

**SUMMARY OF APPLICABLE DEED RESTRICTIONS:**


- GARAGES:
  1. DETACHED OR ATTACHED
  2. MIN. 2-CAR; MAX. 4-CAR
- DETACHED GARAGES:
  1. MAX. HEIGHT: 1-STORY
  2. MIN. 65' FROM FRONT PROP. LINE
- MAX HEIGHT OF MAIN STRUCTURE: 35'
- MINIMUM SF: 1800
- MINIMUM MASONRY: 25%
- ROOFING: WOOD, BUILT-UP, OR SHINGLES (340 LB/SQ)
- ROOF PITCH: MAX 5:12
- FENCES: MIN 6' TALL; WOOD, IRON, MASONRY

**LOT 112:**  
~3000+ SF SLAB

**LOT 113:**  
~3000+ SF SLAB

**LOT 114:**  
~2600 SF SLAB

**LOT 115:**  
~2450 SF SLAB

**1 SITE PLAN**  
SCALE: 1" = 30'-0"  
  
NORTH

**VAIL COURT LOTS 112-115**

**THETFORD ARCHITECTURE, LLC**

COLLEGE STATION, TEXAS  
alan@thetfordarchitecture.com

12 JAN. 2023

NOT FOR  
REGULATORY  
APPROVAL,  
PERMITTING,  
OR  
CONSTRUCTION