

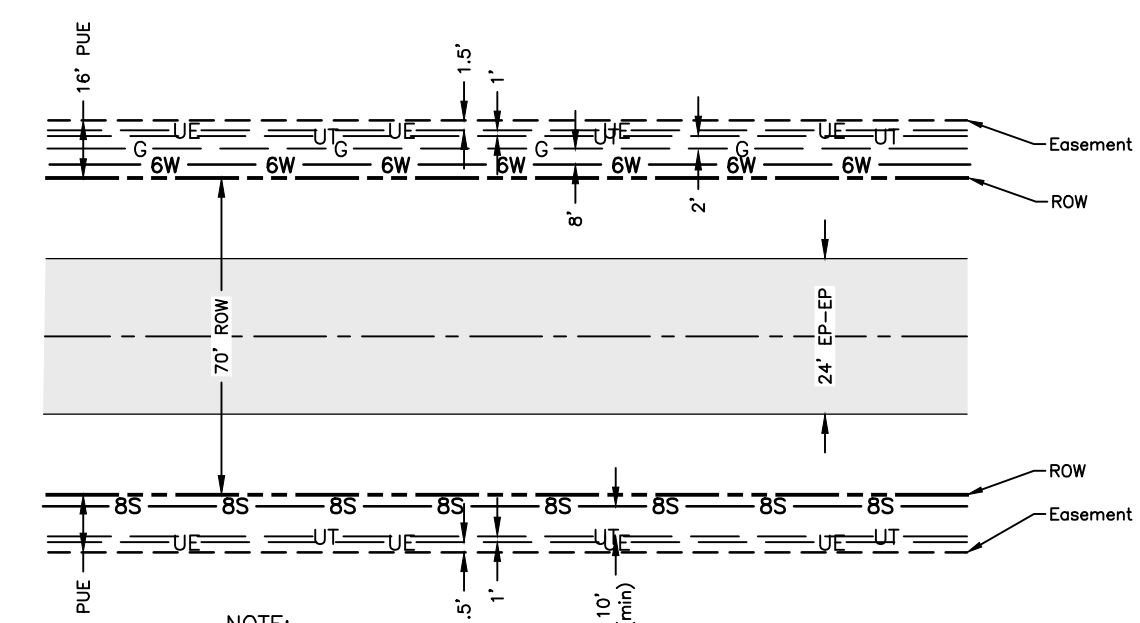
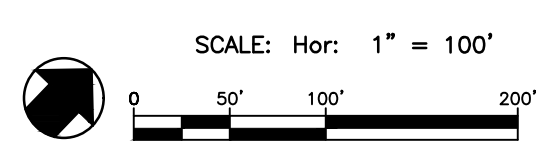
VICINITY MAP

- 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. The property is currently zoned Commercial District (C-3).
  - Proposed Land Use: Commercial  
Right-of-Way: 5.96 ac.  
Avg. Lot Size (Commercial): 0.761 ac.
  - Planning and Zoning Commission granted Lot 1 in Block 1 a variance for reduced lot depth on December 7, 2023 via case no. PV23-23.
  - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0220F effective 4/02/2014, no portion of this property is located in a 100-year flood hazard area.
  - Existing ground contours are based on a 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 and Abbreviations**

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
SD	SD	Proposed Storm Drain Line
---	---	Boundary Line
---	---	Existing Easement Line
---	---	Property Line
---	---	Proposed Easement Line
---	---	Proposed Phase Boundary
---	---	Existing Contour Line
---	---	Fire Hydrant

P.A.E. Public Access Easement  
P.U.E. Public Utility Easement  
O.H.E. Overhead Electric Line



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 55°59'40" E	253.73'
L3	S 34°14'18" W	70.48'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	6°32'29"	2939.79'	335.63'	168.00'	N 45°58'14" W	335.45'
C2	9°30'32"	1794.60'	297.84'	149.26'	S 50°33'00" E	297.49'

**PRELIMINARY PLAN**

**REVEILLE PARK PHASE 1**

19.20 ACRES

OUT OF MARIA KEGAN SURVEY A-28 BRYAN, BRAZOS COUNTY, TEXAS

OCTOBER 2023

SCALE: 1" = 100'

LOTS:  
Lots 1-10, Block 1  
Lots 1-6, Block 2  
Lots 1-5, Block 3

Owner: B/CS 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

Texas Firm Registration No. 10103300