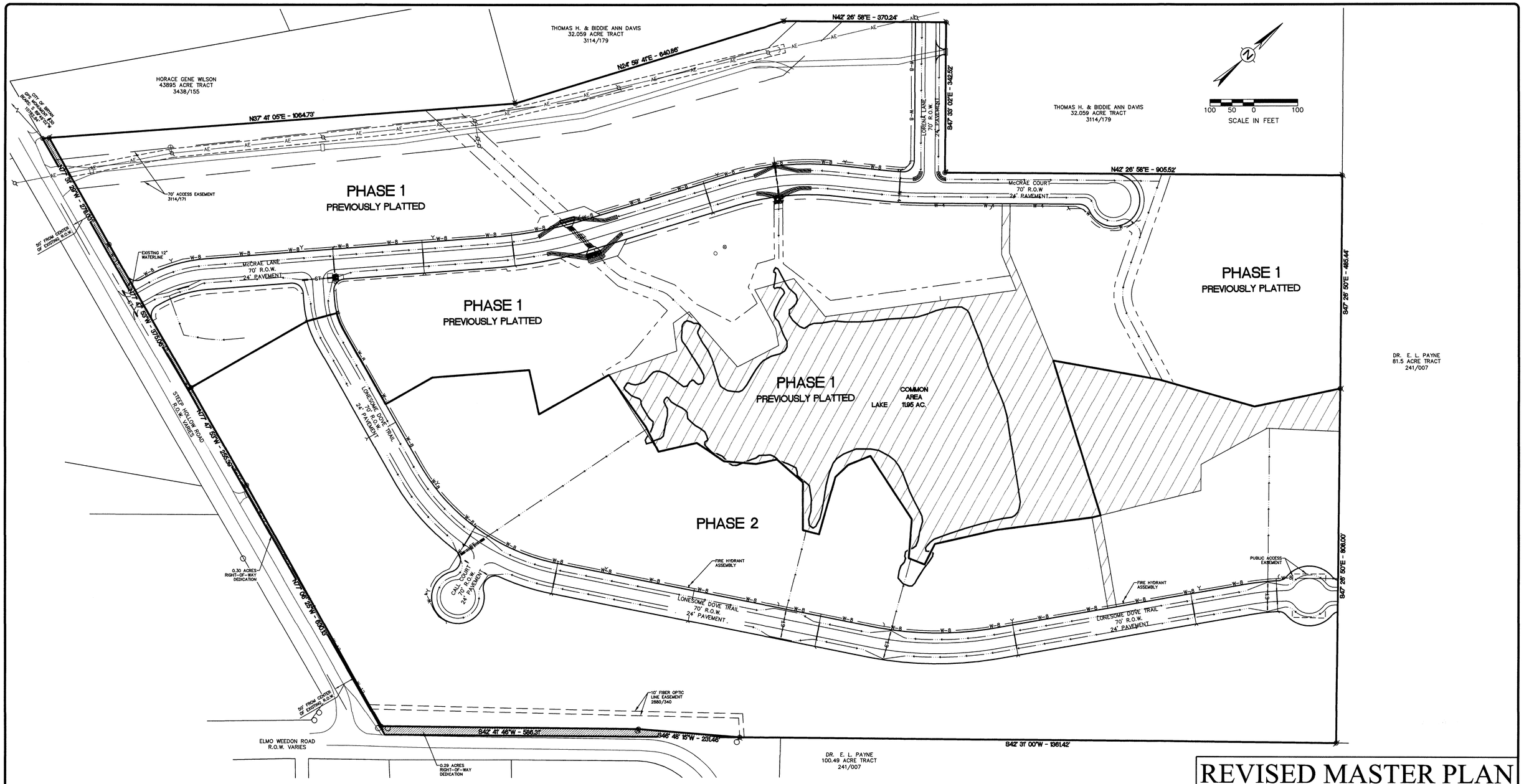

REVISED MASTER PLAN

HERITAGE LAKE ESTATES

83.92 ACRES

PHASE 1 - 44.93 ACRES - PREVIOUSLY PLATTED

PHASE 2 - 38.99 ACRES

0.59 ACRES R.O.W. DEDICATION

RICHARDSON PERRY LEAGUE, A-44

BRAZOS COUNTY, TEXAS

SCALE 1" = 100'
AUGUST 2015

LEGEND

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- PROPERTY CORNER
- PUBLIC ACCESS EASEMENT
- EDGE OF PAVEMENT
- PHASE LINE
- W-8 — W-8 — WATERLINE
- ST — ST — ST — ST — STORM CULVERTS

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 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. 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)
6. FUTURE ACCESS TO ADJOINING PAYNE TRACT IS BEING PROVIDED THROUGH LONESOME DOVE TRAIL.

OWNER/DEVELOPER:

KYLE FAMILY LIVING TRUST
15 OAK CREST CIRCLE
MAGNOLIA, TX 77354

SURVEYOR:

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(979) 268-3195

ENGINEER:

Schultz Engineering, LLC
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