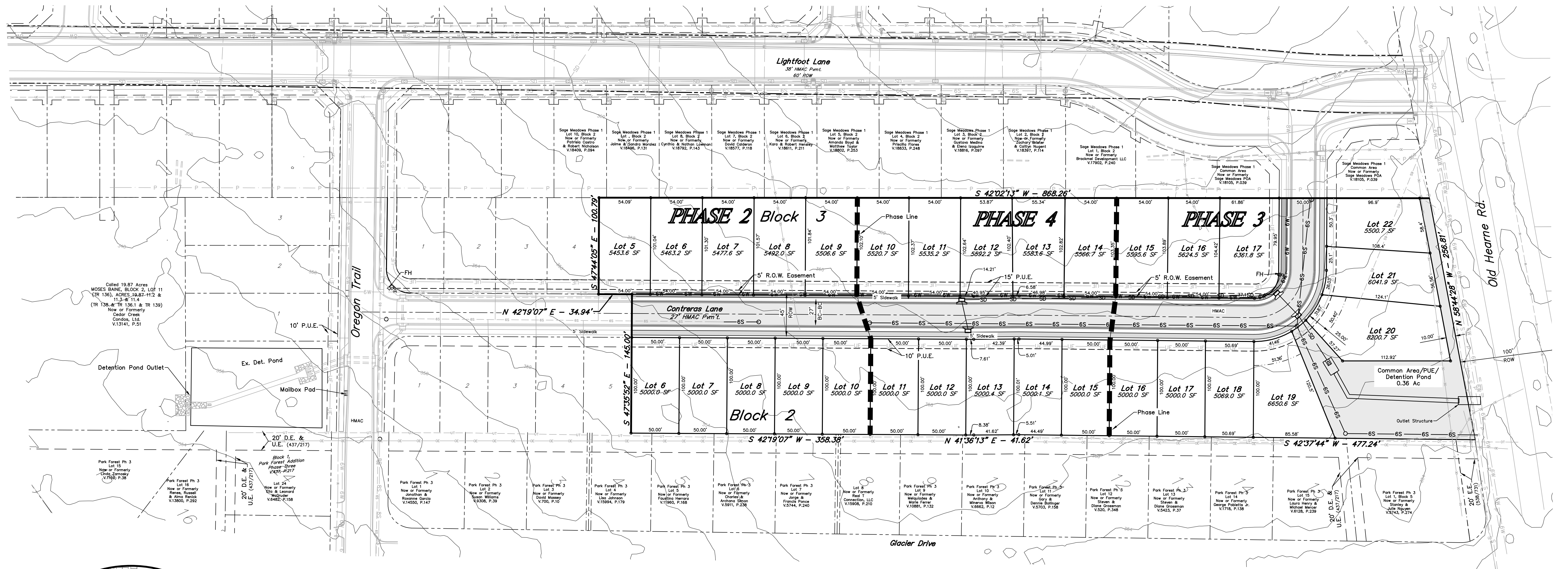
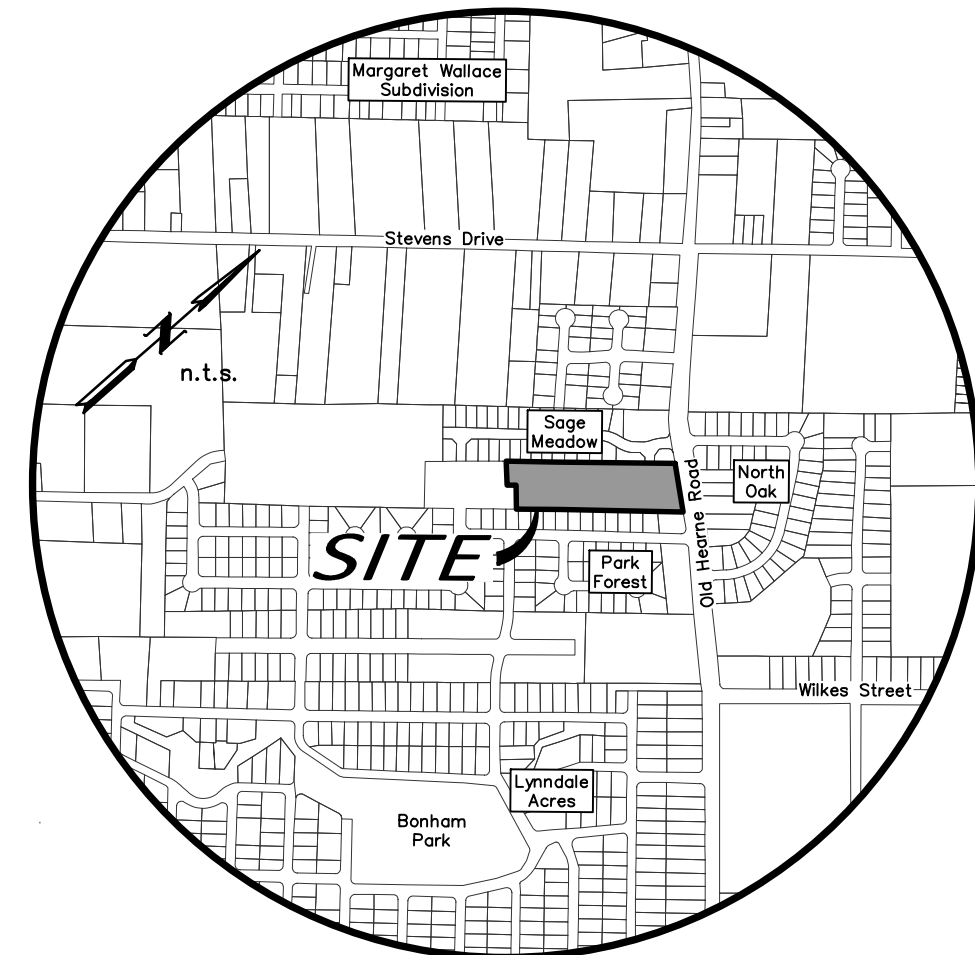
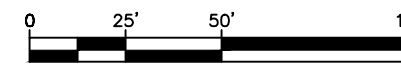
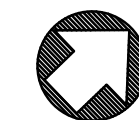


