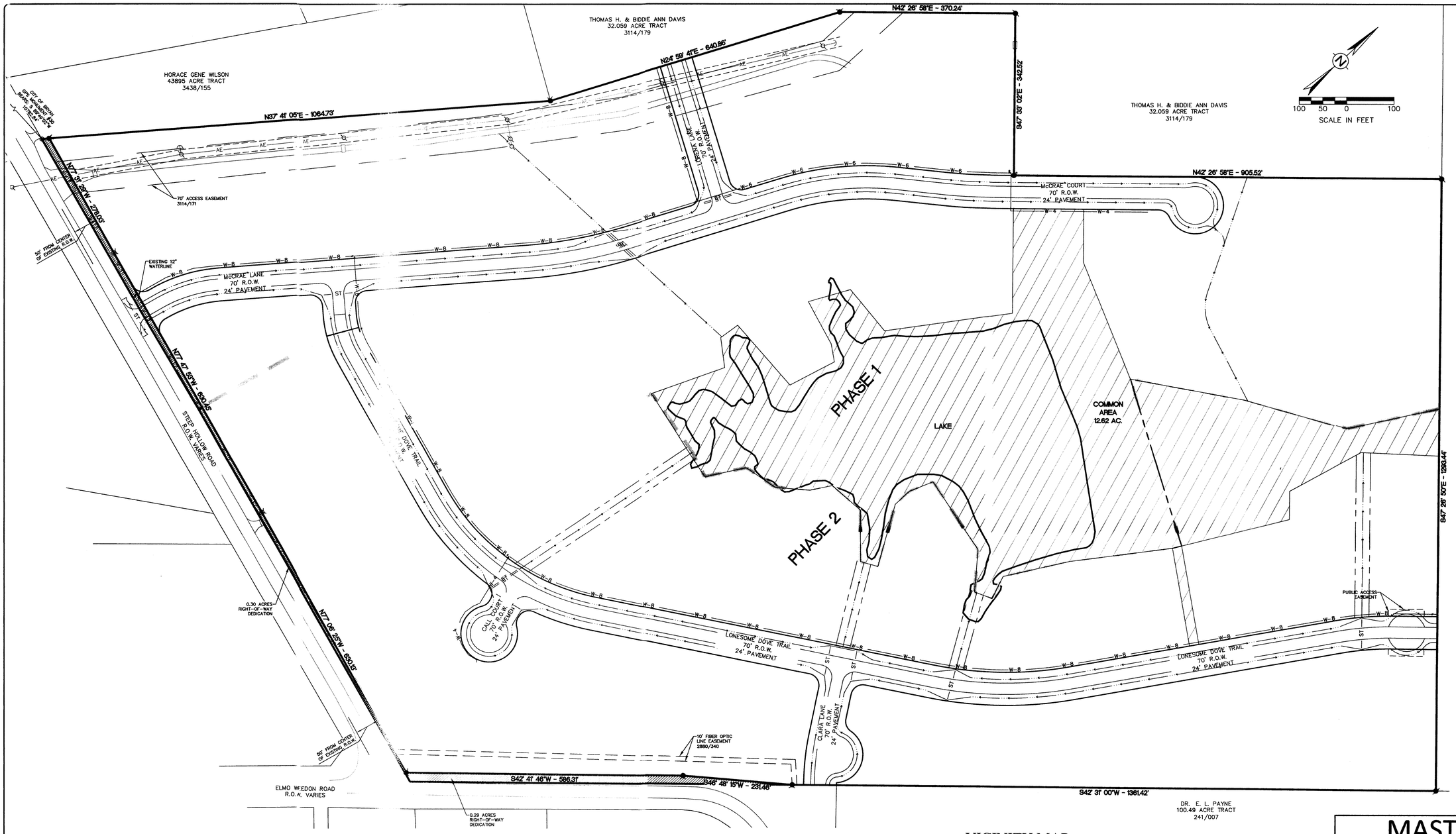


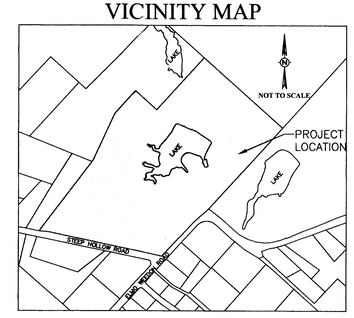
LEGEND

	PROPERTY BOUN
	RIGHT-OF-WAY
⊗	PROPERTY CORN
	PUBLIC ACCESS MENT
	EDGE OF PAVEM
	PHASE LINE
—W-8— —W-8—	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 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

VICINITY MAP



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

SCALE: 1" = 100'
JANUARY 2014

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

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