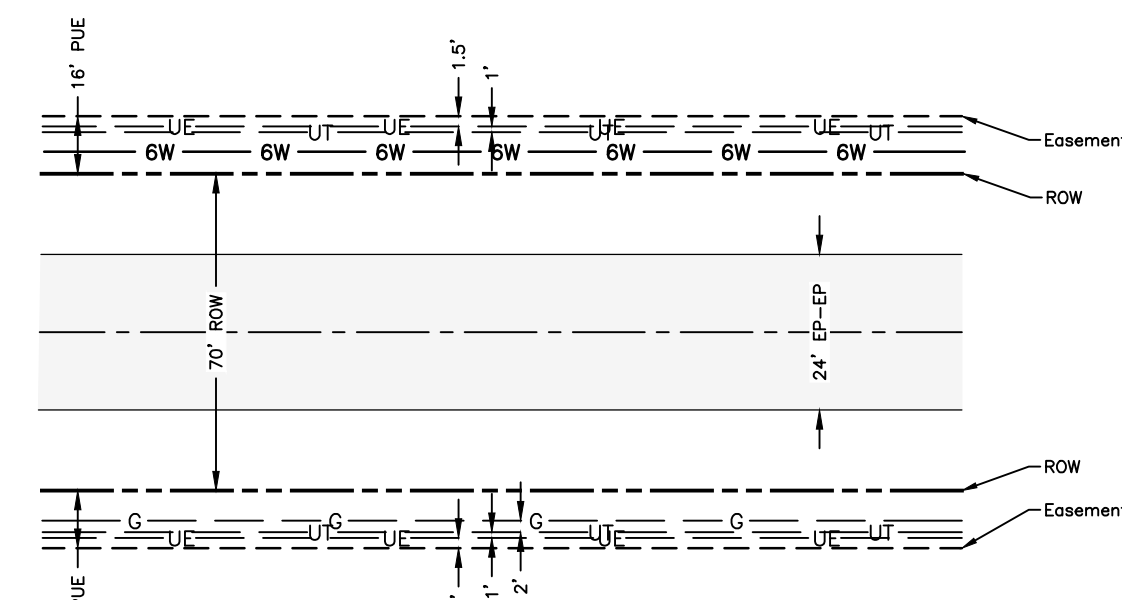


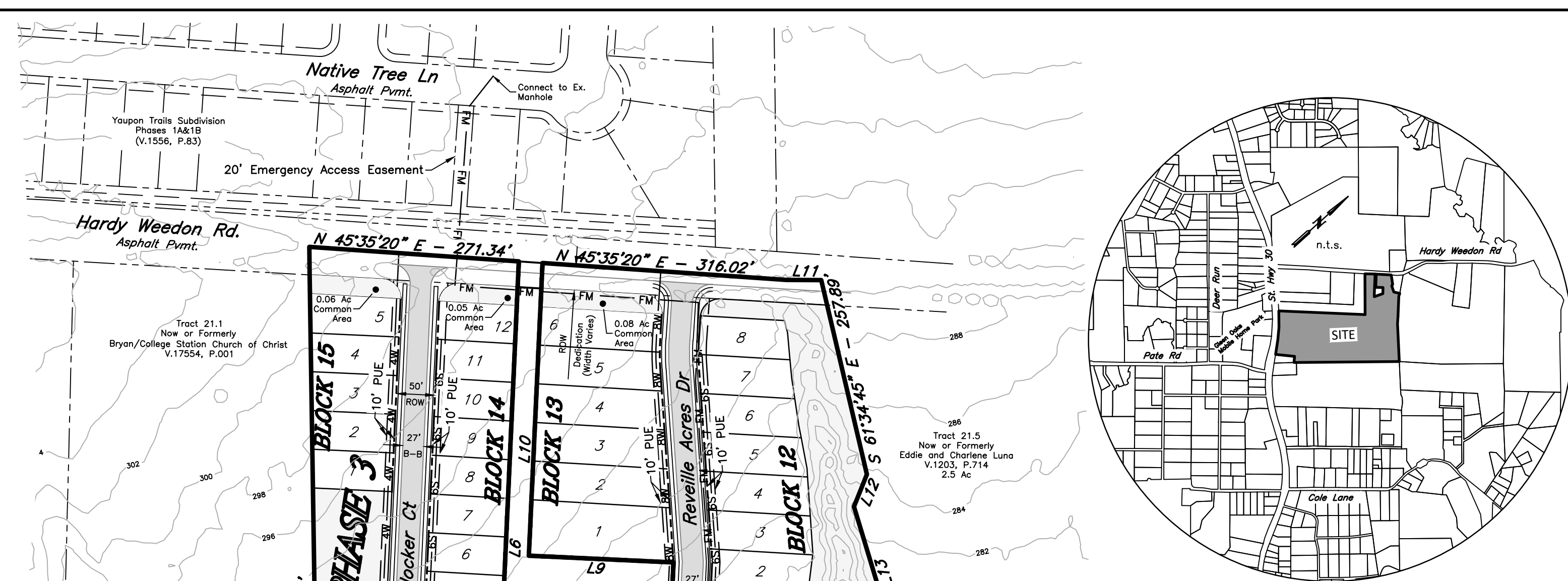
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 41°41'42" W	298.76'
L2	N 40°52'58" W	157.12'
L3	S 47°43'28" W	495.86'
L4	N 39°20'48" W	176.66'
L5	N 41°35'04" W	174.80'
L6	S 45°45'35" E	624.07'
L7	N 22°07'20" E	234.11'
L8	N 45°38'10" W	156.49'
L9	S 44°17'31" W	186.97'
L10	N 45°41'31" W	378.54'
L11	N 41°58'50" 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'