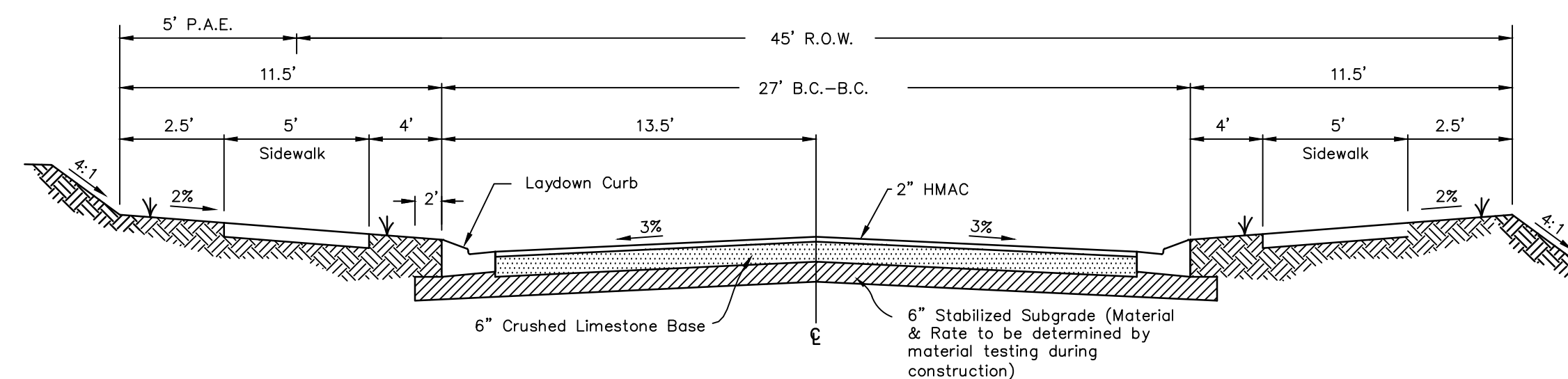


PRELIMINARY PLAN

SCALE: Hor: 1" = 50'

