

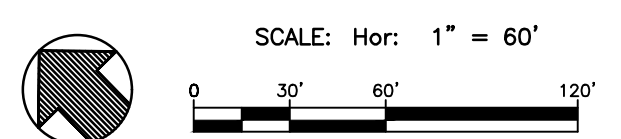
VICINITY MAP



- GENERAL NOTES:**
- The property was annexed by Bryan City Council on September 13, 2022 per Ordinance No. 2579.
 - Basis of Bearing: Actual measured distances to the monuments that are consistent with the deed recorded in Volume 17789, Page 267 of the official records of Brazos County, Texas.
 - ZONING: (RD-5)
 - Proposed Land Use: Residential (72 Lots)
Common Area: 2,492 ac.
Right-of-Way: 2,753 ac.
Avg. Lot Size (Residential): 0.131 ac. (5,722 sf)
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 4804102220 F effective 04/02/2014, no portion of this property is located in a 100-year flood hazard area.
 - Existing ground contours are based on lidar data of the site.
 - A HOA 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.
 - Abbreviations:
P.U.E. - Public Utility Easement
P.A.E. - Public Access Easement
P.D.E. - Public Drainage Easement
H.O.A. - Homeowner's Association
R.O.W. - Right of Way
S.S.E. - Sanitary Sewer Easement
B.S.I. - By Separate Instrument
 - Common Areas shall be owned & maintained by Homeowners Association
 - Water Service for this subdivision to be served by Wickson Creek SUD
 - All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
 - All sidewalks are to be concrete pavement.
 - Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities, upon, over, under, and across the property included in the P.U.E. and the right of ingress and egress on property adjacent to the P.U.E. to access electric facilities.
 - Lot 49, block 5 will not be built on until the temporary water line is removed following the waterline connection through future phases of Reville Park and Estates.

Block	Lot	Width (FT)	Depth (FT)	Area (SF)
5	48	55.0	122.6	6,741
5	49	55.0	122.2	6,722
5	50	55.0	121.9	6,703
5	51	55.0	121.5	6,683
5	52	55.0	121.2	6,664
5	53	53.6	120.8	6,405
5	54	50.0	120.5	6,026
5	55	50.0	120.2	6,000
5	56	50.3	121.8	6,094
5	57	50.3	101.7	5,583
5	58	50.3	107.4	5,372
5	59	50.3	113.1	5,687
5	60	51.9	111.1	5,564
5	61	50.8	112.2	7,901
5	62	50.9	132.7	9,855
5	63	50.1	111.5	5,696
5	64	61.8	121.3	7,273
5	65	60.0	120.0	7,200
5	66	50.0	118.8	5,940
5	67	50.0	117.7	5,886
5	68	50.0	116.6	5,831
5	69	52.1	115.5	5,992
8	26	50.0	102.4	5,117
8	27	50.0	101.8	5,090
8	28	50.0	101.6	5,082
8	29	50.0	102.1	5,105
8	30	52.8	102.5	5,358
8	31	50.0	102.9	5,144
8	32	50.0	103.2	5,159
8	33	50.0	103.4	5,171
8	34	52.3	105.2	5,498
8	35	52.3	107.1	5,671
8	36	52.3	121.9	5,714
8	37	50.0	125.0	6,250
8	38	50.0	125.0	6,250
8	39	60.0	125.0	7,361

Preliminary Plan



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	0°20'52"	44681.50'	271.24'	135.62'	N 47°34'57" W	271.24'
C2	101°25'32"	49.97'	88.46'	61.08'	S 49°45'40" W	77.36'
C3	10°30'25"	150.55'	27.61'	13.84'	N 50°59'46" W	27.57'
C4	15°25'28"	150.55'	40.53'	20.39'	N 63°57'42" W	40.41'
C5	89°51'23"	25.00'	39.21'	24.94'	N 26°36'08" W	35.31'

