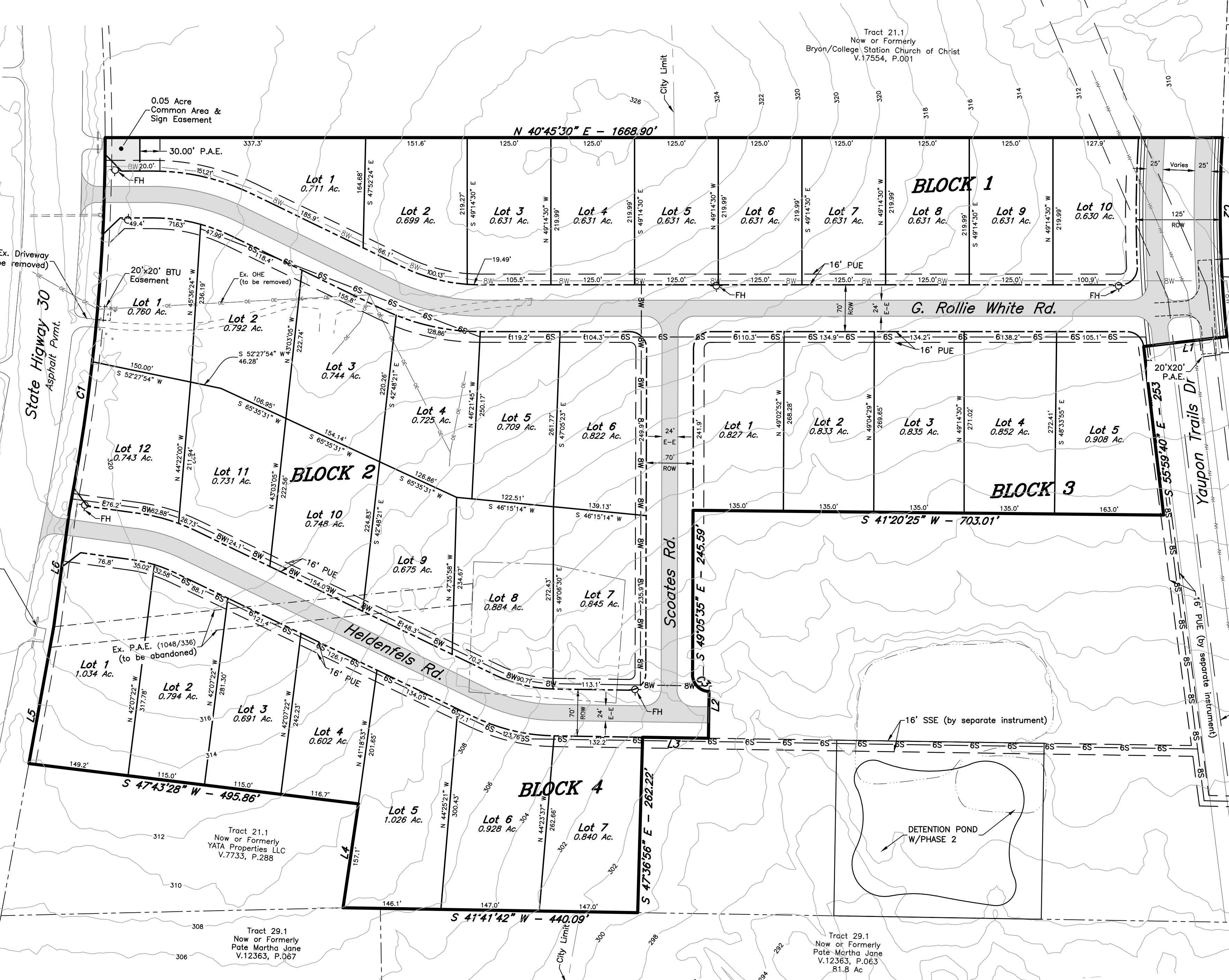
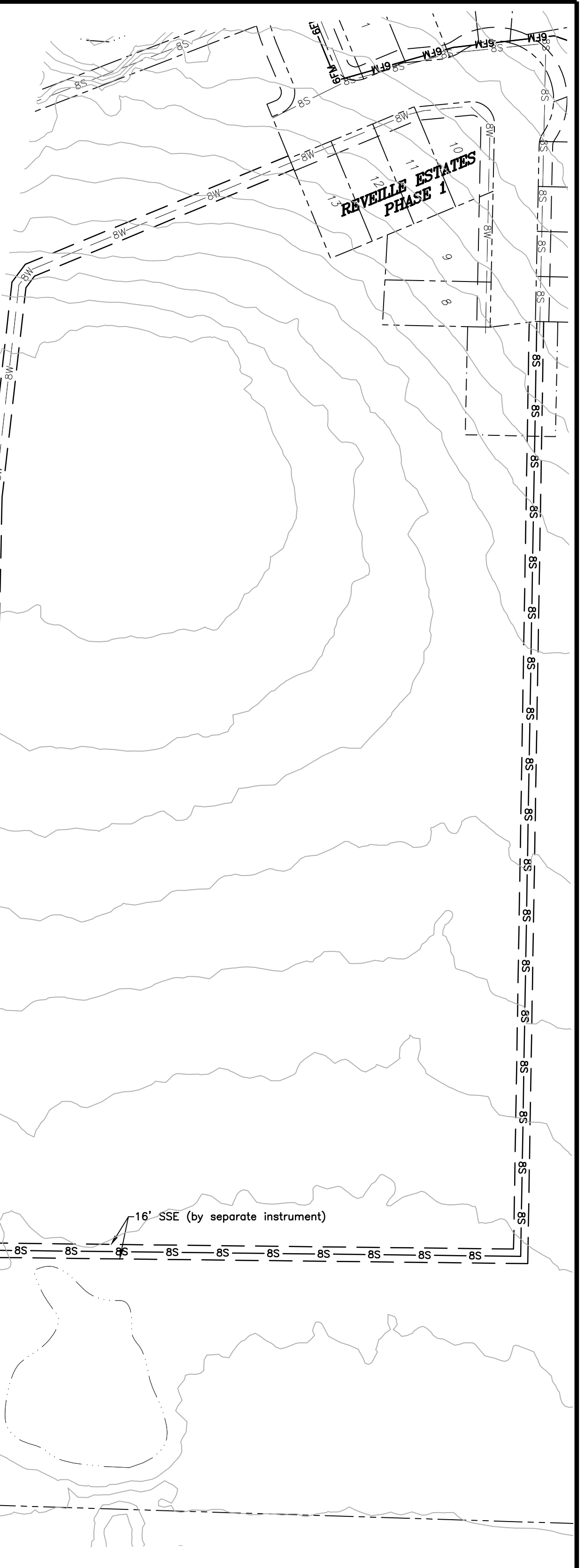
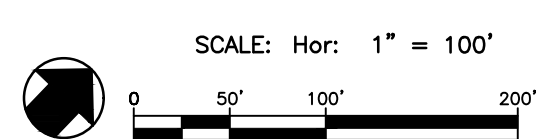


