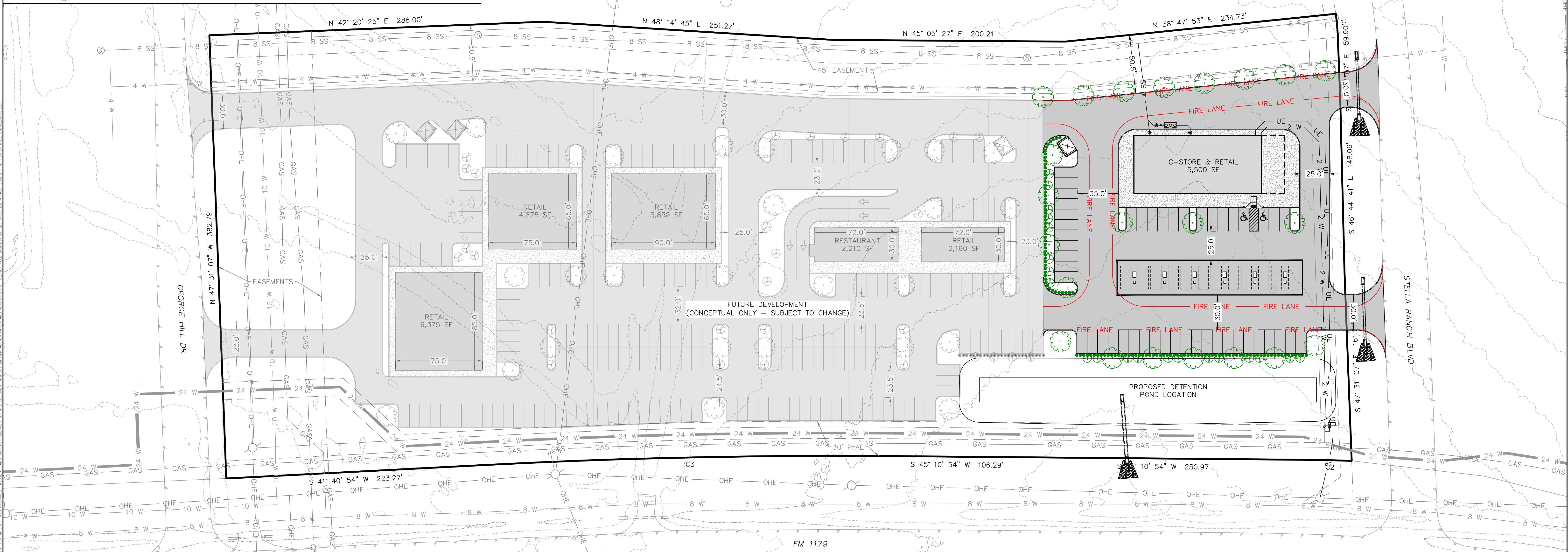
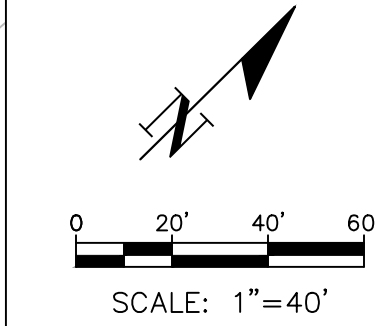


LEGEND

- PROPOSED CONCRETE
- PROPOSED SIDEWALK
- EXISTING EASEMENT
- PROPERTY BOUNDARY
- EXISTING EDGE OF PAVEMENT
- 8 SS EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- 4 W EXISTING WATER LINE
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- PROPOSED TREE

NOTES

1. CONTOURS SHOWN WERE OBTAINED FROM TXGIO AND ARE APPROXIMATE.
2. EXISTING UTILITIES ARE APPROXIMATE.
3. CONCEPTUAL LAYOUT ONLY. ALL DIMENSIONS, GRADES, AND UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO DETAILED DESIGN. NOT FOR CONSTRUCTION OR PERMITTING.
4. PUE = PUBLIC UTILITY EASEMENT
5. PAE = PUBLIC ACCESS EASEMENT
6. PrAE = PRIVATE ACCESS EASEMENT



