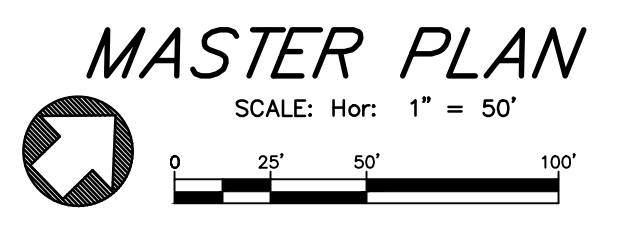


VICINITY MAP



Legend

— 6S — 6S —	Existing Sewer Line w/ size
— 6W — 6W —	Existing Water Line w/ size
— 0 — 0 —	Existing Gas Line
— 6W — 6W —	Proposed Water Line w/size
— 4S — 4S —	Proposed Sewer Line w/size
— 30SD — 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:**
- 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
 - A Homeowner's 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 easement, and private stormwater detention facilities which are part of this subdivision. The City of Bryan shall not be responsible for any operation, repair, and maintenance of these areas.
 - 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'
 0.68 Acres Common Area
 42 Lots

<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., Suite 103 College Station, Texas 77845 (979) 693-3838 Firm Reg. No. F-458</p>
--	--

MB