VICINITY MAP



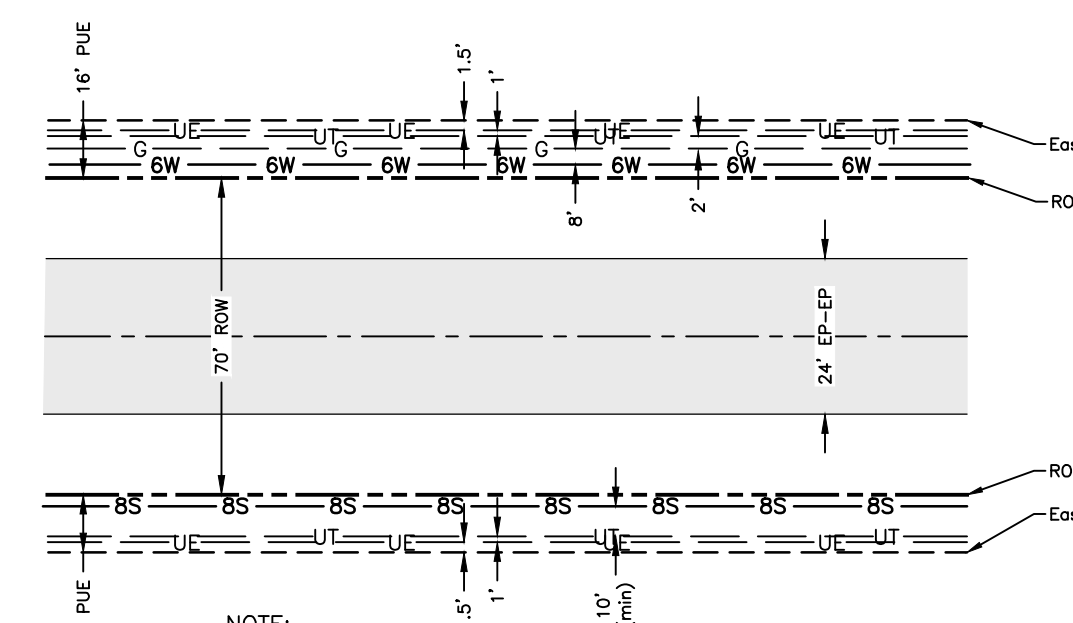
GENERAL NOTES:

- 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 Use:
Commercial 34 Lots
Right-of-Way: 5.96 ac.
Avg. Lot Size (Commercial): 0.761 ac.
- According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 480410020F 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 Weeden 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.



Legend

85	85	Existing Sewer Line w/ size
85	85	Existing Water Line w/ size
85	85	Existing Gas Line
6W	6W	Proposed Water Line w/size
4S	4S	Proposed Sewer Line w/size
4S	4S	Proposed Storm Drain Line
---	---	Boundary Line
---	---	Existing Easement Line
---	---	Property Line
---	---	Proposed Easement Line
---	---	Proposed Phase Boundary
○	○	Existing Contour Line
○	○	Fire Hydrant



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

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 34°02'14" W	125.14'
L2	S 48°22'25" E	70.00'
L3	S 41°37'35" W	98.26'
L4	N 40°52'58" W	157.12'
L5	N 38°55'40" W	207.74'
L6	N 41°35'04" W	174.80'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	10°56'12"	2939.79'	561.15'	281.43'	N 43°46'22" W	560.30'
C2	9°30'32"	1794.60'	297.84'	149.26'	S 50°33'00" E	297.49'
C3	89°16'50"	25.00'	38.96'	24.69'	N 86°16'00" E	35.13'

PRELIMINARY PLAN

REVELLE PARK PHASE 1

31.82 ACRES
OUT OF
Stephen F. AUSTIN #9 SURVEY A-62
BRYAN, BRAZOS COUNTY, TEXAS
OCTOBER 2023
SCALE: 1" = 100'

Owner:
B/C/S Leasing, LLC.
P.O. Box 138
Kurten, Texas 77845
979-690-7711

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