFICE: (979) 764-0704  
TEXAS FIRM REGISTRATION No. F-4695

MARK	DATE	DESCRIPTION

**PERMIT & CONSTRUCTION 9/6/22**

CONSTRUCTION DRAWINGS ISSUED PRIOR TO THIS DATE ARE REPLACED BY THIS SET & SHOULD NOT BE USED FOR CONSTRUCTION.



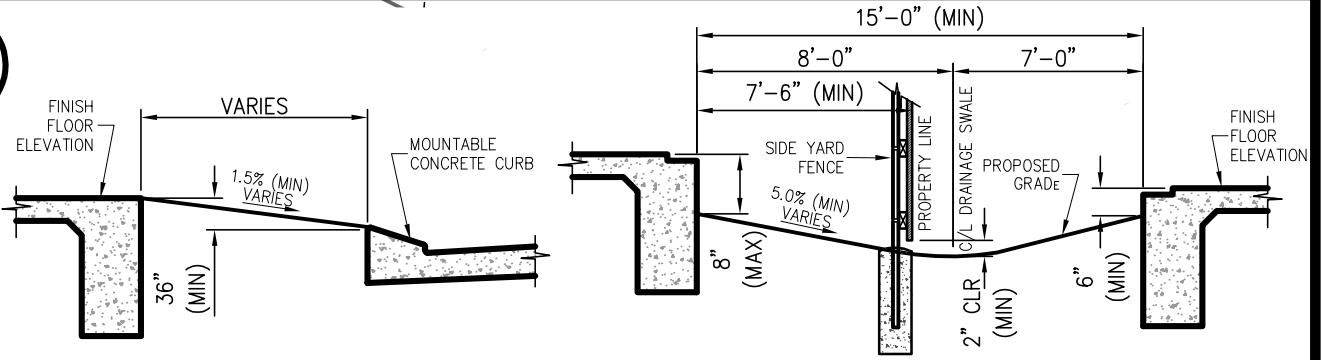
**GRADING & DRAINAGE PLAN**  
FOR THE  
**GREENS PRAIRIE RESERVE**  
**SECTION 4, PHASE 404**  
STREET, DRAINAGE & UTILITY IMPROVEMENTS  
COLLEGE STATION, BRAZOS COUNTY, TEXAS

