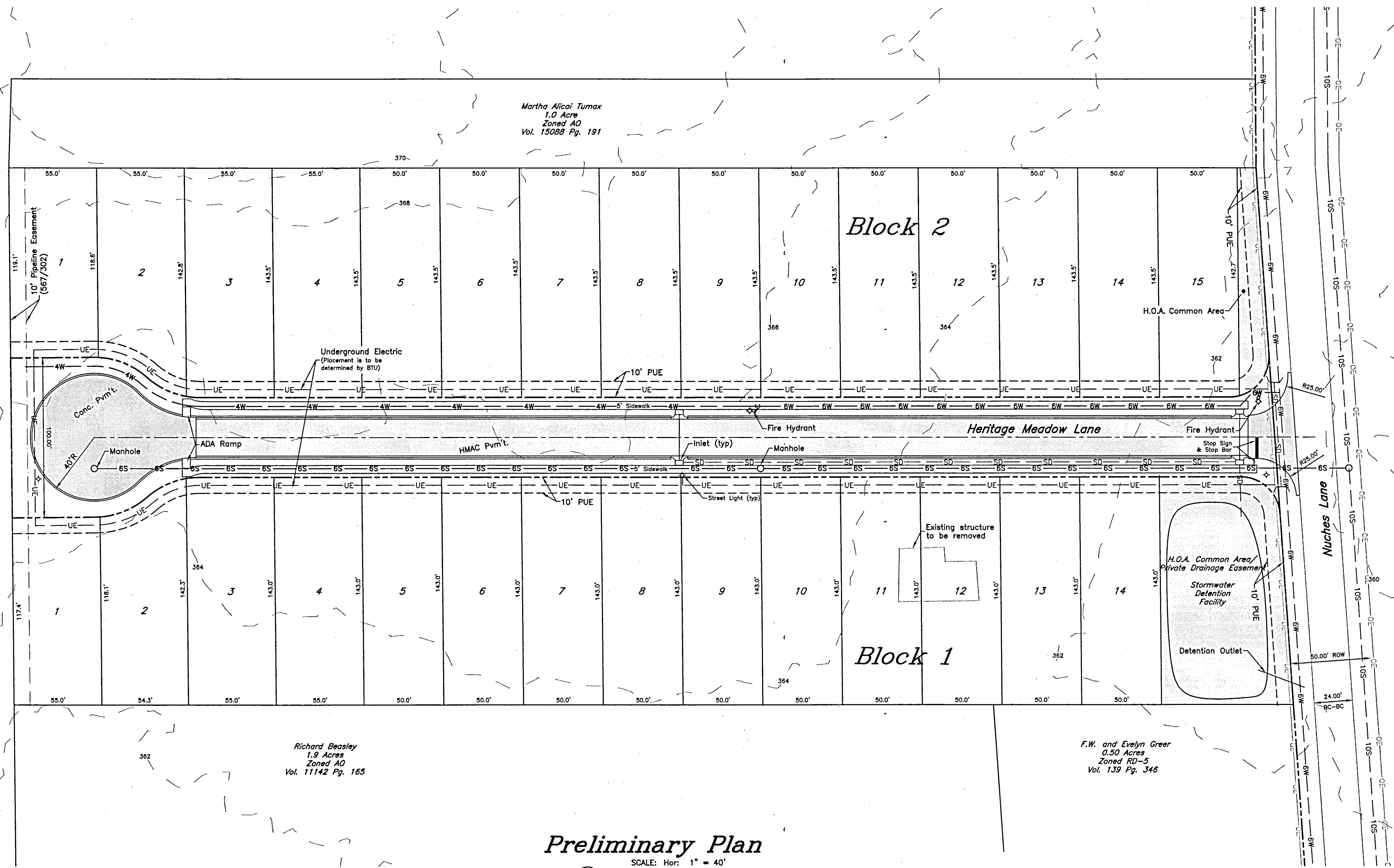
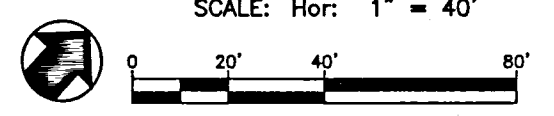


VICINITY MAP



Preliminary Plan



- GENERAL NOTES:
- ZONING: AO (Current) RD-5 (Proposed)
 - Proposed Land Use: Residential (29 Lots)
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0205 F effective 04/02/2014, no portion of this property is located in a 100-year flood hazard area.
 - Existing ground contours are based on aerial topography.
 - Abbreviations:
P.U.E. - Public Utility Easement
P.D.E. - Public Drainage Easement
H.O.A. - Homeowner's Association
R.O.W. - Right of Way
 - Common Areas and Landscape Easements shall be owned & maintained by Homeowners Association
 - A homeowner's association (HOA) shall be established with the direct responsibility to, and controlled by, the property owners involved to provide for operation, repair and maintenance of all common areas, private drainage easements, and private stormwater detention facilities which are part of this subdivision. The City of Bryan shall not be responsible for any operation, repair or maintenance of these areas.
 - All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.

Legend

- Existing Sewer Line w/ size
- Existing Water Line w/ size
- Existing Gas Line
- Proposed Water Line w/size
- Proposed Sewer Line w/size
- Proposed Storm Drain Line
- Boundary Line
- Existing Easement Line
- Property Line
- Proposed Easement Line
- Proposed Phase Boundary
- Existing Contour Line
- Fire Hydrant

PRELIMINARY PLAN

HERITAGE MEADOW SUBDIVISION

6.118 ACRES
OUT OF
SF AUSTIN LEAGUE NO 10, A-63
BRYAN, BRAZOS COUNTY, TEXAS
September 2019
SCALE: 1" = 40'

Lots 1-14 Block 1, Lots 1-15 Block 2

Owner:
Ante Development, LLC
PO Box 326
Wellborn, TX 77881
979-412-5007
979-393-0173

Surveyor:
Texas Firm Registration No. 10103300
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838