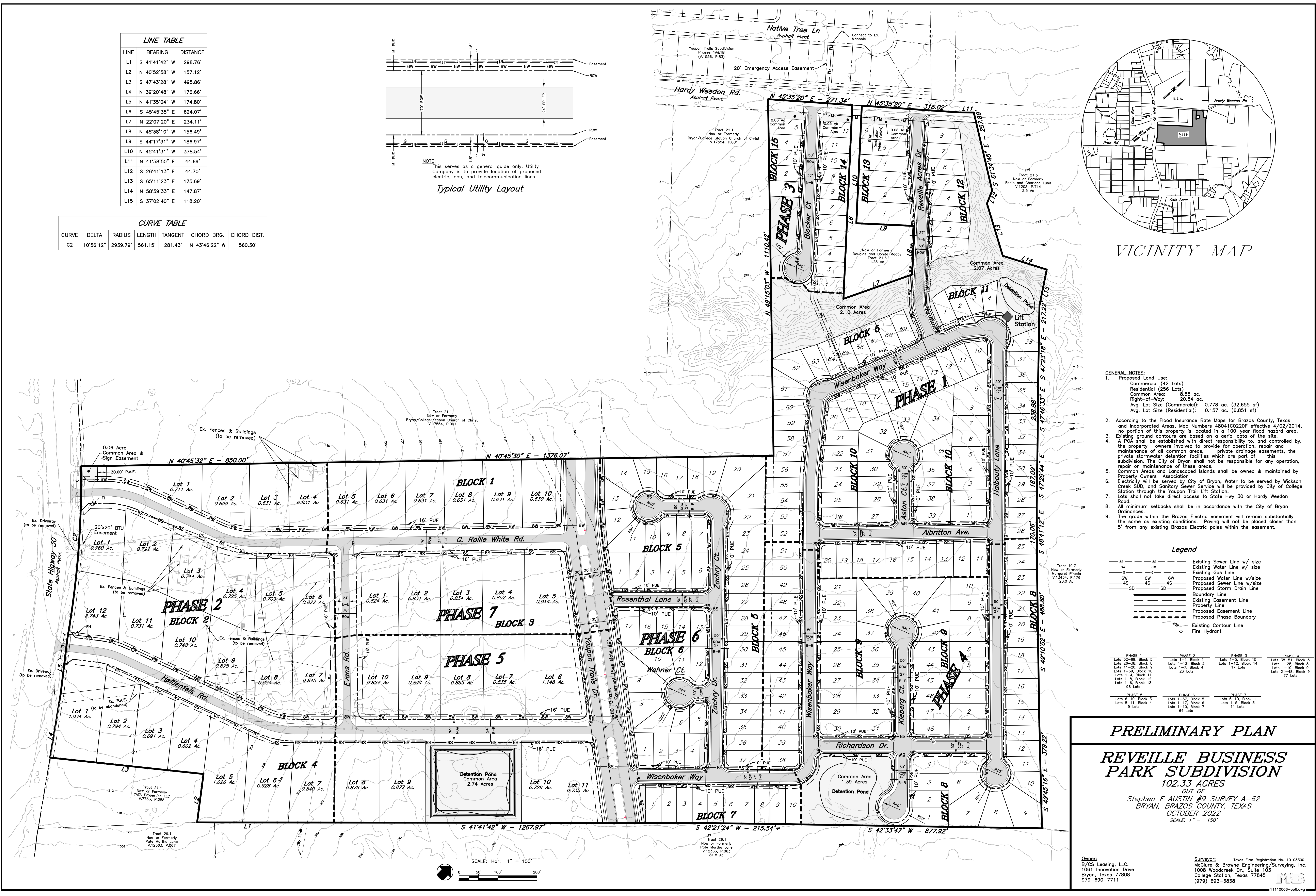


NOTE: This serves as a general guide only. Utility Company is to provide location of proposed electric, gas, and telecommunication lines.

Typical Utility Layout



VICINITY MAP



- GENERAL NOTES:**
1. Proposed Land Use:
Commercial (42 Lots)
Residential (256 Lots)
Common Area: 8.55 ac.
Right-of-Way: 20.84 ac.
Avg. Lot Size (Commercial): 0.778 ac. (32,655 sq ft)
Avg. Lot Size (Residential): 0.157 ac. (6,851 sq ft)
 2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 4804100223P effective 4/02/2014, no portion of this property is located in a 100-year flood hazard area.
 3. Existing ground contours are based on an aerial data of the site.
 4. A P.O.S. 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.
 5. Common Areas and Landscaped Islands shall be owned & maintained by Property Owners Association.
 6. Electricity will be served by City of Bryan, Water to be served by Wickson Creek SUD, and Sanitary Sewer Service will be provided by City of College Station through the Yaupon Trail Lift Station.
 7. Lots shall not take direct access to State Hwy 30 or Hardy Weedon Road.
 8. All minimum setbacks shall be in accordance with the City of Bryan Ordinances.
 9. The grade within the Brazos Electric easement will remain substantially the same as existing conditions. Paving will not be placed closer than 5' from any existing Brazos Electric poles within the easement.

Legend

— BS — BS	Existing Sewer Line w/ size
— RW — RW	Existing Water Line w/ size
— G — G	Existing Gas Line
— GW — GW	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

PRELIMINARY PLAN

REVELLE BUSINESS PARK SUBDIVISION

102.33 ACRES

OUT OF

Stephen F AUSTIN #9 SURVEY A-62

BRYAN, BRAZOS COUNTY, TEXAS

OCTOBER 2022

SCALE: 1" = 150'

Owner: BCS 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