FILENAME: 0770DP1A SCALE: 1"=60'  
SUBMITTED DATE: 8/8/22, 9/8/22

DRAWN BY: RAN CHECKED BY: CR  
FIELD BOOK: N/A PAGES: N/A

RME CONSULTING ENGINEERS  
CLIENT NO. PROJECT NO.  
**325 - 0770**

**C1.1**  
SHEET 7 OF 43

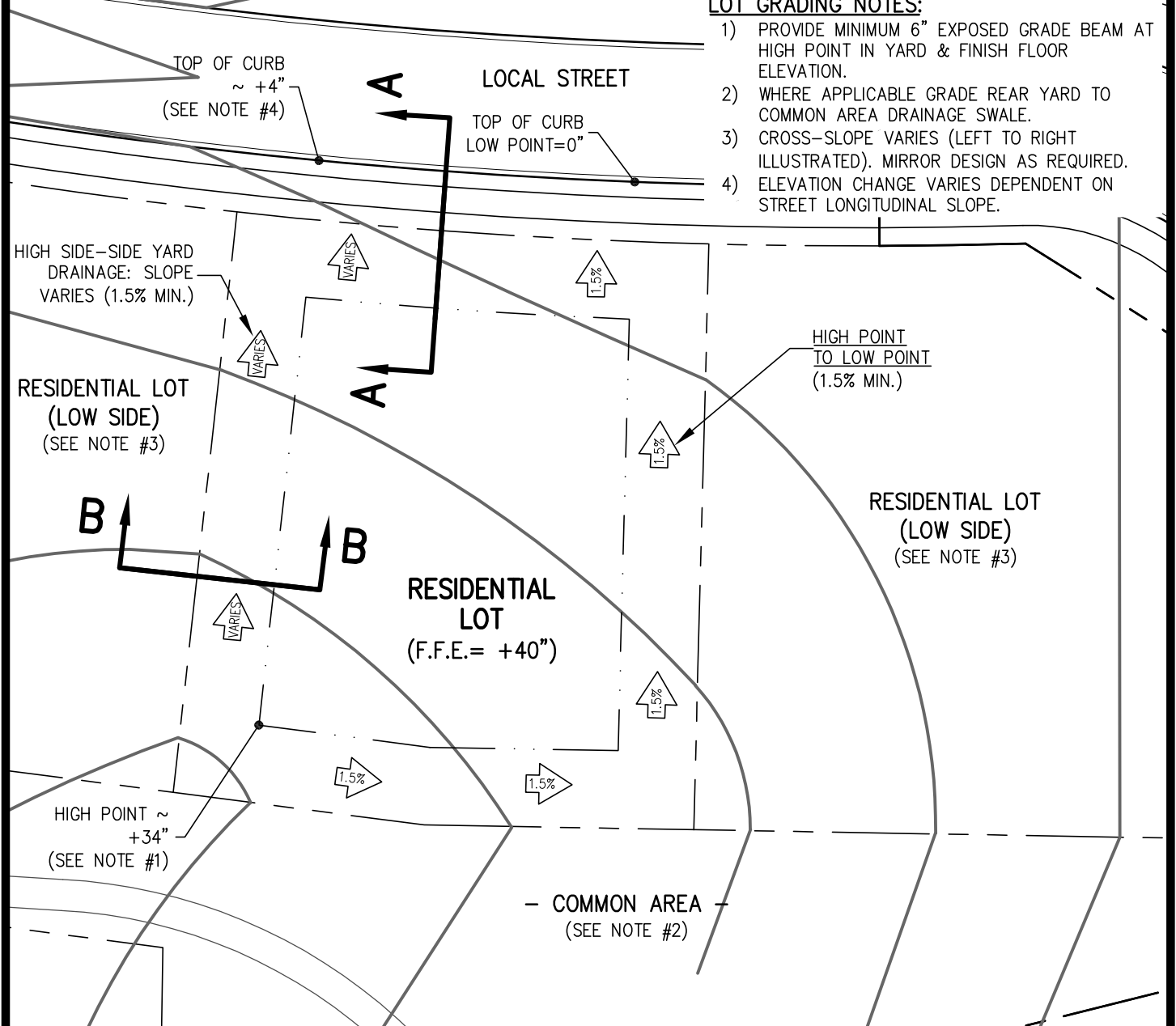


**SECTION A-A**  
N.T.S.

**SECTION B-B**  
N.T.S.

**LOT GRADING NOTES:**

- 1) PROVIDE MINIMUM 6" EXPOSED GRADE BEAM AT HIGH POINT IN YARD & FINISH FLOOR ELEVATION.
- 2) WHERE APPLICABLE GRADE REAR YARD TO COMMON AREA DRAINAGE SWALE.
- 3) CROSS-SLOPE VARIES (LEFT TO RIGHT ILLUSTRATED). MIRROR DESIGN AS REQUIRED.
- 4) ELEVATION CHANGE VARIES DEPENDENT ON STREET LONGITUDINAL SLOPE.



**FIRM REGISTRATION No. F-4695**  
POST OFFICE BOX 9253  
COLLEGE STATION, TX 77842  
EMAIL: [civil@rmengineer.com](mailto:civil@rmengineer.com)  
OFF: (979) 764-0704

**GREENS PRAIRIE RESERVE, PHASE 404**  
**SIDE REAR to FRONT: LOT GRADING**  
BLOCK TWENTY, LOTS 5 - 7

RME No. 325-0770

REV: 1  
DATE: 6/8/23  
FILE: LOT-GRADING  
SCALE: 1"=30'

DRAWN BY: RAM  
CHK BY: MW

SHEET NO.  
1 OF 4

SHEET TITLE  
**X-1**



- COMMON AREA -  
(SEE NOTE #2)

RESIDENTIAL LOT  
(F.F.E. = +13")

RESIDENTIAL LOT  
(HIGH SIDE)  
(SEE NOTE #3)

ALL SIDE YARD SLOPE  
CONTINUOUS (BOTH  
SIDES) (1.5% MIN.)

TOP OF CURB  
LOW POINT ~ -4"  
(SEE NOTE #4)

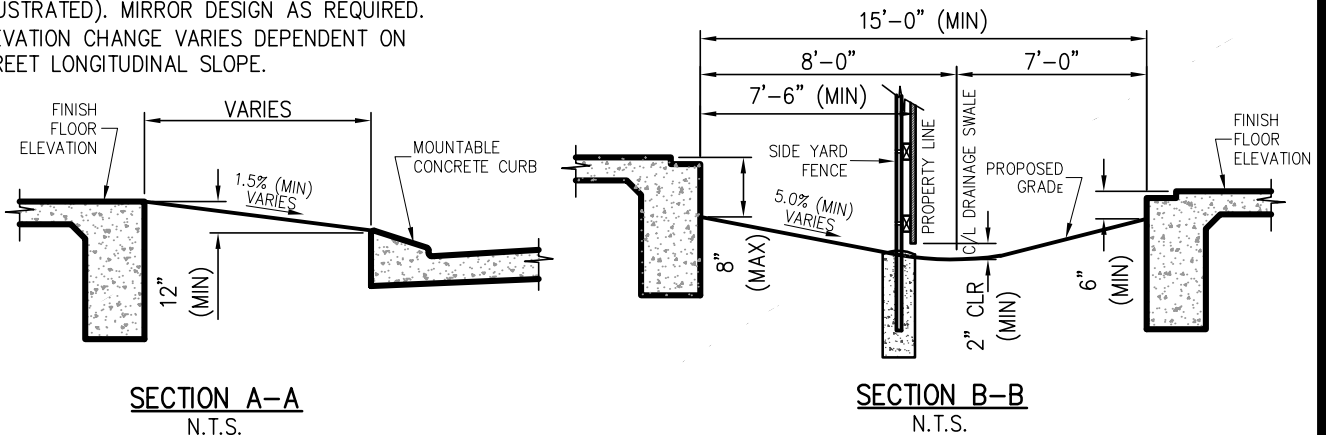
HIGH POINT ~  
+7"  
(SEE NOTE #1)