OVERALL CONCEPT PLAN
FOR
FM 1179 RETAIL CENTER

BRYAN, BRAZOS COUNTY, TEXAS

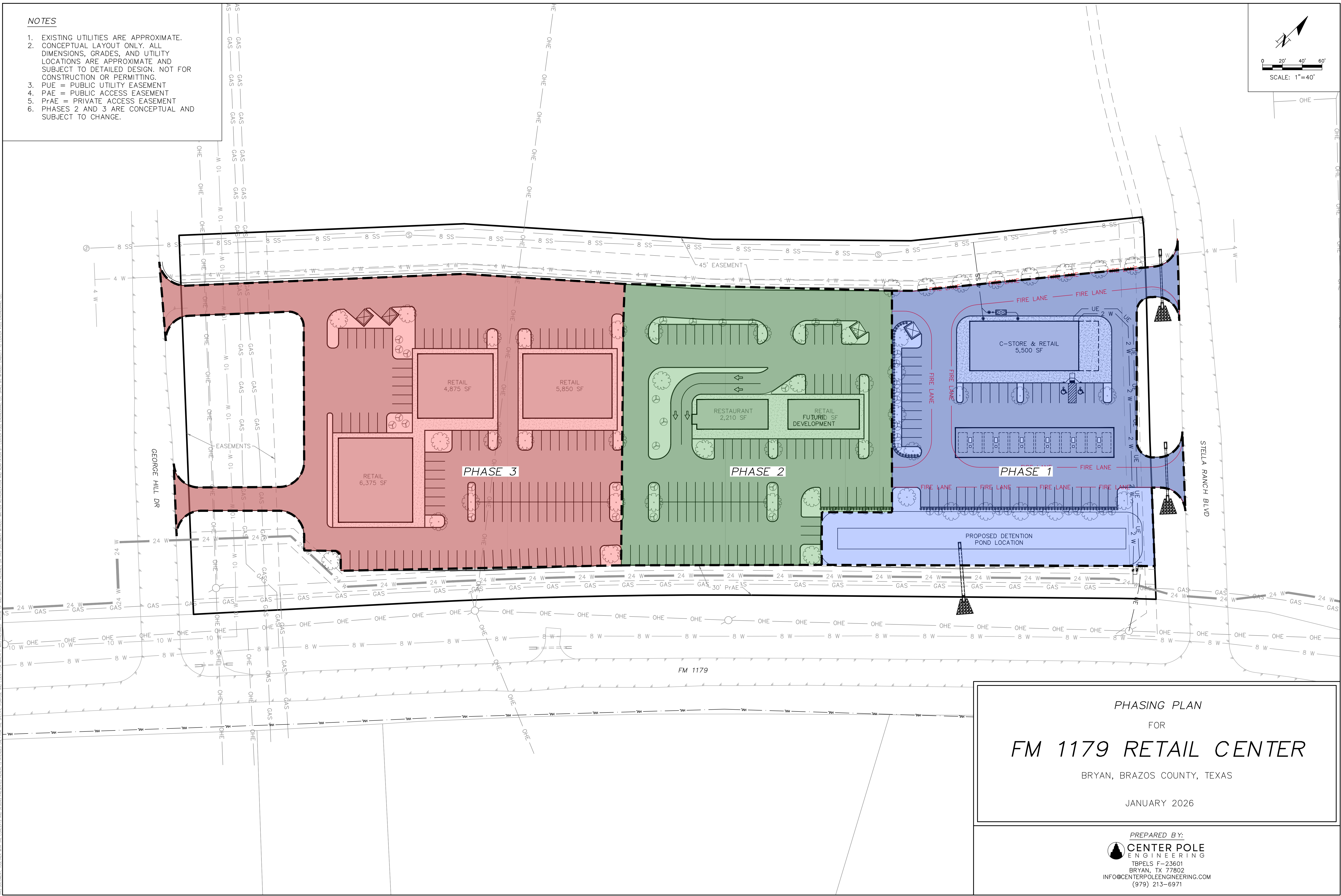
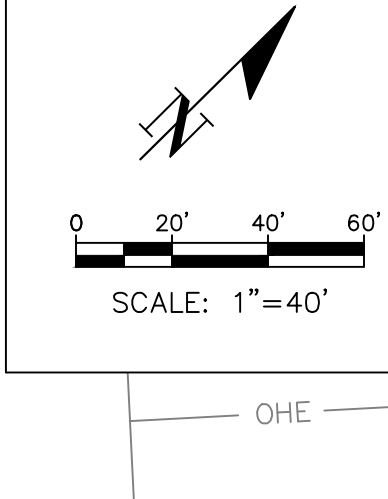
JANUARY 2026

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CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	16.96'	150.00'	6° 28' 45"	S 50° 45' 29" E	16.95'
C2	36.58'	1223.61'	1° 42' 46"	S 46° 02' 17" W	36.57'
C3	354.69'	5802.93'	3° 30' 08"	S 43° 25' 53" W	354.64'

- NOTES**
1. EXISTING UTILITIES ARE APPROXIMATE.
 2. CONCEPTUAL LAYOUT ONLY. ALL DIMENSIONS, GRADES, AND UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO DETAILED DESIGN. NOT FOR CONSTRUCTION OR PERMITTING.
 3. PUE = PUBLIC UTILITY EASEMENT
 4. PAE = PUBLIC ACCESS EASEMENT
 5. PrAE = PRIVATE ACCESS EASEMENT
 6. PHASES 2 AND 3 ARE CONCEPTUAL AND SUBJECT TO CHANGE.



PHASING PLAN
FOR
FM 1179 RETAIL CENTER

BRYAN, BRAZOS COUNTY, TEXAS

JANUARY 2026

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