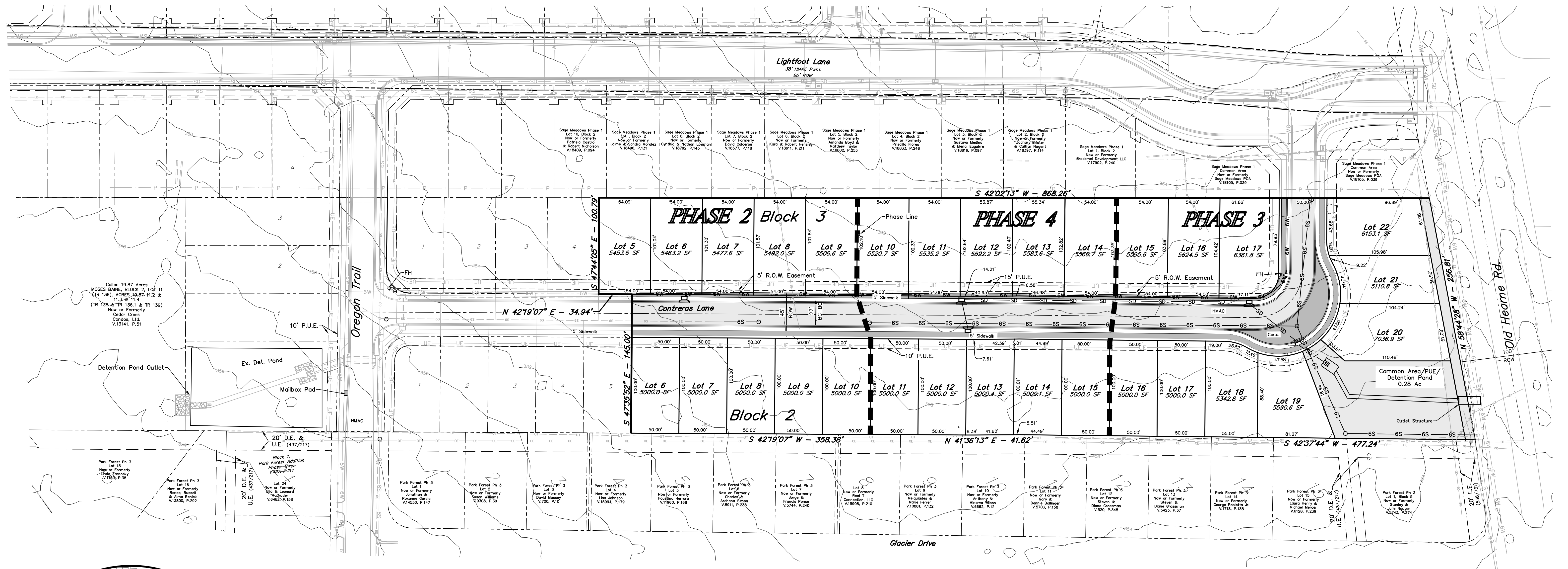
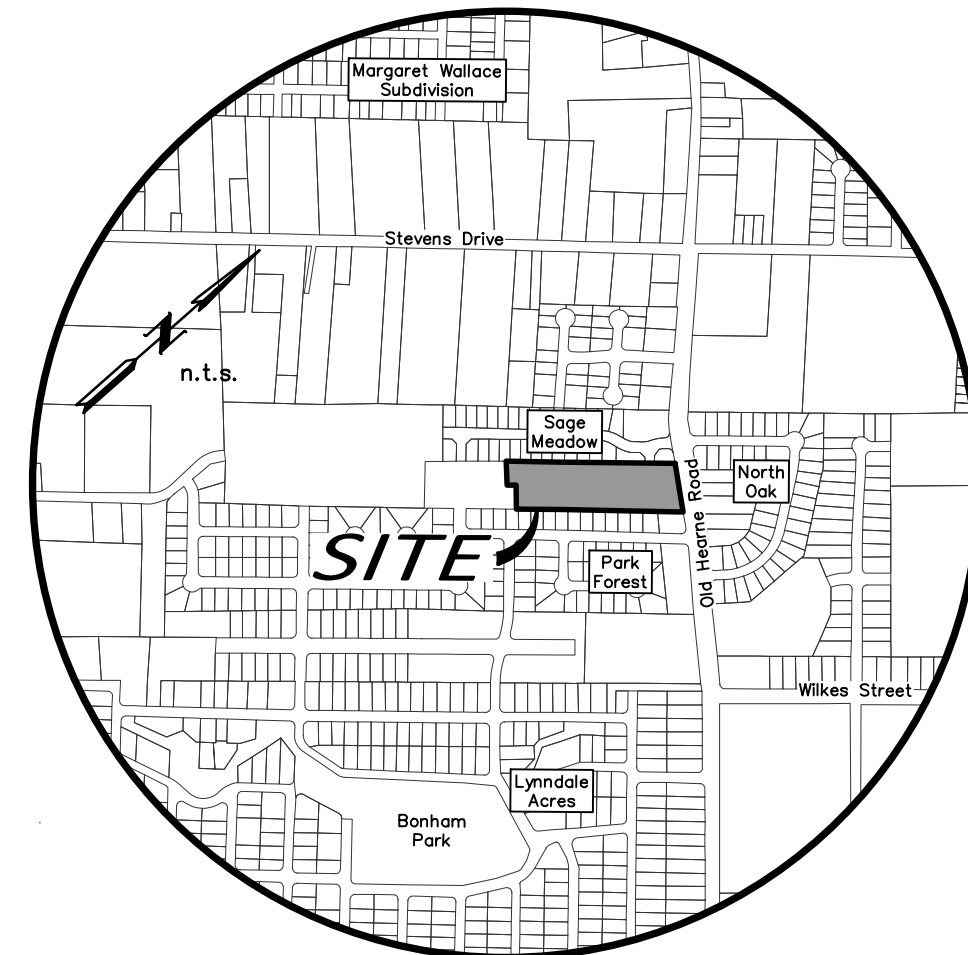
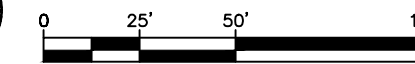
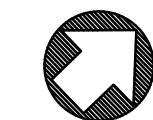


