



LI	LINE & APPREVIATION LEGEND			
	- EXISTING PROPERTY LINE			
<b> </b>	- EXISTING SUBDIVISION BOUNDARY LINE			
-	- PROPOSED PROPERTY LINE			
	PROPOSED SUBDIVISION BOUNDARY			
	- EXISTING EASEMENT (TYPE VARIES)			
	P.U.E PUBLIC UTILITY EASEMENT			
	PR.A.E PRIVATE ACCESS EASEMENT			
	P.A.E PUBLIC ACCESS EASEMENT			
	- Pr.D.E PRIVATE DRAINAGE EASEMENT			
I.R.F.	IRON ROD (FOUND)			
VOL.	VOLUME			
PG.	PAGE			
R.O.W.	RIGHT-OF-WAY			
(CM)	CONTROLLING MONUMENT FOUND & USED TO ESTABLISH PROPERTY LINES			
DRBCT	DEED RECORDS OF BRAZOS COUNTY, TX			
ORBCT	OFFICIAL RECORDS OF BRAZOS COUNTY, TX			
OPRBCT	OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TX			

LAND USE SUMMARY				
COLOR LEGEND	CATEGORY	ACREAGE	PERCENTAGE OF TOTAL AREA	
	COMMERCIAL DEVELOPMENT AREA PHASE ONE = 4 LOTS PHASE TWO = 5 LOTS	21.666	74.5%	
	COMMON AREA (OPEN SPACE / DETENTION)	3.778	13.0%	
	COMMON AREA (NON-BUILDABLE)	1.256	4.3%	
	RIGHT-OF-WAY (ALL CLASSIFICATIONS)	2.383	8.2%	
	TOTAL	29.08	100.0%	

## MASTER PLAN MAHA SUBDIVISION PHASE 1 & 2

29.08 ACRE TRACT BEING A CALLED 29.094 ACRES (VOLUME 17394, PAGE 179 OPRBCT) STEPHEN F. AUSTIN LEGUE #10 SURVEY, ABSTRACT 63 BRAZOS COUNTY, TEXAS



**INSET "A"** 

COLLEGE STATION, TEXAS 77842

TEXAS FIRM REGISTRATION No. F-469

<u>LANDOWNER INFORMATION:</u> ROBERT GEORGE MOLINA, JR & RUSSELL MOLINA 1835 HAGERSON ROAD SUGAR LAND, TX 77479

CLIENT INFORMATION: MAHA HOSPITALITY, LP o MIKE HUSSEIN D BOX 11680

COLLEGE STATION, TX 77842 CELL: (713) 876-7866 MAIL: ÀHOTEL007@GMAIL.COM

TILENAME: 0797MP1A SCALE: 1"=100' SUBMITTED DATE: 2/22/23 EVISIONS: 3/15/23

RAWN BY: R.A.M. KERR JOB #: 22-1019

SHEET \_\_1