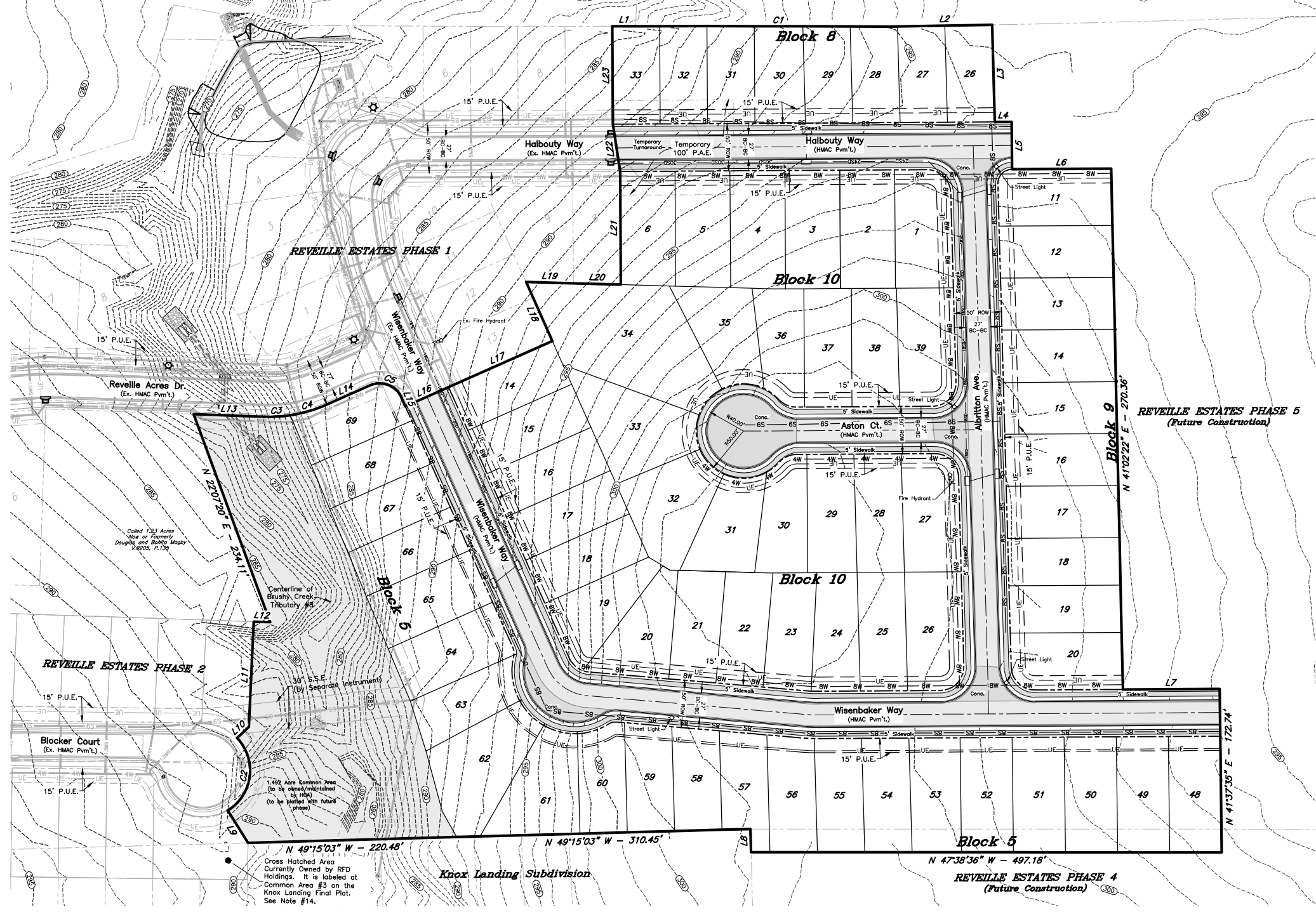


VICINITY MAP



Lot Dimension Table

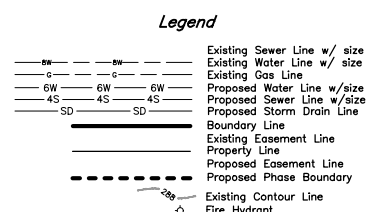
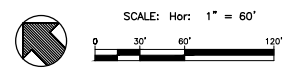
Block	Lot	Width (FT)	Depth (FT)	Area (SF)
5	48	55.0	122.6	6,741
5	49	55.0	122.3	6,722
5	50	55.0	121.9	6,703
5	51	55.0	121.5	6,683
5	52	55.0	121.2	6,664
5	53	53.6	120.8	6,455
5	54	50.0	120.5	6,028
5	55	50.0	120.2	6,010
5	56	50.3	121.3	6,084
5	57	50.3	101.7	5,083
5	58	50.3	107.4	5,372
5	59	50.3	113.1	5,657
5	60	51.9	111.1	5,564
5	61	50.8	112.2	5,691
5	62	50.8	132.7	6,745
5	63	50.1	111.5	5,586
5	64	61.8	121.3	7,273
5	65	60.0	120.0	7,200
5	66	50.0	118.8	5,940
5	67	50.0	117.7	5,886
5	68	50.0	116.8	5,831
5	69	52.1	115.5	5,952
8	26	50.0	102.4	5,117
8	27	50.0	101.8	5,090
8	28	50.0	101.6	5,082
8	29	50.0	102.1	5,105
8	30	52.8	102.5	5,358
8	31	50.0	102.9	5,144
8	32	50.0	103.2	5,159
8	33	50.0	103.4	5,171
9	11	58.9	118.9	6,930
9	12	55.0	118.8	6,518
9	13	55.0	119.3	6,563
9	14	55.3	119.1	6,571
9	15	54.7	118.8	6,511
9	16	55.0	118.5	6,519
9	17	55.0	118.3	6,504
9	18	50.0	118.0	5,901
9	19	50.0	117.8	5,886
9	20	60.3	117.5	7,068

