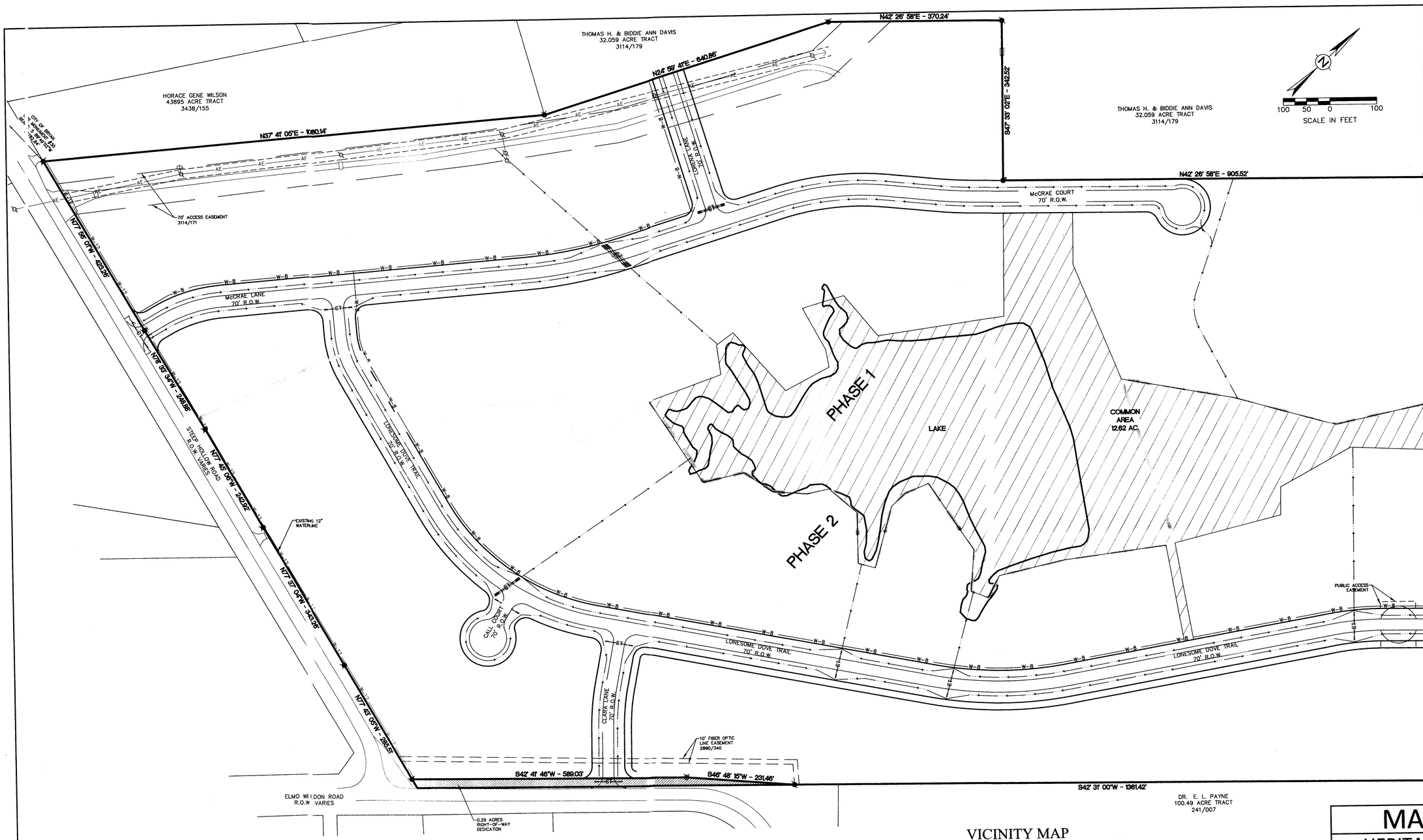


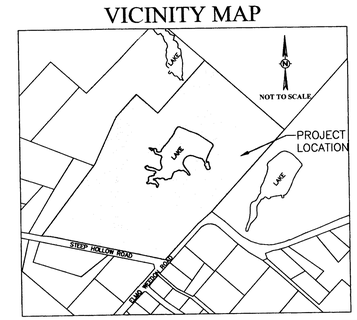
LEGEND

———	PROPERTY BOUNDARY
———	RIGHT-OF-WAY
◉	PROPERTY CORNER
— — —	PUBLIC ACCESS EASEMENT
———	EDGE OF PAVEMENT
———	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 NOS. 48041C0285-E, EFFECTIVE DATE: MAY 16, 2012

VICINITY MAP



MASTER PLAN

HERITAGE LAKE ESTATES

84.22 ACRES
PHASE 1 - 45.17ACRES
PHASE 2 - 39.05 ACRES

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

NOV 26 2013

SCALE: 1" = 100'
NOVEMBER 2013

ENGINEER:
Schultz Engineering, LLC
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P.O. Box 11995
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