



PRELIMINARY PLAN

SCALE: Hor: 1" = 50'

Legend

—BS—	Existing Sewer Line w/ size
—SW—	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
---	Proposed Easement Line
---	Proposed Phase Boundary
---	Existing Contour Line
⊕	Fire Hydrant
□	Common Area

- GENERAL NOTES:**
1. ZONING: Residential District --- 5000 (RD-5)
 2. Proposed Land Use: Detached dwelling units (12 Lots).
 3. Existing ground contours are based on aerial survey of the site.
 4. 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
 5. Common Areas and Landscape Easements shall be owned & maintained by Homeowners Association
 6. All minimum setbacks shall be in accordance with the City of Bryan Code of Ordinances.
 7. A Home Owners Association (HOA) shall be established with 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 storm water detention facilities operation, repair and maintenance of these areas.
 8. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0185E effective 05/16/2012, no portion of this property is located in a 100-year flood hazard area.
 9. Gutters shall be installed on the homes for Block 2 such that they will drain to Contreras Lane.
 10. ORIGIN OF BEARING SYSTEM: The bearings system is based on Grid North, Texas State Plane Coordinate System, Central Zone, NAD83.

PRELIMINARY PLAN

MAJESTIC POINTE
Phase 1
2.527 ACRES

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

Lots 1-3, Block 1
Lots 1-5, Block 2
Lots 1-4, Block 3
0.34 Acre Common Area
12 Proposed Lots

Owner: Contreras Construction Co Inc 2713 Thornberry Dr Bryan, TX 77808 (979) 412-1357	Engineer: McClure & Browne Engineering/Surveying, Inc. 1008 Woodcreek Dr., Suite 103 College Station, Texas 77845 (979) 693-3838 Firm Reg. No. F-458
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