Lot Dimension Table

Block	Lot	Width (FT)	Depth (FT)	Area (SF)
10	1	58.1	125.0	7,264
10	2	58.0	125.0	7,250
10	3	58.0	125.0	7,250
10	4	58.0	124.4	7,215
10	5	58.0	122.5	7,103
10	6	58.0	120.5	6,988
10	7	50.0	120.0	6,000
10	8	50.0	120.0	6,000
10	9	50.0	120.0	6,000
10	10	50.0	120.0	6,000
10	11	75.9	120.6	9,139
10	12	50.0	119.6	5,930
10	13	50.0	119.6	5,930
10	14	50.0	119.6	5,930
10	15	50.0	123.3	6,165
10	16	50.0	123.3	6,165
10	17	50.0	123.3	6,165
10	18	50.0	123.3	6,165
10	19	50.0	123.3	6,165
10	20	50.0	123.3	6,165
10	21	50.0	123.3	6,165
10	22	50.0	119.6	5,930
10	23	50.0	123.3	6,165
10	24	50.0	123.3	6,165
10	25	50.0	125.4	6,267
10	26	60.0	125.3	7,380
10	27	60.0	125.0	7,374
10	28	50.0	125.0	6,251
10	29	50.0	125.0	6,251
10	30	52.3	122.2	6,388
10	31	52.3	102.7	5,365
10	32	52.3	105.0	5,494
10	33	52.3	110.6	5,773
10	34	52.3	185.2	9,684
10	35	52.3	101.7	5,311
10	36	52.3	121.9	6,374
10	37	50.0	125.0	6,250
10	38	50.0	125.0	6,250
10	39	60.0	125.0	7,500

- 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 (72 Lots)
Common Area: 1,492 ac.
Right-of-Way: 2,753 ac.
Avg. Lot Size (Residential): 0.131 ac. (5,722 sf)
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 4504100220 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 Wilkerson 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 P.U.E. and the right of egress and ingress on property adjacent to the P.U.E. to access electric facilities.

Preliminary Plan



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	0°20'52"	44681.50'	271.24'	135.62'	N 47°34'57" W	271.24'
C2	101°25'32"	49.97'	88.46'	61.08'	S 49°45'40" W	77.36'
C3	10°30'25"	150.55'	27.61'	13.84'	N 50°59'46" W	27.57'
C4	15°25'28"	150.55'	40.53'	20.39'	N 63°57'42" W	40.41'
C5	89°51'23"	25.00'	39.21'	24.94'	N 26°36'08" W	35.31'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 47°46'33" W	24.53'
L2	N 48°41'12" W	105.46'
L3	N 40°47'30" E	102.69'
L4	N 48°00'27" W	17.90'
L5	N 41°59'33" E	50.11'
L6	N 48°00'27" W	104.70'
L7	N 48°00'27" W	102.34'
L8	N 40°45'30" E	24.54'
L9	N 10°27'32" E	40.29'
L10	N 89°04'56" E	16.80'
L11	N 44°57'13" E	111.38'
L12	N 45°45'35" W	17.50'

LINE TABLE

LINE	BEARING	DISTANCE
L13	N 45°38'10" W	74.52'
L14	N 71°40'26" W	49.86'
L15	N 18°19'34" E	10.57'
L16	N 71°40'26" W	50.00'
L17	N 71°40'26" W	120.00'
L18	N 18°19'34" E	68.27'
L19	N 46°02'55" W	50.03'
L20	N 46°02'55" W	50.03'
L21	N 41°59'33" E	119.48'
L22	N 33°38'29" E	50.54'
L23	N 41°59'33" E	103.52'

PRELIMINARY PLAN

REVELLE ESTATES PHASE 3

72 LOTS
 LOTS 48-69, BLOCK 5, LOTS 26-33, BLOCK 8
 LOTS 11-20, BLOCK 9, LOTS 1-6, 14-39, BLOCK 10

15.043 ACRES

MARIA KEGANS LEAGUE, A-28
 BRYAN, BRAZOS COUNTY, TEXAS
 SEPTEMBER 2023

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

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

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