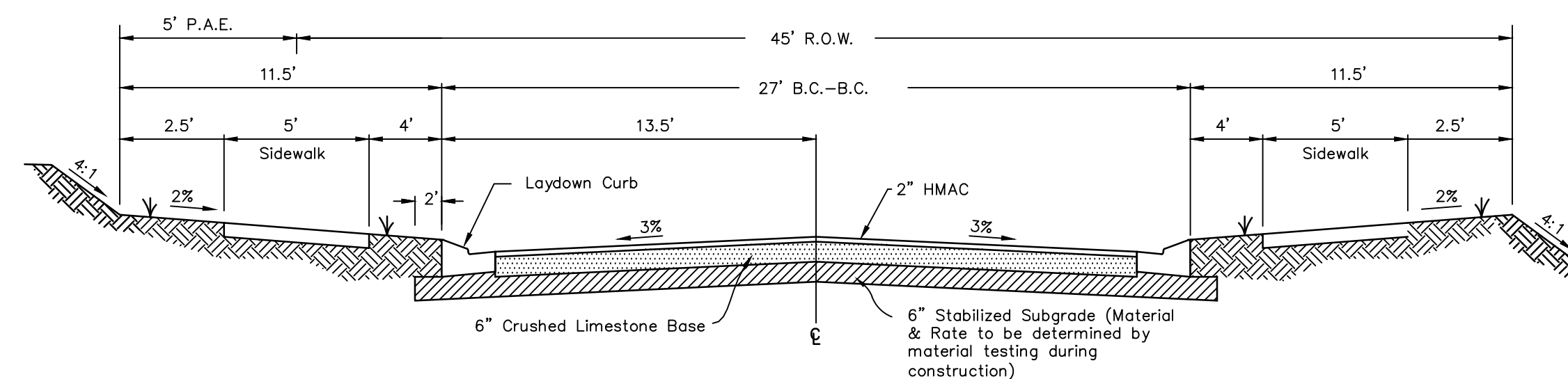


PRELIMINARY PLAN

SCALE: Hor: 1" = 50'