TOP OF CURB  
HIGH POINT = 0"

LOCAL STREET

**LOT GRADING NOTES:**

- 1) PROVIDE MINIMUM 6" EXPOSED GRADE BEAM AT HIGH POINT IN YARD & FINISH FLOOR ELEVATION. LOCATION VARIES.
- 2) WHERE APPLICABLE GRADE REAR YARD TO COMMON AREA DRAINAGE SWALE.
- 3) CROSS-SLOPE VARIES (RIGHT TO LEFT ILLUSTRATED). MIRROR DESIGN AS REQUIRED.
- 4) ELEVATION CHANGE VARIES DEPENDENT ON STREET LONGITUDINAL SLOPE.



SECTION A-A  
N.T.S.

SECTION B-B  
N.T.S.

**RME**  
Consulting Engineers

FIRM REGISTRATION No. F-4695  
POST OFFICE BOX 9253  
COLLEGE STATION, TX 77842  
EMAIL: civil@rmengineer.com  
OFF: (979) 764-0704

**GREENS PRAIRIE RESERVE, PHASE 404**  
**SIDE FRONT TO REAR: LOT GRADING**  
BLOCK NINETEEN, LOTS 15 - 18

RME No. 325-0770

REV: 1  
DATE: 6/8/23  
FILE: LOT-GRADING  
SCALE: 1"=30'

DRAWN BY: RAM  
CHK BY: MW

SHEET NO.  
2 OF 4

SHEET TITLE  
**X-2**



RESIDENTIAL LOT  
(HIGH SIDE)  
(SEE NOTE #3)

HIGH POINT ~  
+18"; LOCATION  
VARIES  
(SEE NOTE #1)

TOP OF CURB  
HIGH POINT=0"

HIGH POINT TO HIGH  
POINT (1.5% MIN.)

RESIDENTIAL LOT  
(F.F.E.= +24")

LOW SIDE-SIDE YARD  
DRAINAGE: SLOPE  
VARIES (1.5% MIN.)

RESIDENTIAL LOT  
(LOW SIDE)  
(SEE NOTE #3)

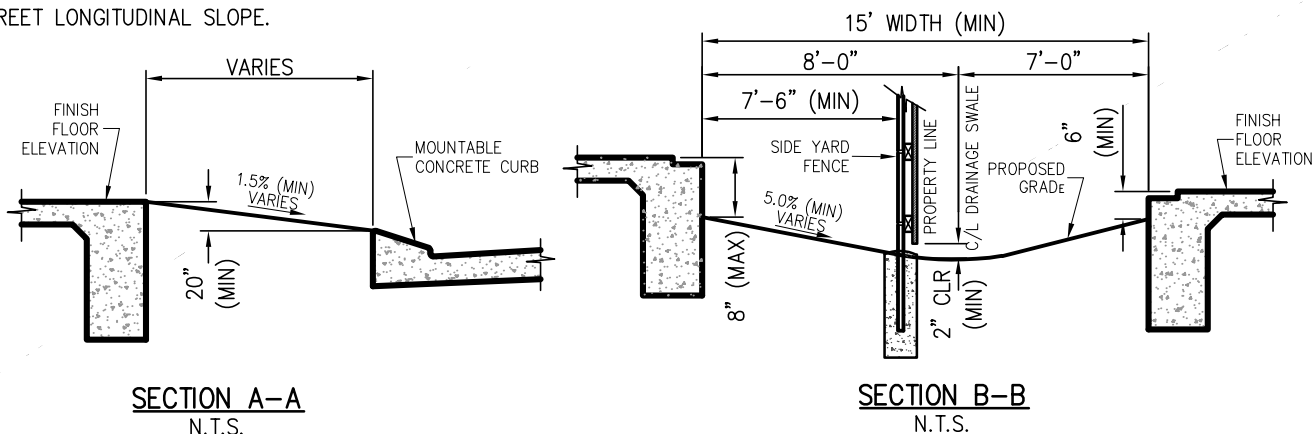
TOP OF CURB  
LOW POINT ~ -4"  
(SEE NOTE #4)

COMMON AREA -  
(SEE NOTE #2)

LOCAL STREET

**LOT GRADING NOTES:**

- 1) PROVIDE MINIMUM 6" EXPOSED GRADE BEAM AT HIGH POINT IN YARD & FINISH FLOOR ELEVATION. LOCATION VARIES.
- 2) WHERE APPLICABLE GRADE REAR YARD TO COMMON AREA DRAINAGE SWALE.
- 3) CROSS-SLOPE VARIES (LEFT TO RIGHT ILLUSTRATED). MIRROR DESIGN AS REQUIRED.
- 4) ELEVATION CHANGE VARIES DEPENDENT ON STREET LONGITUDINAL SLOPE.



