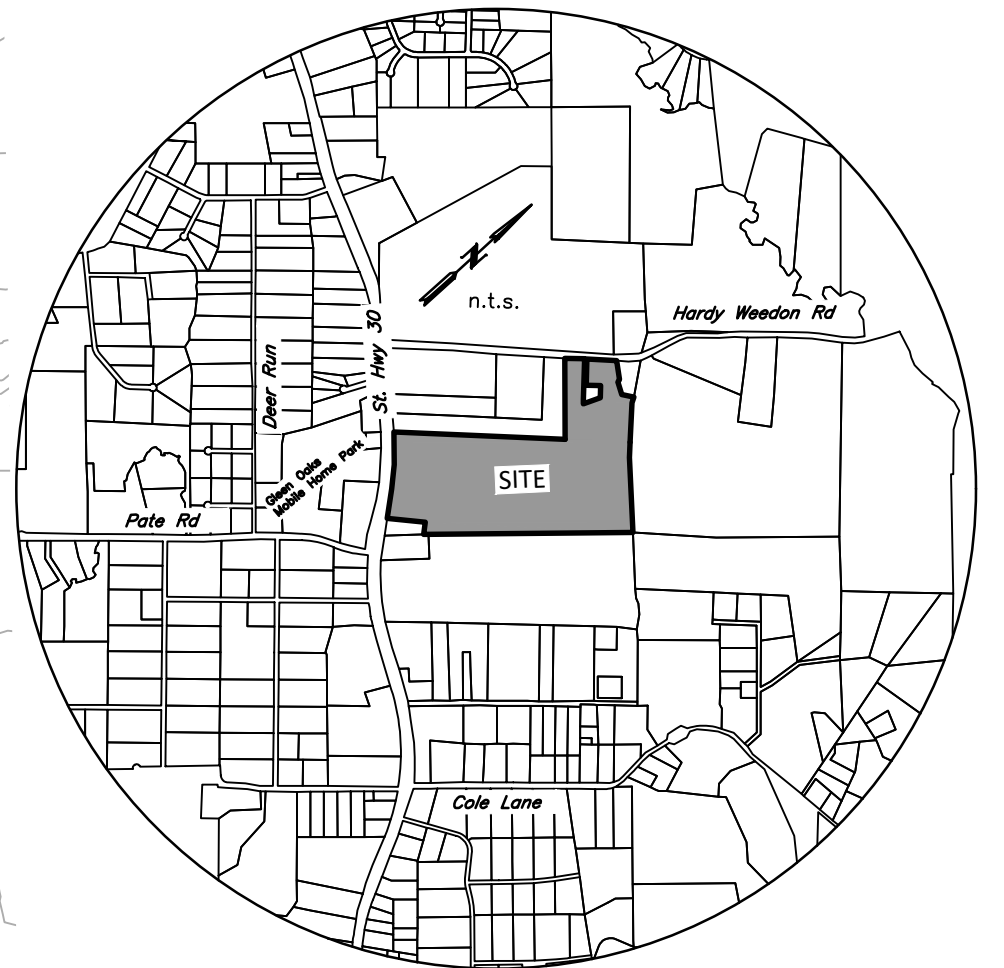
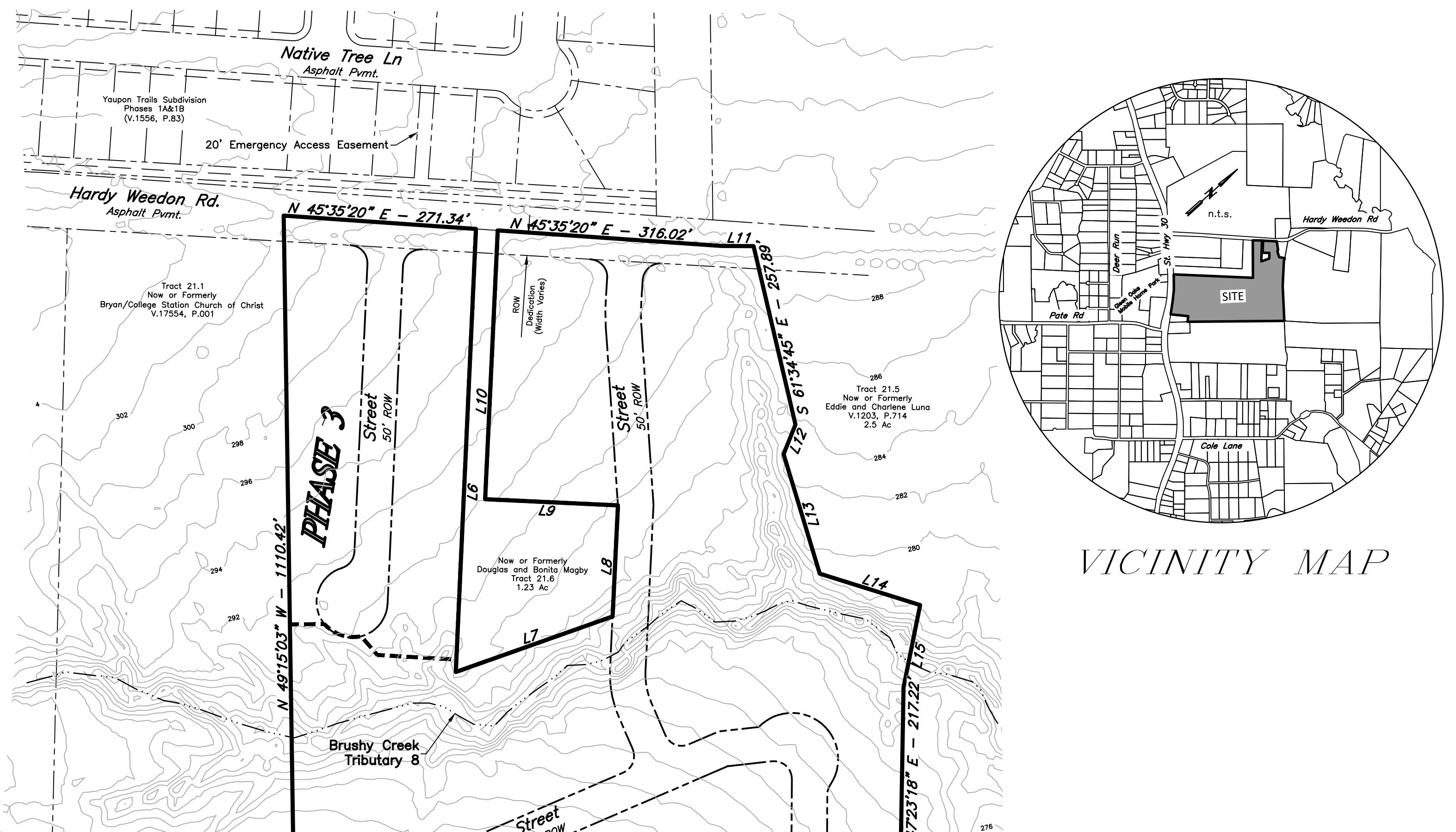
