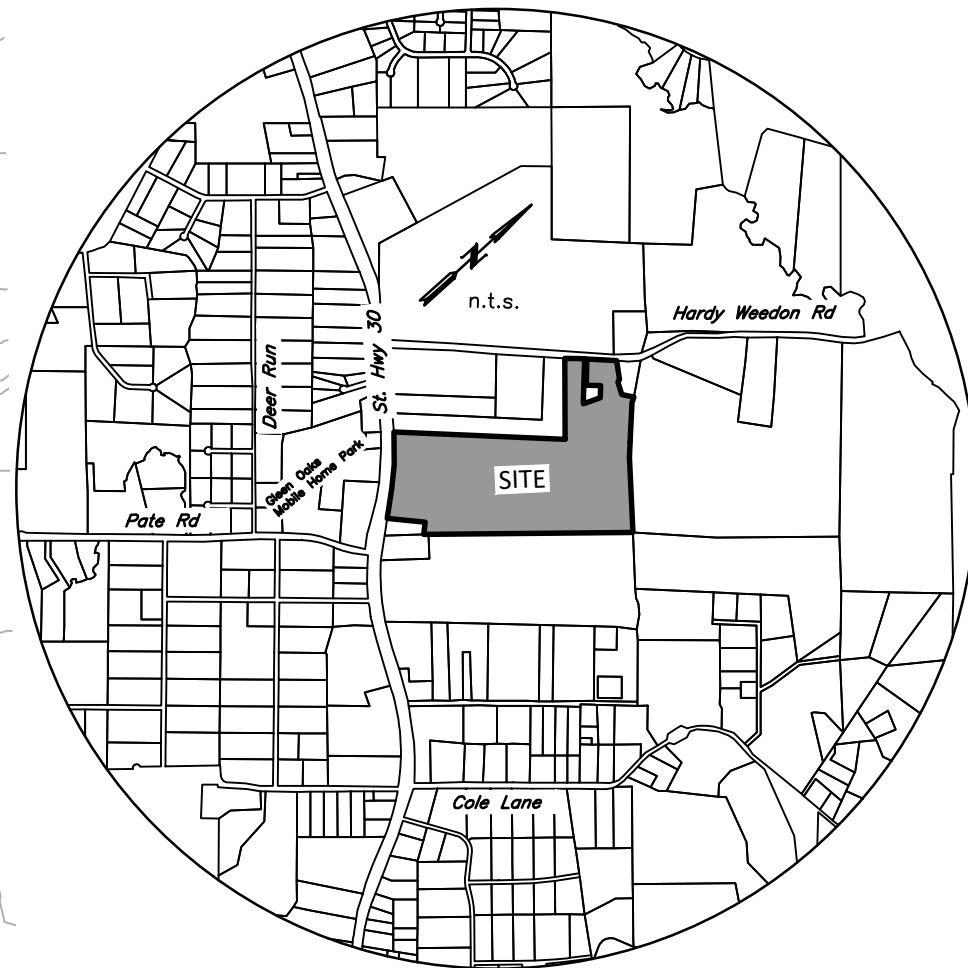
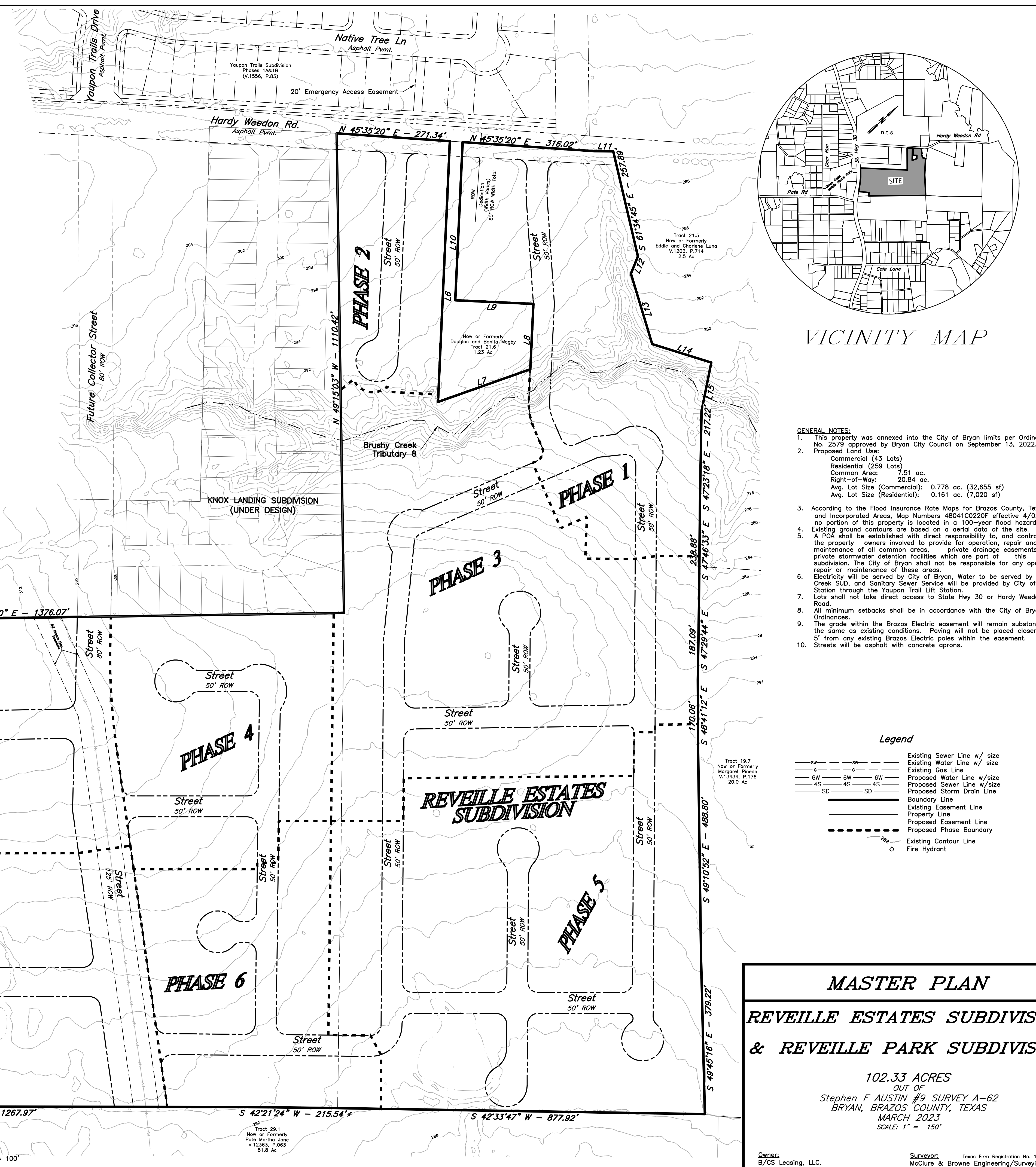


LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 41°41'42" W	298.76'
L2	N 40°52'58" W	157.12'
L3	S 47°43'28" W	495.86'
L4	N 39°20'48" W	176.66'
L5	N 41°35'04" W	174.80'
L6	S 45°45'35" E	624.07'
L7	N 22°07'20" E	234.11'
L8	N 45°38'10" W	156.49'
L9	S 44°17'31" W	186.97'
L10	N 45°41'31" W	378.54'
L11	N 41°58'50"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



VICINITY MAP

- GENERAL NOTES:**
- This property was annexed into the City of Bryan limits per Ordinance No. 2574 approved by Bryan City Council on September 13, 2022.
 - Proposed Land Use:
 - Commercial (43 Lots)
 - Residential (259 Lots)
 - Common Area: 7.51 ac.
 - Right-of-Way: 20.84 ac.
 - Avg. Lot Size (Commercial): 0.778 ac. (32,655 sq ft)
 - Avg. Lot Size (Residential): 0.161 ac. (7,020 sq ft)
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 4804CO220F 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.
 - 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.
 - Streets will be asphalt with concrete curbs.

Legend

	Existing Sewer Line w/ size
	Existing Water Line w/ size
	Existing Gas Line
	Proposed Water Line w/size
	Proposed Sewer Line w/size
	Proposed Storm Drain Line
	Boundary Line
	Existing Easement Line
	Property Line
	Proposed Easement Line
	Proposed Phase Boundary
	Existing Contour Line
	Fire Hydrant

MASTER PLAN
REVELLE ESTATES SUBDIVISION
& REVELLE PARK SUBDIVISION

102.33 ACRES
 OUT OF
 Stephen F AUSTIN #9 SURVEY A-62
 BRYAN, BRAZOS COUNTY, TEXAS
 MARCH 2023
 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

