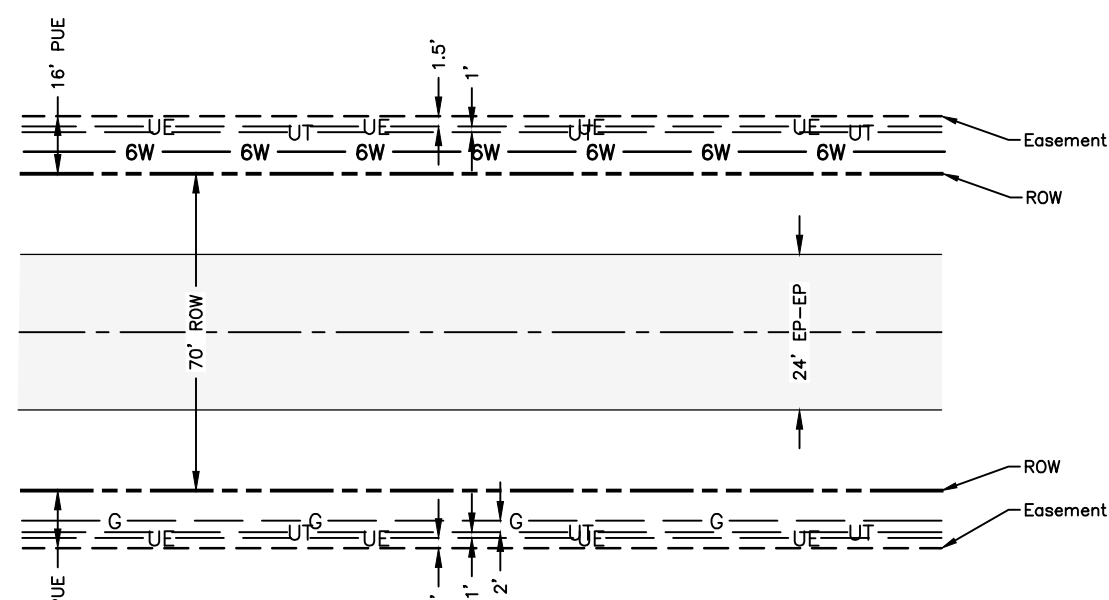
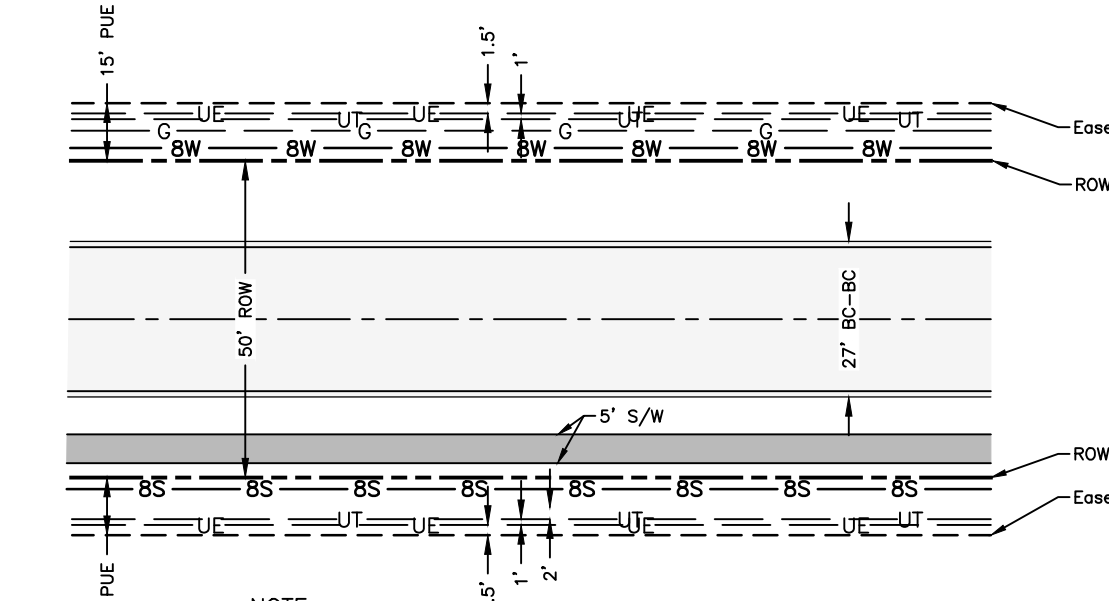


LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 41°41'42" W	298.76'
L2	N 40°52'58" W	157.12'
L3	S 47°43'28" W	495.86'
L4	N 39°20'48" W	176.66'
L5	N 41°35'04" W	174.80'
L6	S 45°45'35" E	624.07'
L7	N 22°07'20" E	234.11'
L8	N 45°38'10" W	156.49'
L9	S 44°17'31" W	186.97'
L10	N 45°41'31" W	378.54'
L11	N 41°58'50"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



