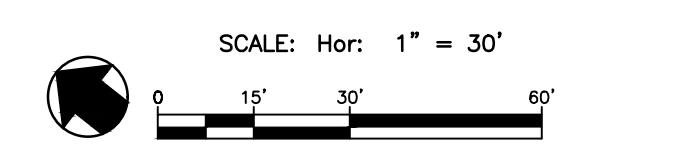


VICINITY MAP

- GENERAL NOTES:**
- The property was annexed by Bryan City Council on September 13, 2022 per Ordinance No. 2579.
 - Basis of Bearing: Actual measured distances to the monuments that are consistent with the deed recorded in Volume 17789, Page 267 of the official records of Brazos County, Texas.
 - ZONING: (RD-5)
 - Proposed Land Use: Residential (20 Lots)
Common Area: 0.255 ac.
Right-of-Way: 0.994 ac.
Avg. Lot Size (Residential): 0.132 ac. (5,752 sq ft)
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 4804100220 F effective 04/02/2014, no portion of this property is located in a 100-year flood hazard area.
 - Existing ground contours are based on lidar data of the site.
 - A 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, the private stormwater detention facilities which are part of this subdivision. The City of Bryan shall not be responsible for any operation, repair or maintenance of these areas.
 - Abbreviations:
P.U.E. - Public Utility Easement
P.A.E. - Public Access Easement
P.D.E. - Public Drainage Easement
H.O.A. - Homeowner's Association
R.O.W. - Right of Way
S.S.E. - Sanitary Sewer Easement
B.S.I. - By Separate Instrument
 - Common Areas shall be owned & maintained by Homeowners Association
 - Water Service for this subdivision to be served by Wickson Creek SUD
 - All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
 - All sidewalks are to be concrete pavement.
 - 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 egress and ingress on property adjacent to the PUE to access electric facilities.
 - The cross hatched area shown as part of Knox Landing Subdivision will be conveyed via final plat from RFD Holdings to B/CS Leasing to make the lots in Block 15 conforming.

Preliminary Plan



Legend

- 8W — 8W — Existing Sewer Line w/ size
- 6W — 6W — Existing Water Line w/ size
- 0 — 0 — Existing Gas Line
- 6W — 6W — Proposed Water Line w/size
- 4S — 4S — Proposed Sewer Line w/size
- SD — SD — Proposed Storm Drain Line
- — — Boundary Line
- — — Existing Easement Line
- — — Property Line
- — — Proposed Easement Line
- — — Proposed Phase Boundary
- — — Existing Contour Line
- — — Fire Hydrant

Lot Dimension Table

Block	Lot	Width (FT)	Depth (FT)	Area (SF)
14	1	50.0	110.0	5,501
14	2	50.0	109.3	5,463
14	3	50.0	110.4	5,517
14	4	50.0	111.4	5,570
14	5	50.0	112.5	5,624
14	6	50.0	113.6	5,677
14	7	50.0	114.6	5,731
14	8	50.0	115.7	5,784
14	9	50.0	116.8	5,838
14	10	50.0	117.9	5,891
14	11	50.0	118.6	5,943
15	1	50.0	115.0	5,690
15	2	50.0	115.0	5,751
15	3	50.0	115.0	5,750
15	4	50.0	115.0	5,750
15	5	50.0	115.0	5,750
15	6	50.0	115.0	5,748
15	7	50.0	115.0	5,748
15	8	50.0	115.0	5,747
15	9	54.8	114.8	6,194

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°05'56" E	16.80'
L2	N 2°15'16" E	40.24'
L3	N 42°17'05" E	38.85'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	110°36'13"	50.00'	96.52'	72.21'	N 53°47'24" E	82.22'

PRELIMINARY PLAN

REVELLE ESTATES PHASE 2

20 LOTS
 LOTS 1-11, BLOCK 14
 LOTS 1-9, BLOCK 15
 3.89 ACRES
 MARIA KEGANS LEAGUE, A-28
 BRYAN, BRAZOS COUNTY, TEXAS
 MAY 2023

Owner: B/CS LEASING, LLC
 P.O. BOX 138
 Kurten, Texas 77862

Surveyor: Texas Firm Registration No. 10103300
 McClure & Brown Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (979) 693-3838