



LINE & APPREVIATION LEGEND

- EXISTING PROPERTY LINE
- EXISTING SUBDIVISION BOUNDARY LINE
- PROPOSED PROPERTY LINE
- PROPOSED SUBDIVISION BOUNDARY
- EXISTING EASEMENT (TYPE VARIES)
- P.U.E. - PUBLIC UTILITY EASEMENT
- P.R.A.E. - PRIVATE ACCESS EASEMENT
- P.A.E. - PUBLIC ACCESS EASEMENT
- P.R.D.E. - PRIVATE DRAINAGE EASEMENT
- I.R.F. IRON ROD (FOUND)
- VOL. VOLUME
- PG. PAGE
- R.O.W. RIGHT-OF-WAY
- (CM) CONTROLLING MONUMENT FOUND & USED TO ESTABLISH PROPERTY LINES
- DRBCT DEED RECORDS OF BRAZOS COUNTY, TX
- ORBCT OFFICIAL RECORDS OF BRAZOS COUNTY, TX
- OPRBCT OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TX

- MASTER PLAN NOTES:**
- BEARING SYSTEM SHOWN HEREON IS BASED ON TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORRS SOLUTION 2 (MYCS2).
 - DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.000150519233 (CALCULATED USING GEOD12B).
 - THIS TRACT LIES WITHIN FLOOD ZONE "X" UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOODPLAIN) ACCORDING TO BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL No. 48041C 0205F, REVISED DATE APRIL 2, 2014.
 - WETLANDS JURISDICTIONAL DETERMINATION, THROUGH THE USACE, MAY BE REQUIRED FOR THE DEVELOPMENT OF THE SUBJECT TRACT (COMMON AREA "B").
 - THE TOPOGRAPHIC DATA ILLUSTRATED IS FROM THE BRAZOS COUNTY & CITY OF BRYAN CONTOUR MAPS.
 - THE CURRENT ZONING IS COMMERCIAL (C-3).
 - SETBACKS SHALL BE IN ACCORDANCE WITH ALL CITY OF BRYAN ORDINANCES AND REGULATIONS.
 - UNDERGROUND UTILITIES ARE APPROXIMATED BASED ON ABOVE GROUND FEATURES, AVAILABLE MAPS AND MARKINGS BY UTILITY PROVIDERS. ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY.
 - THE EXISTING ETC GAS LINE (30006) IS LOCATED OUTSIDE OF THE LIMITS OF THE 30' WIDE PIPELINE EASEMENT (508/190 DRBCT). THIS EASEMENT IS PROPOSED TO BE RELEASED AND THE PROPOSED ETC EASEMENT DEDICATED, CENTERED ON THE EXISTING ETC GAS LINE ALIGNMENT, AS ILLUSTRATED.
 - THE EXISTING TEMPORARY 30' WIDE ROAD ACCESS EASEMENT AND 20' WIDE EXISTING ACCESS ROAD EASEMENT (6901/57 OPRBCT) ARE PROPOSED TO BE RELEASED AND THE PROPOSED 24' PRIVATE ACCESS EASEMENT (P-AE) DEDICATED.
 - THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY SOUTH LAND TITLE, LLC OF NO. BC2212187, EFFECTIVE DATE: 11-08-2022. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
 - ITEM 10e: EASEMENT TO HUMBLE PIPE LINE CO. (48/563 DRBCT) ONLY APPLIES TO THE 60' WIDE STRIP OF LAND DESCRIBED IN AMENDMENT OF EASEMENT (16501/254 OPRBCT).
 - ITEM 10f: EASEMENT TO CITY OF BRYAN (98/69 DRBCT) DOES AFFECT THIS TRACT. THIS EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.
 - ITEM 10g: EASEMENT TO LONE STAR GAS CO. (102/62 DRBCT) ONLY APPLIES TO THE PORTION OF THIS TRACT DESCRIBED IN PARTIAL RELEASE (605/523 DRBCT) AS SHOWN HEREON.
 - ITEM 10h: EASEMENT TO GULF STATES UTILITIES CO. (130/434 DRBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
 - ITEM 10i: EASEMENT TO THE CITY OF BRYAN (333/548 DRBCT) DOES NOT APPLY TO THIS TRACT.
 - ITEM 10j: EASEMENT TO FERGUSON CROSSING PIPE LINE CO. (508/190 DRBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
 - ITEM 10k: EASEMENT TO ANDRUS PIPELINE CORP. (562/377 DRBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
 - ITEM 10l: EASEMENT TO ANDRUS PIPELINE CORP. (562/373 DRBCT) DOES NOT CROSS THIS TRACT.
 - ITEM 10m: EASEMENT TO ANDRUS PIPELINE CORP. (562/381 DRBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
 - ITEM 10n: PUBLIC DRAINAGE AND UTILITY EASEMENT TO THE CITY OF BRYAN (6901/96 OPRBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
 - ITEM 10o: PUBLIC UTILITY EASEMENT TO THE CITY OF BRYAN (6901/101 OPRBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
 - ITEM 10p: PUBLIC UTILITY EASEMENT TO THE CITY OF BRYAN (10057/233 OPRBCT) DOES CROSS TO THIS TRACT AS SHOWN HEREON.
 - ITEM 10q: 60' WIDE PIPELINE EASEMENT (16501/254 OPRBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
 - ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

LAND USE SUMMARY

COLOR LEGEND	CATEGORY	ACREAGE	PERCENTAGE OF TOTAL AREA
[Pink]	COMMERCIAL DEVELOPMENT AREA	21.666	74.5%
[Green]	COMMON AREA (OPEN SPACE / DETENTION)	3.778	13.0%
[Yellow]	COMMON AREA (NON-BUILDABLE)	1.256	4.3%
[Grey]	RIGHT-OF-WAY (ALL CLASSIFICATIONS)	2.383	8.2%
	TOTAL	29.08	100.0%

MASTER PLAN FOR SUBDIVISION NAME PHASE 1 & 2

29.08 ACRE TRACT
BEING A CALLED 29.094 ACRES (VOLUME 17394, PAGE 179 OPRBCT)
STEPHEN F. AUSTIN LEGUE #10 SURVEY, ABSTRACT 63
BRAZOS COUNTY, TEXAS

POST OFFICE BOX 9253
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TEXAS FIRM REGISTRATION No. F-4695

RME CONSULTING ENGINEERS
CLIENT NO. PROJECT NO.
289 - 0797

LANDOWNER INFORMATION:
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1835 HAGERSON ROAD
SUGAR LAND, TX 77479

CLIENT INFORMATION:
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EMAIL: AHOTEL007@GMAIL.COM

FILENAME: 0797MP1A | SCALE: 1"=100'
SUBMITTED DATE: 2/22/23
REVISIONS:
DRAWN BY: R.A.M.
KERR JOB #: 22-1019

SHEET **1** OF 1