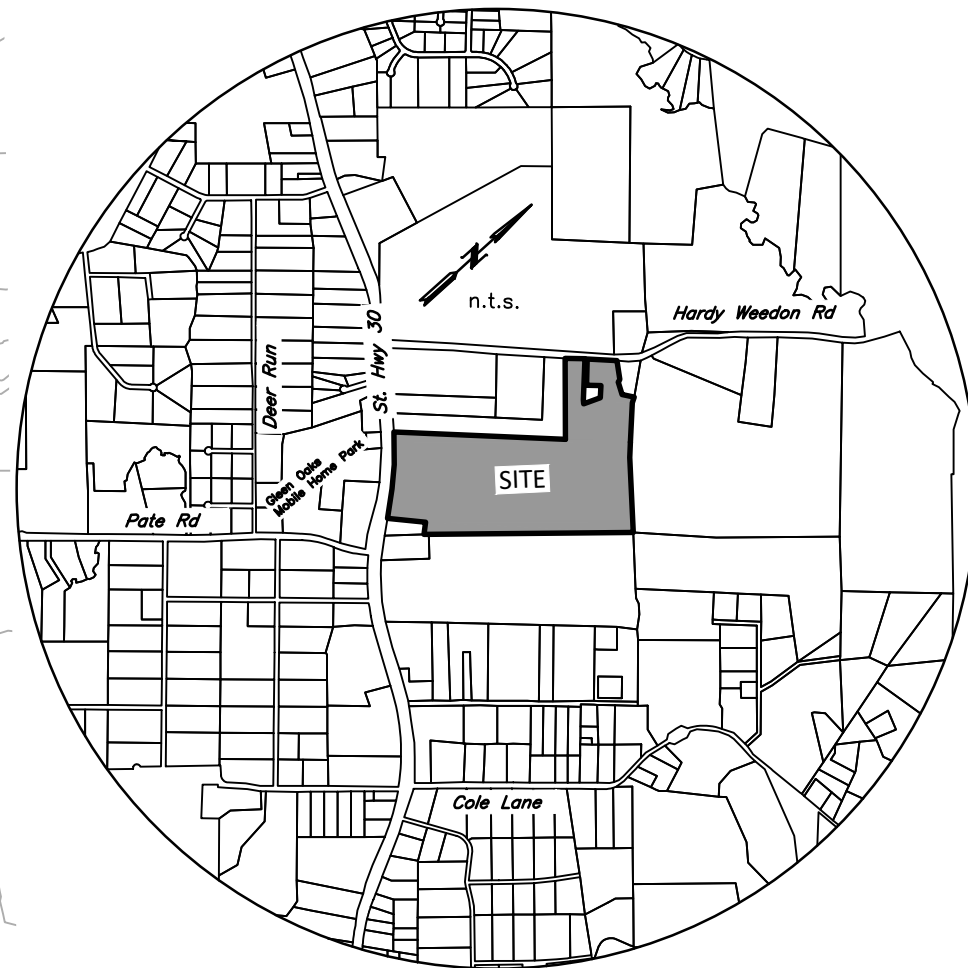
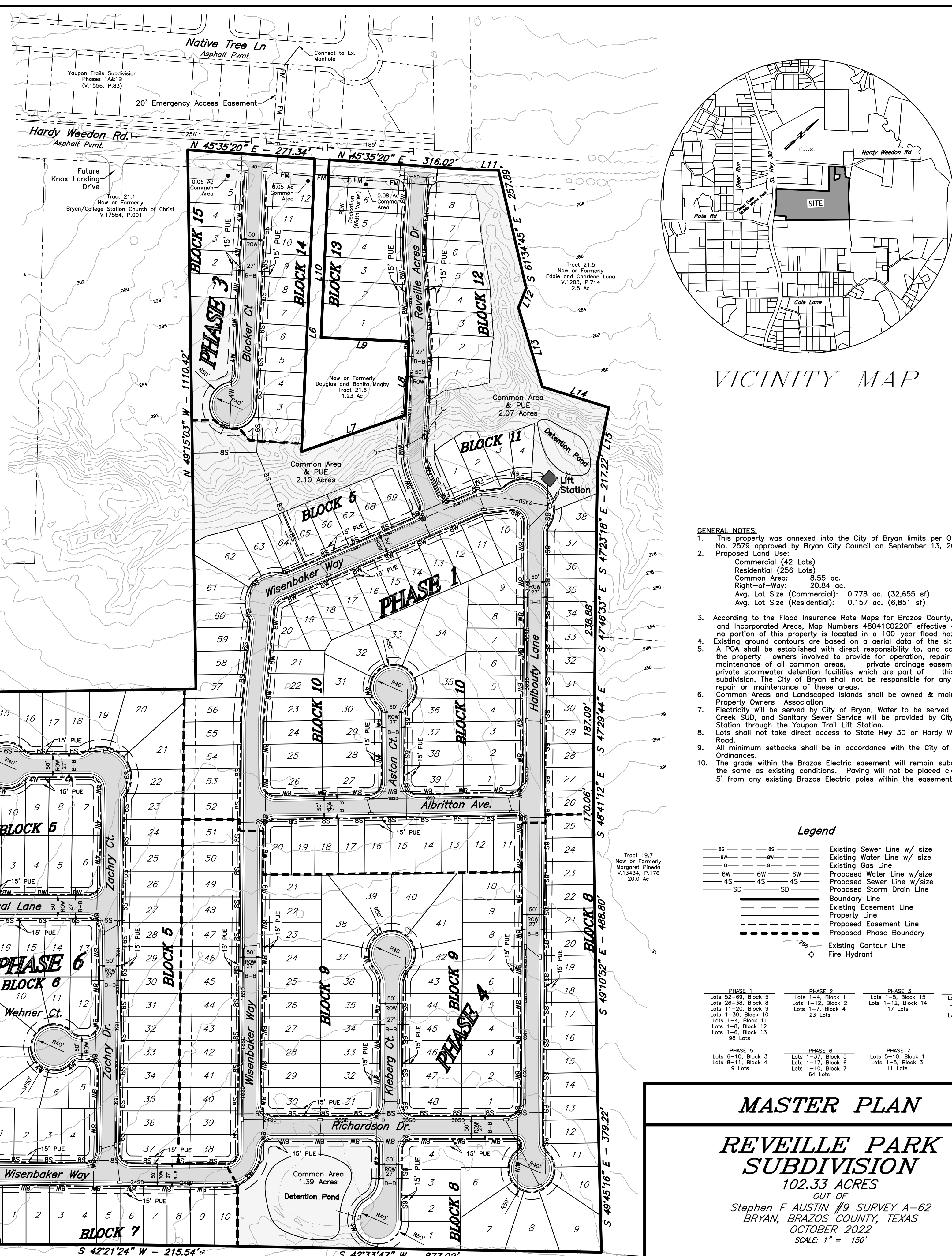
Typical Utility Layout - Open Ditch Road



