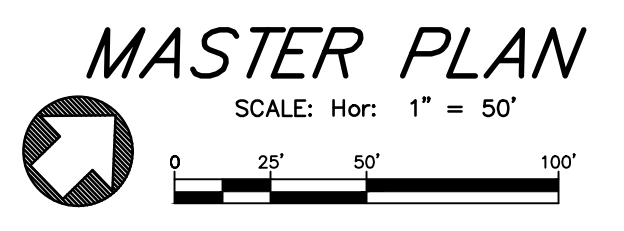


VICINITY MAP



Legend

—BS—	Existing Sewer Line w/ size
—EW—	Existing Water Line w/ size
—G—	Existing Gas Line
—6W—	Proposed Water Line w/size
—4S—	Proposed Sewer Line w/size
—30SD—	Proposed Storm Drain Line w/size
—	Boundary Line
—	Existing Easement Line
—	Property Line
—	Proposed Easement Line
—	Proposed Phase Boundary
—	Existing Contour Line
—	Fire Hydrant
—	Common Area

- GENERAL NOTES:**
- ZONING: Residential District -- 5000 (RD-5)
 - Proposed Land Use: Detached dwelling units.
 - Existing ground contours are based on aerial survey of the site.
 - 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.
 - Water, Sewer, and Electricity will be served by the City of Bryan.
 - All minimum setbacks shall be in accordance with the City of Bryan Code of Ordinances.
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 4804100185E effective 05/16/2012, no portion of this property is located in a 100-year flood hazard area.
 - Gutters shall be installed on the homes for Block 2 such that they will drain to Contreras Lane.
 - Streets will be asphalt with concrete aprons.

MASTER PLAN

MAJESTIC POINTE
Phases 1 – 4

7.516 ACRES
OUT OF
MOSES BAINE SURVEY, A-3
BRYAN, BRAZOS COUNTY, TEXAS
JANUARY 2025
SCALE: 1" = 50'

<p>Owner: Contreras Construction Co Inc 10008 Woodcreek Dr., Suite 103 Bryan, TX 77808 (979) 412-1357</p>	<p>Engineer: McClure & Browne Engineering/Surveying, Inc. 2713 Thornberry Dr College Station, Texas 77845 (979) 693-3838 Firm Reg. No. F-458</p>
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