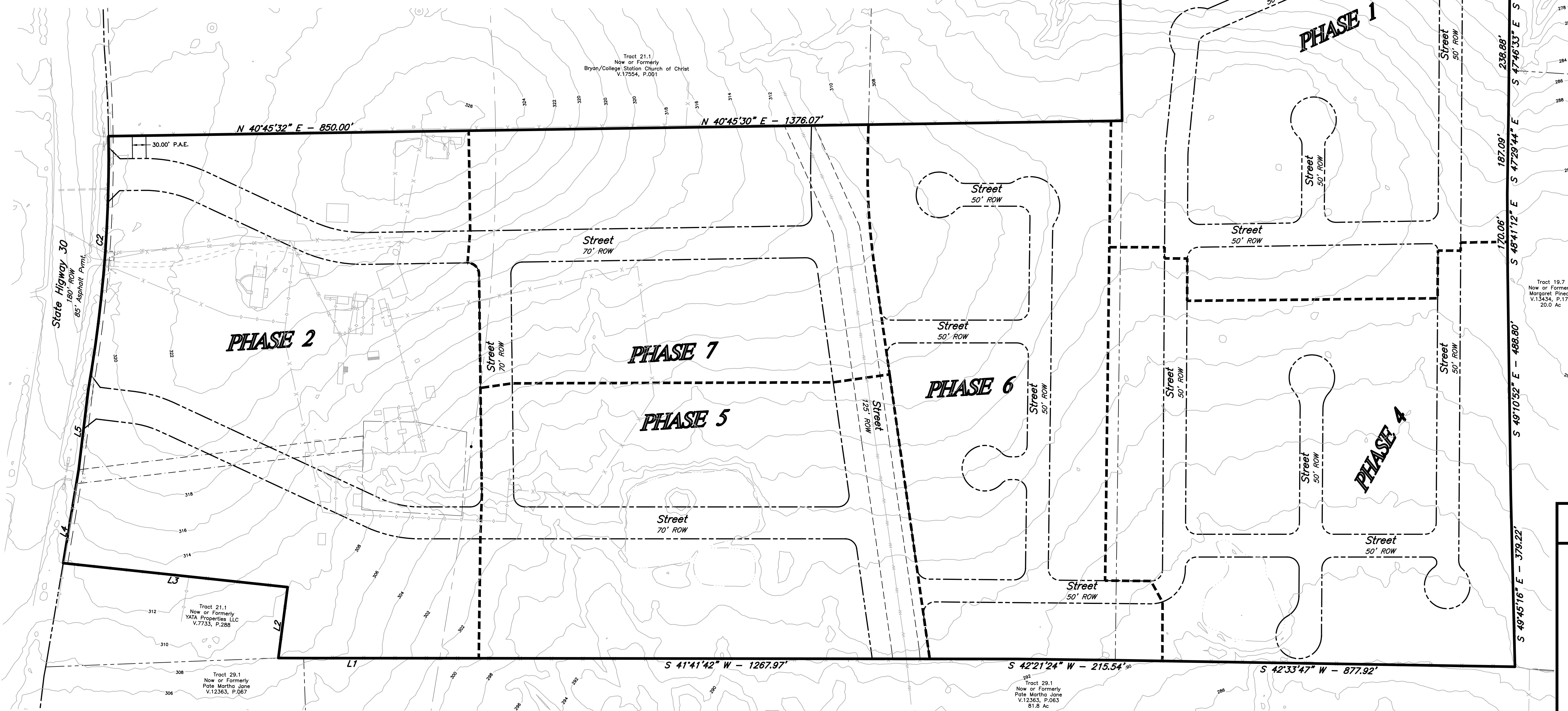


LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 41°41'42" W	298.76'
L2	N 40°52'58" W	157.12'
L3	S 47°43'28" W	495.86'
L4	N 39°20'48" W	176.66'
L5	N 41°35'04" W	174.80'
L6	S 45°45'35" E	624.07'
L7	N 22°07'20" E	234.11'
L8	N 45°38'10" W	156.49'
L9	S 44°17'31" W	186.97'
L10	N 45°41'31" W	378.54'
L11	N 41°58'50" E	44.69'
L12	S 26°41'13" E	44.70'
L13	S 65°11'23" E	175.69'
L14	N 58°59'33" E	147.87'
L15	S 37°02'40" E	118.20'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C2	10°56'12"	2939.79'	561.15'	281.43'	N 43°46'22" W	560.30'



VICINITY MAP



- GENERAL NOTES:**
- Proposed Land Use:  
Commercial (42 Lots)  
Residential (256 Lots)  
Avg. Lot Size (Commercial): 0.78 ac.  
Avg. Lot Size (Residential): 0.15 ac.
  - Existing Zoning: A-0 (portion within City Limits)  
Proposed Zoning: C-3 and RD-5
  - 80,527 acres of this development were annexed into the City of Bryan limits on \_\_\_\_\_ per Ordinance No. \_\_\_\_\_
  - According to the Flood Insurance Rate Maps for Brazos County, Texas and incorporated Areas, Map Numbers 4804100220F effective 4/02/2014, no portion of this property is located in a 100-year flood hazard area.
  - Existing ground contours are based on aerial data of the site.
  - Electricity will be served by City of Bryan and Water to be served by Wickson Creek SUD
  - Lots shall not take direct access to State Hwy 30 or Hardy Weedon Road.
  - All minimum setbacks shall be in accordance with the City of Bryan Ordinances.
  - Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.
  - Streets will be asphalt with concrete aprons.

**Legend**

	Existing Sewer Line w/ size
	Existing Water Line w/ size
	Existing Gas Line
	Proposed Water Line w/ size
	Proposed Sewer Line w/ size
	Proposed Storm Drain Line
	Boundary Line
	Existing Easement Line
	Property Line
	Proposed Easement Line
	Proposed Phase Boundary
	Existing Contour Line
	Fire Hydrant

**MASTER PLAN**

**REVELLE PARK SUBDIVISION**

102.33 ACRES

OUT OF  
Stephen F AUSTIN #9 SURVEY A-62  
BRYAN, BRAZOS COUNTY, TEXAS  
JULY 2022  
SCALE: 1" = 150'



**Owner:**  
B/C/S Leasing, LLC  
1061 Innovation Drive  
Bryan, Texas 77808  
979-690-7711

**Surveyor:**  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3838

Texas Firm Registration No. 10103300



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