**RME**  
Consulting Engineers

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COLLEGE STATION, TX 77842  
EMAIL: civil@rmengineer.com  
OFF: (979) 764-0704

**GREENS PRAIRIE RESERVE, PHASE 404**  
**SPLIT REAR & FRONT: LOT GRADING**  
BLOCK TWENTY, LOTS 8 - 14  
BLOCK TWENTY SIX, LOTS 1 - 14

RME No. 325-0770

REV: 1  
DATE: 6/8/23  
FILE: LOT-GRADING  
SCALE: 1"=30'

DRAWN BY: RAM  
CHK BY: MW

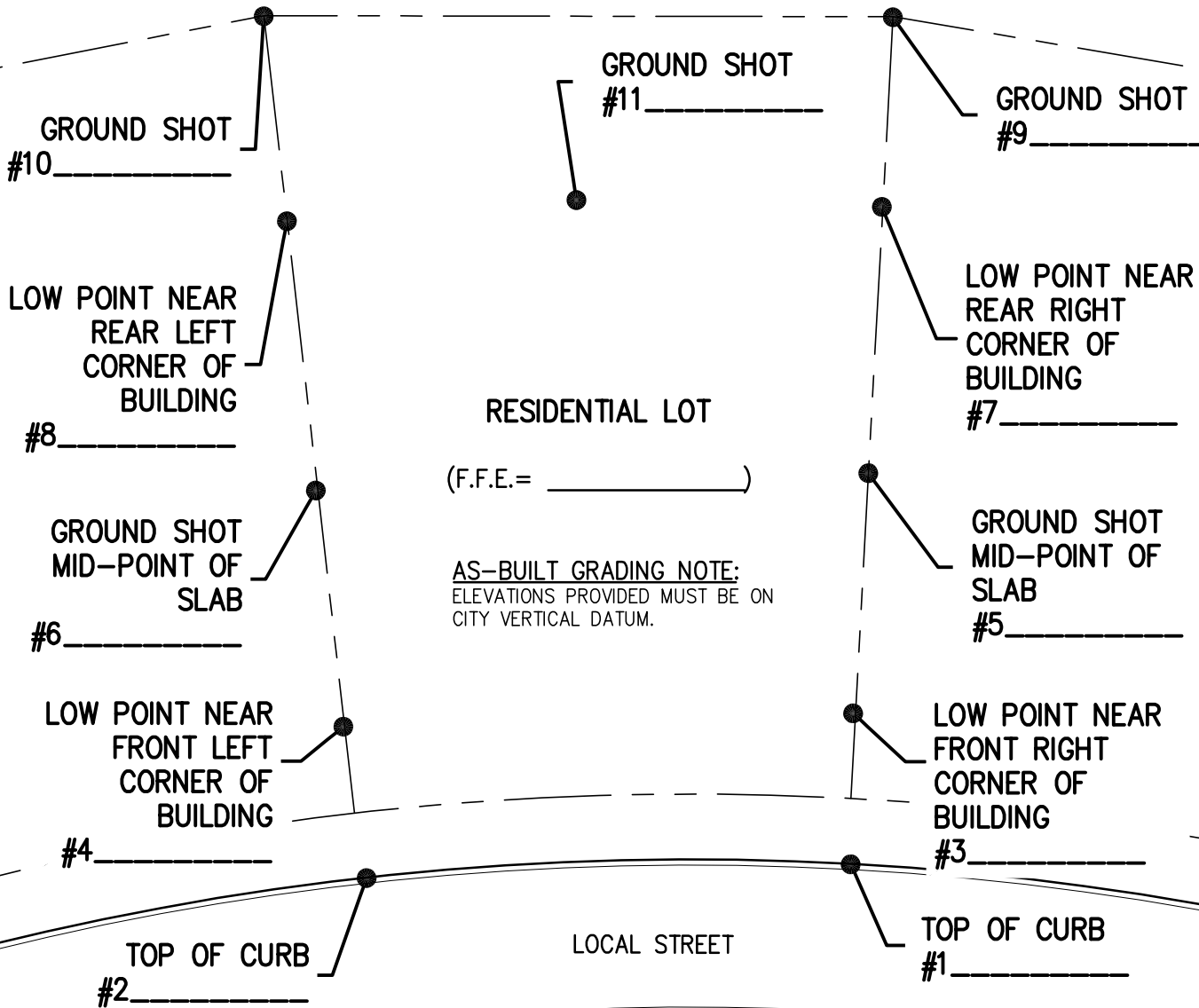
SHEET NO.  
3 OF 4

SHEET TITLE  
**X-3**



N

- COMMON AREA -



**RME**  
Consulting Engineers

FIRM REGISTRATION No. F-4695  
POST OFFICE BOX 9253  
COLLEGE STATION, TX 77842  
EMAIL: civil@rmengineer.com  
OFF: (979) 764-0704

