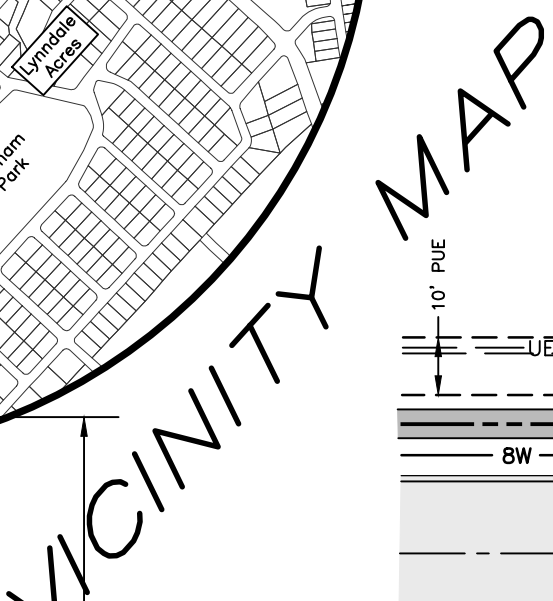
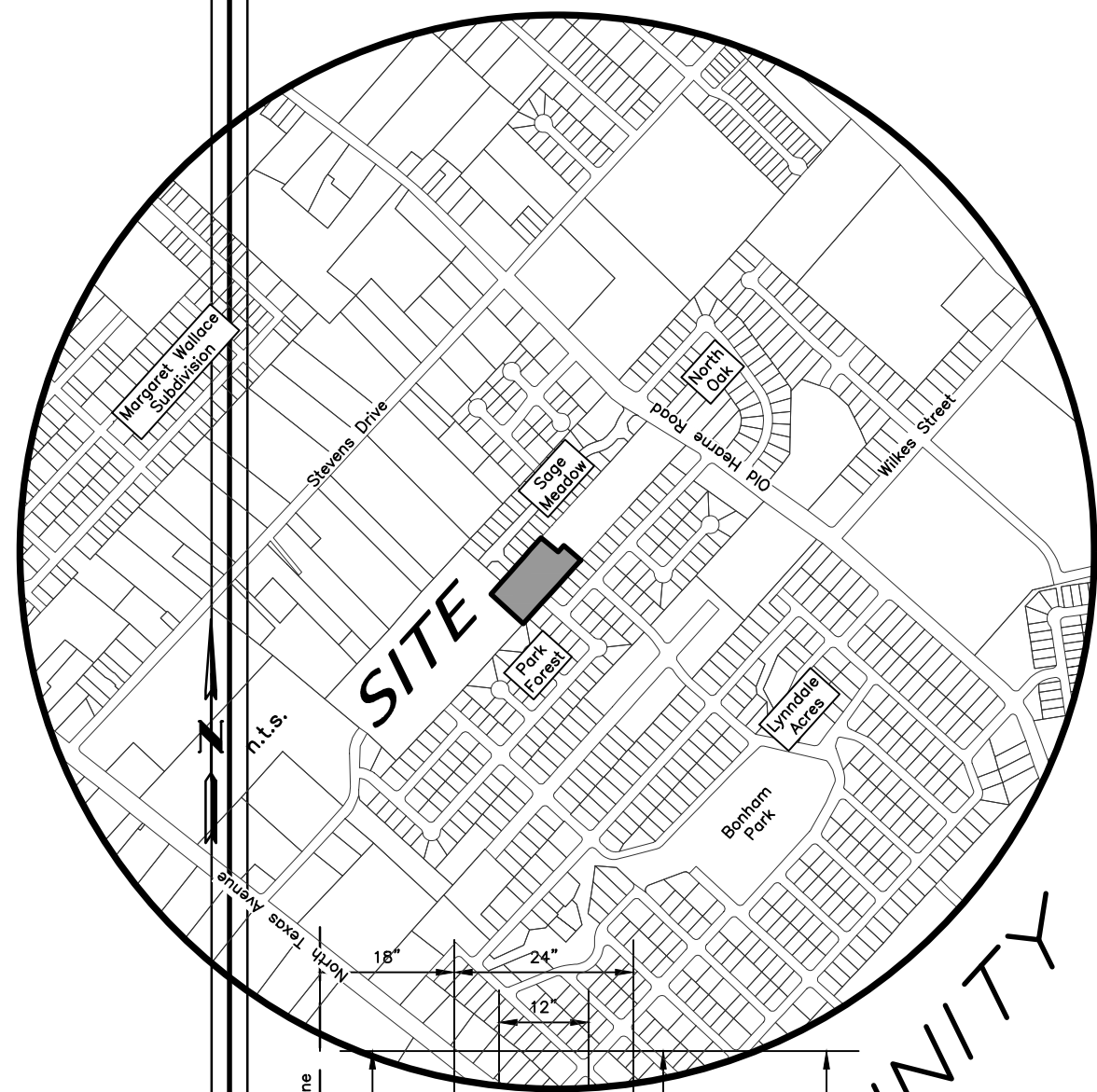
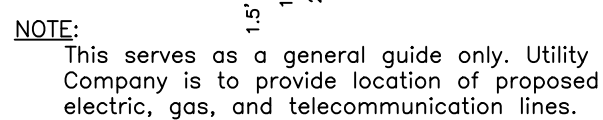


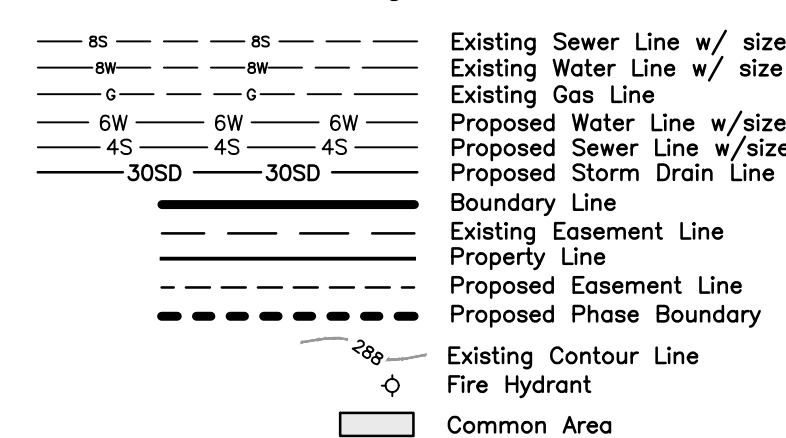


NTS



*Joint Trench*

SCALE: Hor: 1" = 50'



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 common area 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
9. and Incorporated Areas, Map Numbers 480410185E effective 05/16/2012, no portion of this property is located in a Special Flood Hazard Area.
10. Gutters shall be installed on the homes for Block 2 such that they will drain to Contreras Lane.
11. ORIGIN OF BEARING SYSTEM: The bearings system is based on Grid North, Texas State Plane Coordinate System, Central Zone, NAD83.

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