Typical Utility Layout - Residential Streets

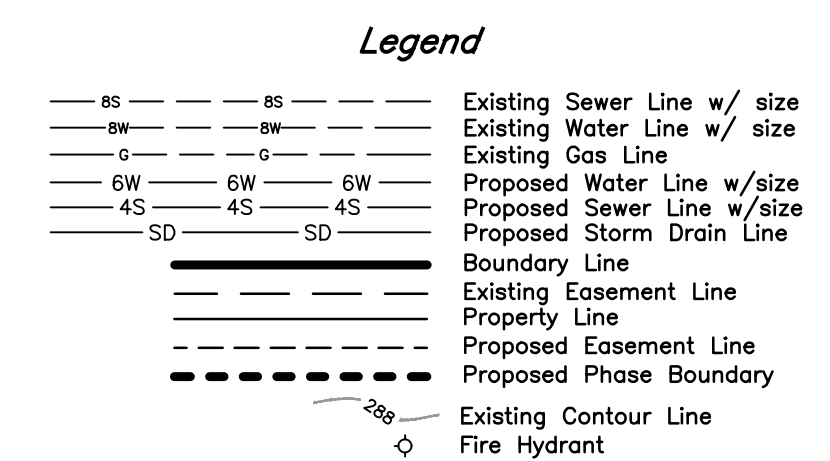
NOTE: This serves as a general guide only. Utility Company is to provide location of proposed electric, gas, and telecommunication lines.

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VICINITY MAP

- GENERAL NOTES:**
- This property was annexed into the City of Bryan limits per Ordinance No. 2579 approved by Bryan City Council on September 13, 2022.
 - Proposed Land Uses:
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 sf)
Avg. Lot Size (Residential): 0.157 ac. (6,851 sf)
 - 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 an aerial data of the site.
 - A POA 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.
 - Common Areas and Landscaped Islands shall be owned & maintained by Property Owners Association
 - 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.
 - 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.
 - 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.



PHASE 1	PHASE 2	PHASE 3	PHASE 4
Lots 52-59, Block 8 Lots 26-38, Block 9 Lots 11-20, Block 9 Lots 1-4, Block 10 Lots 1-8, Block 11 Lots 1-6, Block 13 85 Lots	Lots 1-4, Block 15 Lots 1-12, Block 2 Lots 1-7, Block 4 23 Lots	Lots 1-5, Block 15 Lots 1-12, Block 14 17 Lots	Lots 38-51, Block 8 Lots 1-25, Block 8 Lots 1-10, Block 9 Lots 21-49, Block 9 77 Lots
PHASE 5	PHASE 6	PHASE 7	
Lots 6-10, Block 3 Lots 8-11, Block 4 9 Lots	Lots 1-37, Block 5 Lots 1-17, Block 6 Lots 1-10, Block 7 64 Lots	Lots 5-10, Block 3 Lots 1-5, Block 3 11 Lots	

MASTER PLAN
REVELLE PARK SUBDIVISION
102.33 ACRES
OUT OF
STEPHEN F. AUSTIN #9 SURVEY A-62
BRYAN, BRAZOS COUNTY, TEXAS
OCTOBER 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