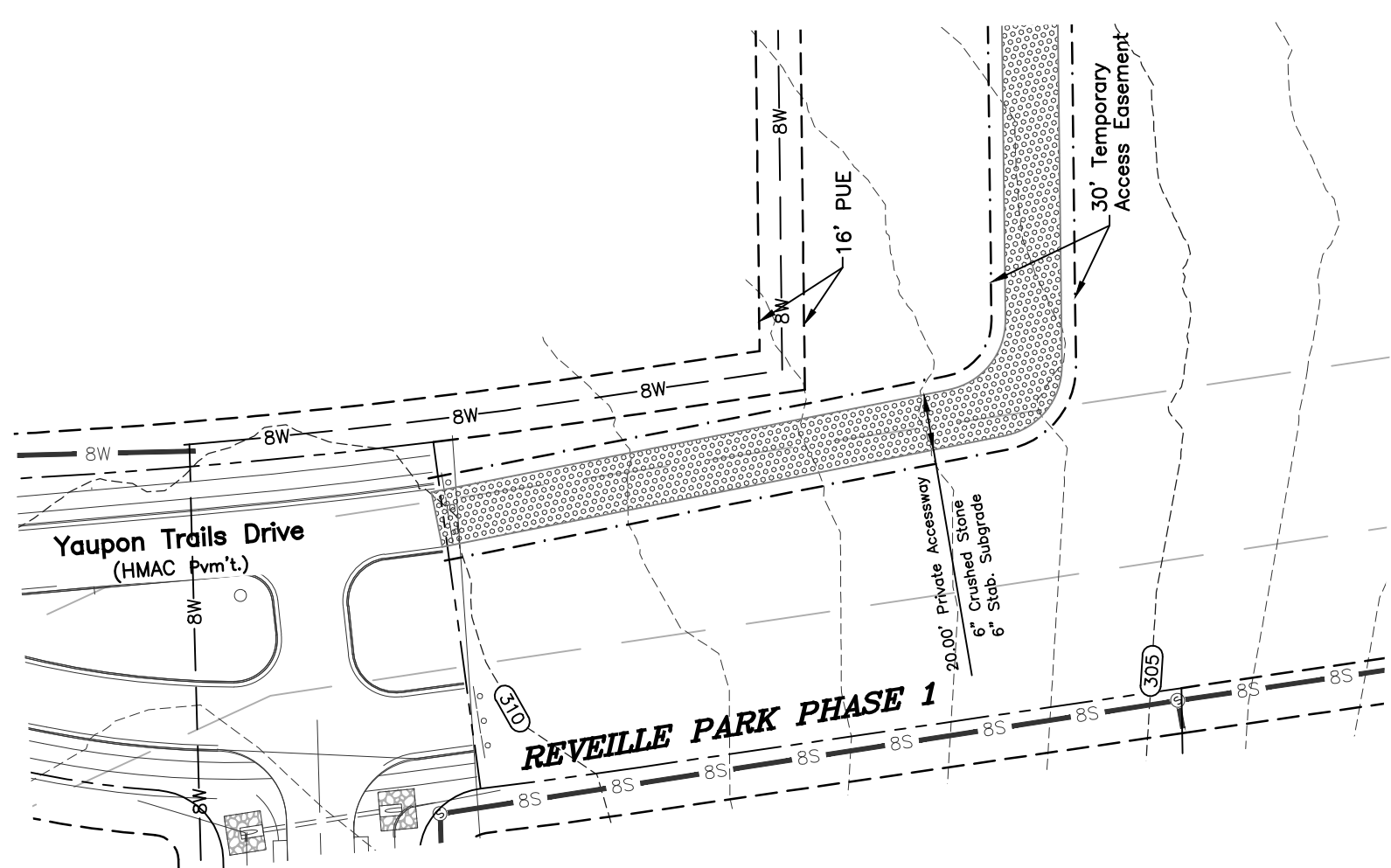
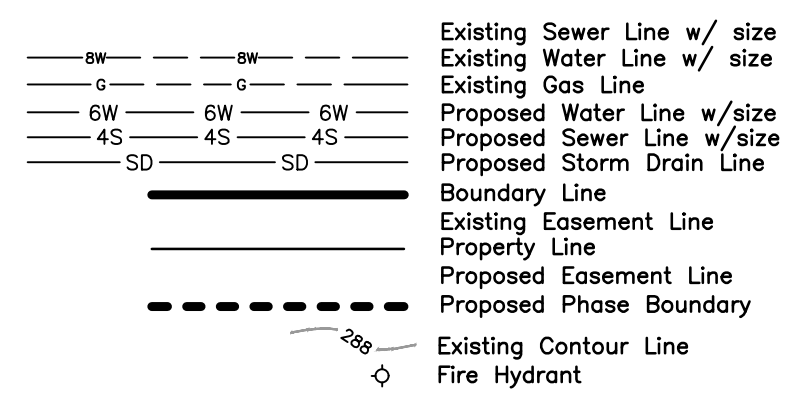
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 47°46'33" W	24.53'
L2	N 48°41'12" W	105.46'
L3	N 40°47'30" E	102.69'
L4	N 48°00'27" W	17.90'
L5	N 41°59'33" E	50.11'
L6	N 48°00'27" W	104.70'
L7	N 48°00'27" W	102.34'
L8	N 40°45'30" E	24.54'
L9	N 10°27'32" E	40.29'
L10	N 89°04'56" E	16.80'
L11	N 44°57'13" E	111.38'
L12	N 45°45'35" W	17.50'

LINE TABLE

LINE	BEARING	DISTANCE
L13	N 45°38'10" W	74.52'
L14	N 71°40'26" W	49.86'
L15	N 18°19'34" E	10.57'
L16	N 71°40'26" W	50.00'
L17	N 71°40'26" W	120.00'
L18	N 18°19'34" E	68.27'
L19	N 46°02'55" W	50.03'
L20	N 46°02'55" W	50.03'
L21	N 41°59'33" E	119.48'
L22	N 33°38'29" E	50.54'
L23	N 41°59'33" E	103.52'

Legend



PRELIMINARY PLAN

REVELLE ESTATES PHASE 3

72 LOTS
 LOTS 48-69, BLOCK 5, LOTS 26-33, BLOCK 8
 LOTS 11-20, BLOCK 9, LOTS 1-6, 14-39, BLOCK 10
 15.043 ACRES
 MARIA KEGANS LEAGUE, A-28
 BRYAN, BRAZOS COUNTY, TEXAS
 SEPTEMBER 2023

Owner: B/CS LEASING, LLC
 P.O. BOX 138
 Kurten, Texas 77862

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