VICINITY MAP



CONTRERAS LANE 27' PAVEMENT SECTION

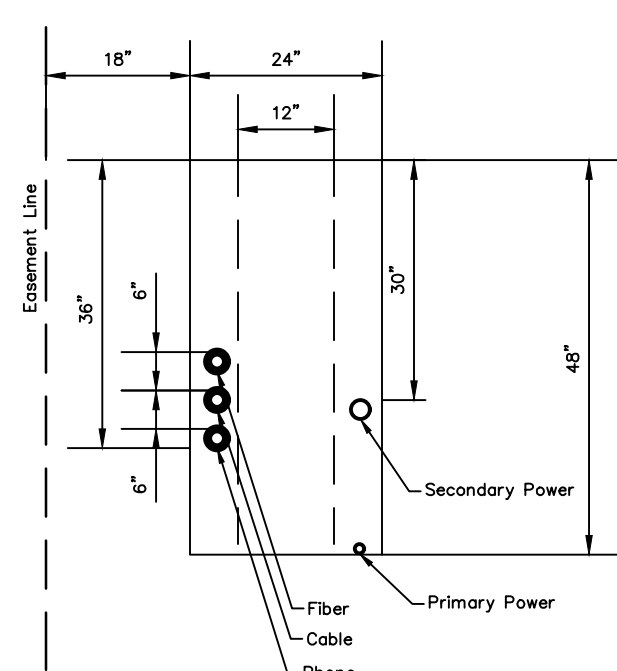
NTS

Legend

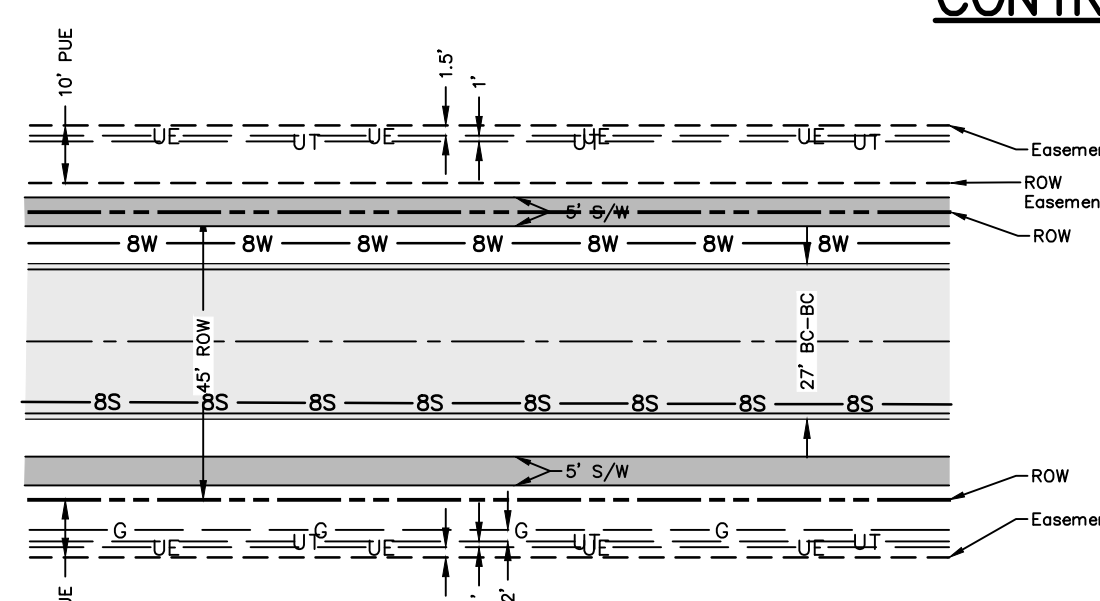
8S	8S	Existing Sewer Line w/ size
8W	8W	Existing Water Line w/ size
6S	6S	Existing Gas Line
4S	4S	Proposed Water Line w/size
30SD	30SD	Proposed Sewer Line w/size
		Proposed Storm Drain Line w/size
		Boundary Line
		Existing Easement Line
		Proposed Easement Line
		Proposed Phase Boundary
		Existing Contour Line
		Fire Hydrant
		Common Area

GENERAL NOTES:

1. ZONING: Residential District --- 5000 (RD-5)
2. Proposed Land Use: Detached dwelling units (42 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
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. Lots 20 through 22 in Block 2 will only take access off Contreras Lane
10. A Final Plat for Phase 1 shall not be filed for record until the northern, off-site, extension of Contreras Lane is constructed and accepted as public right-of-way thus connecting to Old Heame Road. A Final Plat for Phase 2 may be filed for record prior to the platting of Phase 1.
11. Gutters shall be installed on the homes for Block 2 such that they will drain to Contreras Lane.



Joint Trench



NOTE:
This serves as a general guide only. Utility Company is to provide location of proposed electric, gas, and telecommunication lines.

Typical Utility Layout

PRELIMINARY PLAN

MAJESTIC POINTE Phases 2 - 4

4.97 ACRES

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

Lots 1-3, Block 1,
Lots 1-22, Block 2,
Lots 1-17, Block 3

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