**GREENS PRAIRIE RESERVE, PHASE 404**  
**AS-BUILT LOT GRADING SURVEY**  
BLOCK \_\_\_\_\_, LOT \_\_\_\_\_

RME No. 325-0770

REV: 1  
DATE: 6/8/23  
FILE: LOT-GRADING  
SCALE: 1"=30'

DRAWN BY: RAM  
CHK BY: MW

SHEET NO.  
4 OF 4

SHEET TITLE  
**X-4**





SHERWIN-WILLIAMS®

# Paint Maintenance Guide

## *Greens Prairie Reserve*

Presented To:

NA

Presented By:

**Phillip Elley**

SALES- Sales Representative PC Multi-Segment

(979) 739-4100

Phillip.M.Elley@sherwin.com

Products are available at:

BRYAN

3816 S TEXAS AVE

BRYAN, TX 77802 3712

(979) 846-4745

COLLEGE STATION

3108 Texas Ave S.

College Station, TX 77845

(979) 680-9700

March 06, 2022



**SHERWIN-WILLIAMS®**

**GREENS PRAIRIE RESERVE**  
**March 06, 2022**

---

**Description:**

WoodScapes®  
Exterior  
Polyurethane Semi  
-Transparent Stain  
Clear Base

**Product:**

A15T00005

**Substrate:**

Wood - Exterior  
Cedar

**Area:**

Wood Fences

**Color:**

200% 3518  
Hawthorne - Green  
Prairie Reserve  
Fence Stain 200%  
Hawthorne

**Label:**

Finish

**Order #:**

241176/707392

**Comments:**

Let first coat dry,  
then apply a  
second coat if  
needed to achieve  
the sample picket  
color.

*Due to screen and print limitations, colors seen here may not accurately reflect painted colors. To confirm your color choices, visit your neighborhood Sherwin-Williams store*

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*SHERWIN-WILLIAMS*®

# Reference Pages



**SHERWIN-WILLIAMS**

## Care and Cleaning of Interior and Exterior Coatings

### **Background:**

Establish procedures to maintain and clean interior and exterior painted substrates. To assure maximum washability and durability, wait at least two weeks before washing the dry paint film. Exterior coatings typically are very soft and flexible to allow for expansion and contraction of the coating during changes of temperature. Any hard scrubbing of standard exterior coatings is likely to damage the film. To clean and maintain the interior and exterior surfaces, we recommend these procedures.

### **Concentrated Cleaners, Liquid or Dry:**

- Read all the package directions before using. It is always recommended to test any cleaner on a small, inconspicuous area prior to use.
- Mix or dilute the cleaner per package instructions. Solution strength may be adjusted depending on amount and type of soil.
- Remove any heavy debris and contaminants.
- Using a sponge or cloth, wash surface dirt and marks.
- Do not allow the cleaner to dry on the surface.
- Always clean from the bottom of a wall to the top.
- Rinse the surface thoroughly.
- Repeat if necessary.

### **Premixed Spray Cleaners:**

- Read all the package directions before using. It is always recommended to test any cleaner on a small, inconspicuous area prior to use.
- Turn spray nozzle to desired spray pattern. (Open with nozzle facing away from you.)
- Remove any heavy debris and contaminants.
- Apply the cleaner to the dirt and marks; apply just enough to wet the area.
- Using a damp sponge or cloth, wipe to remove the surface dirt and marks and any excess cleaner. For difficult stains, some scrubbing may be necessary.
- Do not allow the cleaner to dry on the surface.
- If recommended on the cleaner package, rinse the surface thoroughly.
- Repeat if necessary.
- Return spray nozzle to the closed position.

### **Cautions:**

- Thoroughly read and understand all the label cautions prior to using any cleaner.
- Be sure that the cleaner is appropriate for the dirt/contamination.
- Do not mix together any cleaning compounds containing bleach and ammonia.
- Abrasive cleansers may damage a paint film, use very carefully.
- Bleach and bleaching type cleaners may damage or discolor existing paint films. Bleach alternative cleaning solutions would be advised.

### **WARNING!**

- Removal of old paint by sanding, scraping or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children or pregnant women. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as a properly fitted respirator (NIOSH approved) and proper containment and cleanup. For more information, call the National Lead Information Center at 1-800-424-LEAD (in US) or contact your local health authority.



**SHERWIN-WILLIAMS®**

## Care and Cleaning of Interior and Exterior Coatings

### The Sherwin-Williams Company Cleaning Products

**SuperDeck® Deck Wash** is designed to bring back the fresh, natural look of your deck. Enjoy the self-working, no scrub formulation. This product is an excellent choice to restore your surface or to use as a pretreatment for staining, preserving, or sealing. Use on decks and outdoor furniture made of pressure treated wood, cedar, pine, and most other woods. This product is intended for exterior use only.

