

DR. E. L. PAYNE
81.5 ACRE TRACT
241/007

DR. E. L. PAYNE
100.49 ACRE TRACT
241/007

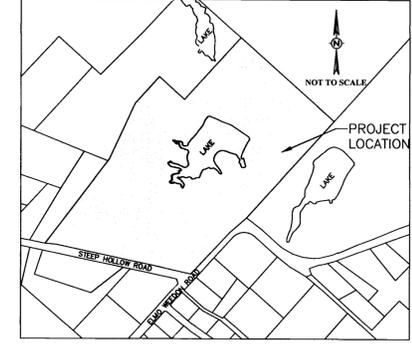
LEGEND

	PROPERTY BOUNDARY
	RIGHT-OF-WAY
	PROPERTY CORNER
	PUBLIC ACCESS EASEMENT
	EDGE OF PAVEMENT
	PHASE LINE
	WATERLINE

GENERAL NOTES:

1. THE PROPOSED LAND USE IS SINGLE FAMILY RESIDENTIAL.
2. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
3. THE MINIMUM LOT AREA SHALL BE 1 ACRE.
4. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0285-E, EFFECTIVE DATE: MAY 16, 2012
5. THE PURPOSE OF THE PROPOSED RELOCATION OF LORENA LANE WAS DONE TO COORDINATE ACCESS TO THE ADJACENT PROPERTY TO THE NORTH AS REQUESTED BY THE ADJOINING LANDOWNER.
6. ON FEBRUARY 6, 2014, THE BRYAN PLANNING AND ZONING COMMISSION APPROVED AN EXCEPTION FROM THE MINIMUM 150-FOOT LOT WIDTH STANDARD OF THE SUBDIVISION ORDINANCE (BRYAN CODE OF ORDINANCES CHAPTER 110) FOR PROPOSED LOT 1 IN BLOCK 1 AND LOTS 12, 13 AND 14 IN BLOCK 3 OF HERITAGE LAKES ESTATES SUBDIVISION - PHASE 1 (CASE NO. PE14-01)

VICINITY MAP



REVISED MASTER PLAN

HERITAGE LAKE ESTATES
83.92 ACRES
PHASE 1 - 44.93 ACRES
PHASE 2 - 38.99 ACRES
0.59 ACRES R.O.W. DEDICATION

OWNER/DEVELOPER:
KYLE FAMILY LIVING TRUST
15 OAK CREST CIRCLE
MAGNOLIA, TX 77354

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

SCALE: 1" = 100'
MARCH 2014
ENGINEER:

Schultz Engineering, LLC
TBPE NO. 12327
2730 LONGMIRE, SUITE A
College Station, Texas 77845
P.O. Box 11995
College Station, Texas 77842
(979) 764-3900

MAR 20 2014

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