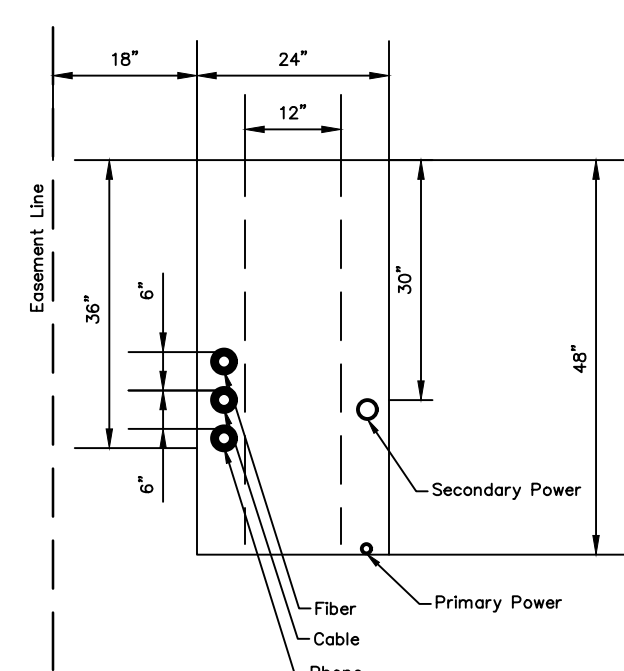


VICINITY MAP

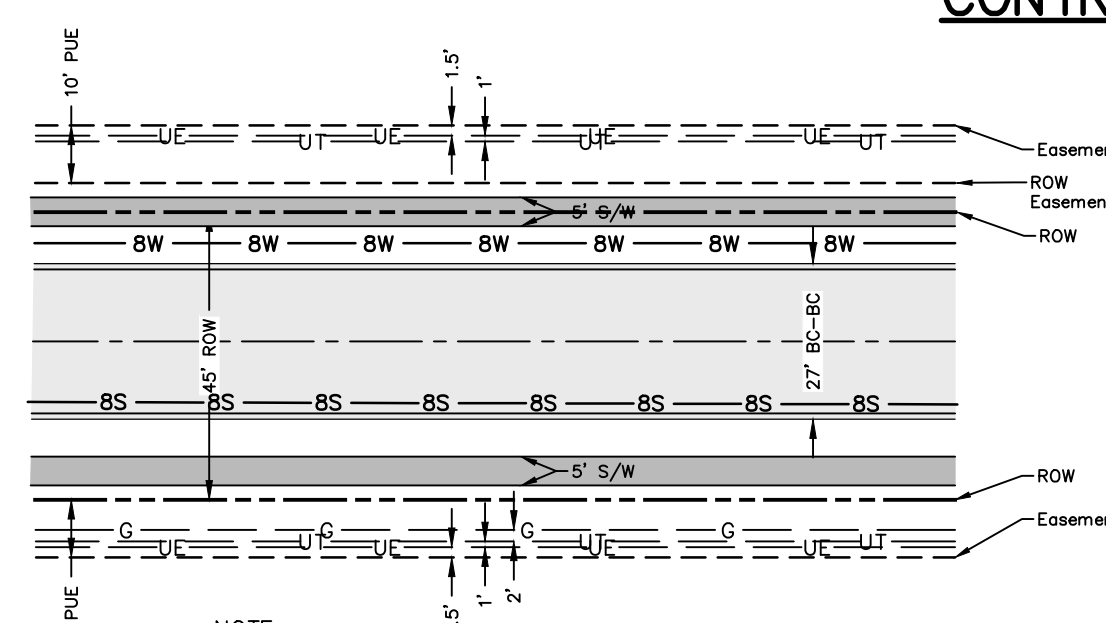


CONTRERAS LANE 27' PAVEMENT SECTION

NTS



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

Legend

- 8S — 8S — Existing Sewer Line w/ size
- 8W — 8W — Existing Water Line w/ size
- G — G — 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
- — — Property Line
- — — Proposed Easement Line
- — — Proposed Phase Boundary
- — — Existing Contour Line
- — — Fire Hydrant
- — — Common Area

Lot Dimension Table				
Block	Lot	Width (FT)	Depth (FT)	Area (SF)
2	6	50.00	100.00	5000
2	7	50.00	100.00	5000
2	8	50.00	100.00	5000
2	9	50.00	100.00	5000
2	10	50.00	100.00	5000
2	11	50.00	100.00	5000
2	12	50.00	100.00	5000
2	13	50.00	100.00	5000
2	14	50.00	100.00	5000
2	15	50.00	100.00	5000
2	16	50.00	100.00	5000
2	17	50.00	100.00	5000
2	18	50.69	100.00	5069
2	19	51.36	105.32	5415
2	20	50.40	138.32	6981
2	21	51.58	113.99	5871
2	22	51.92	102.58	5317
3	5	50.05	100.92	5045
3	6	54.00	101.17	5463
3	7	54.00	101.44	5478
3	8	54.00	101.71	5492
3	9	54.00	101.97	5507
3	10	54.00	102.24	5521
3	11	54.00	102.51	5535
3	12	54.84	102.52	5592
3	13	53.99	102.61	5584
3	14	54.00	103.09	5567
3	15	54.00	103.62	5596
3	16	54.00	104.16	5625
3	17	62.13	104.73	6362

- GENERAL NOTES:**
- ORIGIN OF BEARING SYSTEM: The bearings system and actual measured distance to the monuments are consistent with the deed recorded in Volume 16307, Page 151 of the Official Public Records of Brazos County, Texas.
 - ZONING: Residential District -- 5000 (RD-5)
 - Proposed Land Use: Detached dwelling units (30 Lots).
 - 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
 - All minimum setbacks shall be in accordance with the City of Bryan Code of Ordinances.
 - 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.
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and incorporated Areas, Map Numbers 48041C0185C effective 05/16/2012, no portion of this property is located in a 100-year flood hazard area.
 - Lots 20 through 22 in Block 2 will only take access off Contreras Lane
 - Gutters shall be installed on the homes for Block 2 such that they will drain to Contreras Lane.

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 6-22, Block 2,
Lots 5-17, Block 3

Owner:
Ranier and Son Development
4090 S.H. 6 S.
College Station, TX 77845
979-690-1222

Engineer:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838
Firm Reg. No. F-458

MB