**SuperDeck® Stain & Sealer Remover** is specifically designed to remove most semi-transparent and weathered solid latex and oil-based stains from decks and other exterior wood. SuperDeck Stain & Sealer Remover allows you to change the color of your deck or siding by restoring the natural beauty of the wood. SuperDeck Stain & Sealer Remover can be used on most exterior wood surfaces such as decks, siding and fences and will remove the following stains and finishes:

- Polyurethane and some weathered latex paint.
- Oil-based toners, semi-transparent, and weathered solid stains.
- Water-based toners, semi-transparent, and weathered stain.
- Water-reducible toners, semi-transparent and weathered solid stains.
- Old, weathered, clear protective finishes.

SuperDeck Stain & Sealer Remover will restore color to severely weathered and discolored wood.

**SuperDeck® Revive® Deck & Siding Brightener** is a fast-acting, ready-to-use cleaner specially formulated for cedar, redwood and other highly resinous exterior woods as well as dense woods such as mahogany. Due to the chemical characteristics of these types of woods, traditional cleaners can leave the surface with an unnatural, darkened appearance. SuperDeck Revive Deck & Siding Brightener will help remove dirt and unsightly stains caused by mildew and algae, gray and weathered wood, tannin bleed and nail bleed as well as stubborn mill glaze (a surface barrier to wood coatings found on most newly installed cedar and redwood) and restore the surface to its bright, clean natural look. SuperDeck Revive Deck & Siding Brightener can be used on any new or existing exterior structure including wood decks, fences, siding, shakes, shingles, boat docks, boardwalks, outdoor furniture, picnic tables, hot tubs, planters, benches, trellises and gazebos.

**H&C Concrete Etching Solution** is a phosphoric acid-based etcher that has been developed to acid etch concrete surfaces before applying H&C Silicone Acrylic Concrete Sealer, H&C Shield Plus Concrete Stain, and other coatings. Uses: • Basement floors and walls • Garage floors, carports and driveways • Porches, patios, walkways, steps • Swimming pool aprons • Recreation areas • Parking structures and parking lots • Retaining walls • Containment areas • Tilt-up construction • Removes efflorescence (alkali salts) • Reduces the pH of new concrete and new mortar joints.

**H&C Degreaser** is a concentrated heavy-duty cleaner that will remove most automotive fluids (oil, grease, brake fluid, transmission fluid, gear fluid and antifreeze) from concrete and masonry surfaces. Its primary use is to degrease and prepare concrete, block, brick, and masonry. Features: • Removes grease and oil stains • Prepares surfaces for paints, stains, and sealers • Increases any coating's ability to bond with the surface by providing a clean substrate Recommended Uses: • Stadium Supports • Bridges and Bridge Structures • Parking Garages • Patios and Walkways • Pool Decks • Concrete Driveways • Garage Floors • Block & Stucco Walls • Athletic/Tennis/Shuffleboard Courts • Other Concrete Surfaces • Use prior to etching



## BASICS OF TOUCH-UP

Often a painted area needs repair. Usually the damaged area is small and is repaired using a brush and roller. The art of repair is called "touching up" and there are many problems in making the repair as invisible as possible. Prerequisites for achieving good "touch-up" are that the paint be of the same color as the original, from the same manufacturer, from the same batch of paint and, ideally, from the same can, and that the area to be repaired has the same texture and appearance of the surrounding area.

If the "touch-up" patch is visible under all illumination conditions then it is poorly done; if one must search for it, then the "touch-up" is good.

### **COMPONENTS OF "TOUCH-UP"**

Touch-up complaints are often not specific about what aspect makes the repair visible. In fact, there are three separate and identifiable components that can be included in a "touch-up" problem. All three components contribute to the visibility of the repair and stem from the use of different application techniques for the original paint and the repair. Usually a brush repair over an airless sprayed original will be very visible. Most of the following comments concern that situation, but they can also be applied to other combinations. On some jobs one problem may be visible, on others they may occur in combinations. It is much easier to understand the cause of the poor "touch-up" if the problem components are identified.

#### **1. "HALO"**

Halo's are created at the edge of the repair by tendrils of paint left by the brush as it enters and exits the area around the patch. Human eyes are very good at determining texture changes and are thus very sensitive to touch-up and "halo" in particular. The texture is more raised in these areas than the main part of the repair, so they produce shadows when illuminated from the far side and reflect light back to the observer when illuminated from the same side.

A painter can make the situation worse by attempting to feather the repair excessively. This creates more edge texture. Halo is diminished if the paint spreads smoothly and continuously over the original layer. If the repair paint thickens in viscosity rapidly as it is spread then it will not level well and the texture at the edge will be especially bad. Thus patching over porous paint, e.g. a flat paint, is more likely to cause a "halo" problem. In the field the "halo" problem may be alleviated by stippling with a brush or otherwise trying to duplicate the texture of the original. Diluting the repair paint by 10-15% may help by accommodating the wicking problem.

