

N/E
LAND COMPANY
REQUIREMENT OF CALLED
87/96/1004/213
ZONED PD

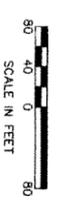
N/E
10' WIDE UNION PACIFIC
TRAIL RIGHT-OF-WAY
1869/776

N/E
BRYAN COMMERCIAL AND
DEVELOPMENT, INC.
CALLED "BRYAN HOME"
7874/169
ZONED A-0

N/E
E & F
DEVELOPMENT, INC.
CALLED "BRYAN HOME"
8710/776
ZONED A-0

N/E
SCOTT FRIEDER
CALLED "BRYAN HOME"
81/97
ZONED C-2 RETAIL

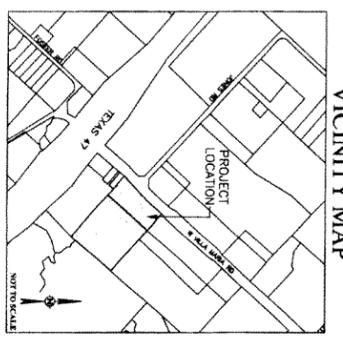
N/E
THEODORE HENRY
FRIEND CALLED
27/376 ACRE TRACT
1467/83
ZONED C-2 RETAIL



LEGEND

---	PROPERTY BOUNDARY
---	RIGHT OF WAY
---	STREET CENTER LINE
---	STREET CENTER MARK
---	STREET CENTER LATCHON BOX
---	STREET CENTER
---	SHADOW STREET
---	SHADOW STREET WHEEL
---	SHEET MARKER
---	DEVELOPMENT
---	EXISTING OVERHEAD POWER
---	EXISTING UNDERGROUND ELECTRIC
---	EXISTING WATER LINE

- GENERAL NOTES:**
1. PLANNING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED BY THE TEXAS STATE DEPARTMENT OF TRANSPORTATION.
 2. CURVES AND LOT LAYOUT ARE SHOWN FOR ILLUSTRATION PURPOSES ONLY. ACTUAL LAYOUTS SHALL BE SHOWN ON THE FINAL PLAN.
 3. RESIDENTIAL LOTS WILL NOT HAVE DRIVEWAY ACCESS TO THE MAJOR COLLECTOR.
 4. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN. THE FLOOD PLAIN MAP IS FILED IN THE PUBLIC RECORDS OFFICE, COUNTY OF BRYAN, TEXAS. ESTIMATED DATE: MAY 16, 2012.



MASTER PLAN

THE LEGENDS SUBDIVISION

PHASES 1-4
33.79 ACRES

OWNERS:
Candice & Christopher Anderson
4468 Westwood Rd
Bryan, TX 77807

DEVELOPER:
THE AGRIPLAN COMPANY
COLLEGE STATION, TX 77845

SURVEYOR:
Kerr Surveying, LLC
3705 N. Loop West, Suite 1100
Bryan, TX 77803
(979) 268-5155

Development SCALE: 1" = 80'
Services:
JUL 30 2013 JULY 2013

RECEIVED

ENGINEER:
Schulz Engineering, LLC
786 N. 12227
2705 N. Loop West, Suite A
P.O. Box 11865
College Station, Texas 77945
Bryan, TX 77803
(979) 784-3900