#### **2. DIFFERENT SHEEN**

This part of the "touch up" problem is noticed as a difference over the whole repair patch particularly at oblique angles. The patch appears either shiny or dull compared to the background. The effect may be accompanied by a "halo".

Features larger than three mil, e.g. brush marks, roller stipple etc., produce shadowing or reflections like the "halo", but not a change in sheen. Sheen differences are due to changes in the way the light is scattered from smaller features, i.e., roughness, in the paint surface. The shape and the arrangement of the paint ingredients are what determine this. Changes in surface roughness are most visible at grazing angles of observation and illumination. This is often the way that poor touch-ups are first noticed. Drying conditions and application technique are important factors in determining surface roughness. Although paint can be formulated to minimize their importance, sheen differences may be seen when the original paint and the repair paint are applied differently or under widely different temperature and/or humidity conditions.

#### **3. COLOR DEVELOPMENT**

This problem is much less likely to occur than the other two types of touch-up problem. It most often appears as a difference in the depth of the color rather than a color shift, and can be seen at almost any angle of observation, but particularly near the perpendicular (90° angle) in contrast to the "halo" and "sheen" components above.

Changes in the way light is scattered from within the body of the paint film are most visible straight on for both observation and illumination. Poor color touch-up results from differences in pigment particle separation caused by the differences in application techniques, e.g. brush vs. airless spray. Airless spraying inputs a very great deal of energy into paint and disperses pigment very well. Brushing or rolling shear-rates are two to three orders of magnitude less severe and may not disperse paint components in the same way.

*Reprinted from The Sherwin-Williams Materials Science R&D 1991, edited August 2008*

# Data Pages

**WoodScapes®****Exterior Polyurethane Semi-Transparent Wood Stain**

A15T00005

**SHERWIN  
WILLIAMS®****CHARACTERISTICS**

**WoodScapes Waterbased Exterior Polyurethane Semi-Transparent Stain** provides a lasting, mildew resistant film with excellent penetration for protecting most vertical exterior wood surfaces. It can be applied at air, surface, and material temperatures as low as 35°F.

**Color:** Semi-Transparent Stain Colors

**Coverage:** 100-350 sq. ft. per gallon  
Depending on porosity and texture.

**NOTE:** New wood normally requires less product than old, weathered wood. This is due to older wood being more porous than newer wood.

Drying and recoat times are temperature, humidity, and film thickness dependent. Air and surface temperatures must not drop below 35°F for 48 hours after application.

**Drying Time, @ 50% RH:**

	<b>35-45°F</b>	<b>@ 45°F+</b>
Touch:	2 hours	2 hours
Recoat:	24-48 hours	5 hours

**When applying a second coat, it must be applied within 30 days of the first coat.**

**Finish:** 0 units @ 85°

**Tinting with CCE:** Do not exceed 2 oz. gallon of tinting color

<b>Base</b>	<b>oz.per gallon</b>	<b>Strength</b>
Clear Base	0-2	SherColor

**Clear Base A15T00005**

**V.O.C.(Total):** 58 grams per litre; 0.48lbs. per gallon

**V.O.C.(less exempt solvents):** 418 grams per litre; 3.48lbs. per gallon

As per 40 CFR 59.406

**Volume Solids:** 8.4 ± 2%

**Weight Solids:** 10.6 ± 2%

**Weight per Gallon:** 8.54 lbs

**Flash Point:** N.A.

**Vehicle Type:** Polyurethane

**Shelf Life:** 36 months unopened

**Mildew Resistant**

This coating contains agents which inhibit the growth of mildew on the surface of this coating film.

**COMPLIANCE**

As of 07/09/2020, Complies with:

<b>OTC</b>	Yes
<b>OTC Phase II</b>	Yes
<b>SCAQMD</b>	Yes
<b>CARB</b>	Yes
<b>CARB SCM 2007</b>	Yes
<b>Canada</b>	Yes
<b>LEED® v4 &amp; v4.1 Emissions</b>	N/A
<b>LEED® v4 &amp; v4.1 VOC</b>	Yes
<b>EPD-NSF® Certified</b>	N/A
<b>MIR-Manufacturer Inventory</b>	N/A
<b>MPI®</b>	No

**APPLICATION**

When the air temperature is at 35°F, substrates may be colder; prior to painting, check to be sure the air, surface, and material temperature are above 35°F and at least 5°F above the dew point. Avoid using if rain or snow is expected within 2-3 hours.

Do not apply at air or surface temperatures below 35°F or when air or surface temperatures may drop below 35°F within 48 hours.

No reduction necessary.

**Brush:**  
Use a nylon-polyester brush.

**Roller:**  
Use a 3/8-3/4 inch nap synthetic or lambswool roller cover.

For specific brushes and rollers, please refer to our Brush and Roller Guide on [sherwin-williams.com](http://sherwin-williams.com)

**Spray—Airless**  
Pressure 2000 p.s.i.  
Tip .015-.017 inch

**APPLICATION TIPS**

Thoroughly stir contents before and occasionally during use. For uniformity, mix all cans together before use. Do not mix with any other stains or coatings.

- Stains tend to lap (dark lines where two freshly coated areas overlap). These tips will help avoid lap marks and keep the appearance uniform:
- Do not stain in direct sun or on a hot surface.
- Stain from a dry area into the adjoining wet stain area.
- Keep the leading edge wet and distribute the finish evenly.
- Use natural breaks as boundaries to divide large areas into smaller, more manageable ones.
- Stain a board from end to end.
- Use two coats on badly weathered or unfinished wood. When applying a second coat, it must be applied within 30 days of the first coat.
- Maintenance clean by using a non chlorinated bleach alternative
- Always apply product to a small test area and allow to dry completely before coating the entire project to ensure desired color and appearance.

**SPECIFICATION****Wood, Plywood**

2 coats WoodScapes Waterbased Exterior Polyurethane Semi-Transparent Stain

Two coats are necessary to achieve the selected color. Wait the appropriate recoat time for the first coat to dry.

For the best performance, and to achieve the warranty protection, apply two coats. A sample brushout is recommended to ensure color satisfaction.

When applying a second coat, it must be applied within 30 days of the first coat.

After 30 days, test the absorbency of the wood by sprinkling water on the surface. If the water does not bead up and penetrates into the wood quickly, the wood is ready to refinish. If the water beads up or does not penetrate, allow the wood to weather longer and test for absorbency again.



# WoodScapes®

## Exterior Polyurethane Semi-Transparent Wood Stain

### SURFACE PREPARATION

**WARNING!** Removal of old paint by sanding, scraping or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children or pregnant women. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as a properly fitted respirator (NIOSH approved) and proper containment and cleanup. For more information, call the National Lead Information Center at **1-800-424-LEAD** (in US) or contact your local health authority.

Remove all existing paint and replace any deteriorated substrate. Although this can be applied over earlier semi-transparent stains, some of the old color may be visible through this semi-transparent film. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Remove all surface contamination by washing with an appropriate cleaner to remove all dirt, air pollution, chalk, etc., especially in areas not exposed to direct weathering such as under eaves and porch ceilings. Rinse and allow the surface to dry. Test the absorbency of the wood by sprinkling water on the surface. If the water penetrates into the wood quickly, the wood is ready to finish. If the water beads up or does not penetrate, remove existing finish or contaminant. Then test for absorbency again. Do not apply coating over wet or damp surfaces.

#### **Caulking:**

Apply appropriate caulking and patching material to cracks, nail holes, or other surface imperfections. Filled areas will take the stain differently than bare wood.

Consider using a caulk that is a color similar to the stain color.

### SURFACE PREPARATION

#### **Mildew:**

Prior to attempting to remove mildew, it is always recommended to test any cleaner on a small, inconspicuous area prior to use. Bleach and bleaching type cleaners may damage or discolor existing paint films. Bleach alternative cleaning solutions may be advised.

Mildew may be removed before painting by washing with a solution of 1 part liquid bleach and 3 parts water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach-water solution.

#### **Mill Glaze:**

Is a glossy finish on new, smooth sawn wood or on the peaks of some textured wood. This must be removed by sanding to allow the stain to penetrate.

#### **Pressure Treated Wood:**

Test the absorbency of the wood by sprinkling water on the surface. If the water penetrates into the wood quickly, the wood is ready to finish. If the water beads up or does not penetrate, remove existing finish or contaminant. Then test for absorbency again. Do not apply coating over wet or damp surfaces. Prepare the surface like any other wood surface.

Due to the green tone of many brands of pressure treated lumber, the color of the stain may look different from the color selected. Check the color on a test area prior to staining the entire project.

#### **Smooth or Rough Wood Siding and Plywood:**

Sand any exposed wood to a fresh surface. Replace any deteriorated wood.

### CAUTIONS

Maintenance clean by using a non-chlorinated bleach alternative.

For exterior use only.

Do not use on composition board.

Do not use on roofs.

Not for use on horizontal surfaces, such as a roof, or floor, where water may collect.

Before using, carefully read **CAUTIONS on label**

Use only with adequate ventilation. To avoid overexposure, open windows and doors or use other means to ensure fresh air entry during application and drying. If you experience eye watering, headaches, or dizziness, increase fresh air, or wear respiratory protection (NIOSH approved) or leave the area. Avoid contact with eyes and skin. Wash hands after using. Keep container closed when not in use. Do not transfer contents to other containers for storage. **FIRST AID:** In case of eye contact, flush thoroughly with large amounts of water. Get medical attention if irritation persists. If swallowed, call Poison Control Center, hospital emergency room, or physician immediately. **WARNING:** This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm. **DO NOT TAKE INTERNALLY. KEEP OUT OF THE REACH OF CHILDREN.**

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### CLEANUP INFORMATION

Clean spills, spatters, hands and tools immediately after use with soap and warm water. After cleaning, flush spray equipment with compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.