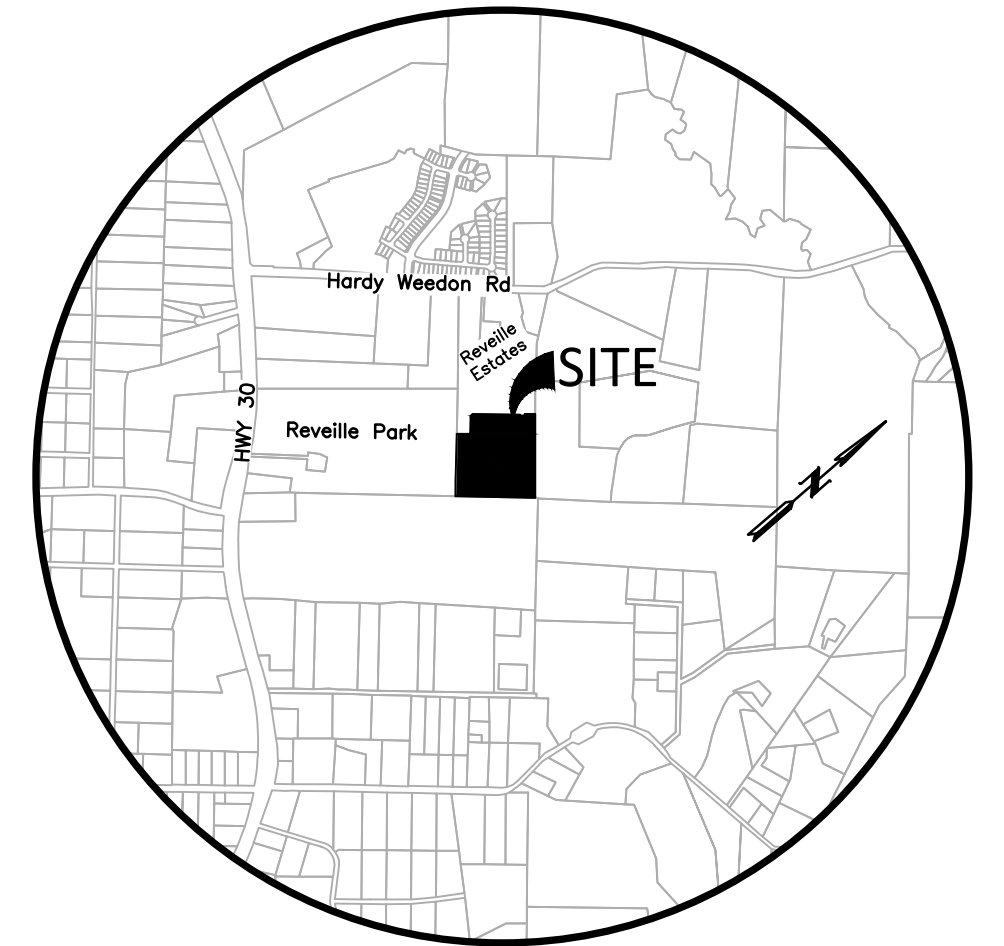
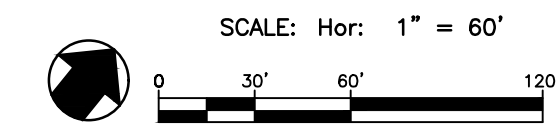
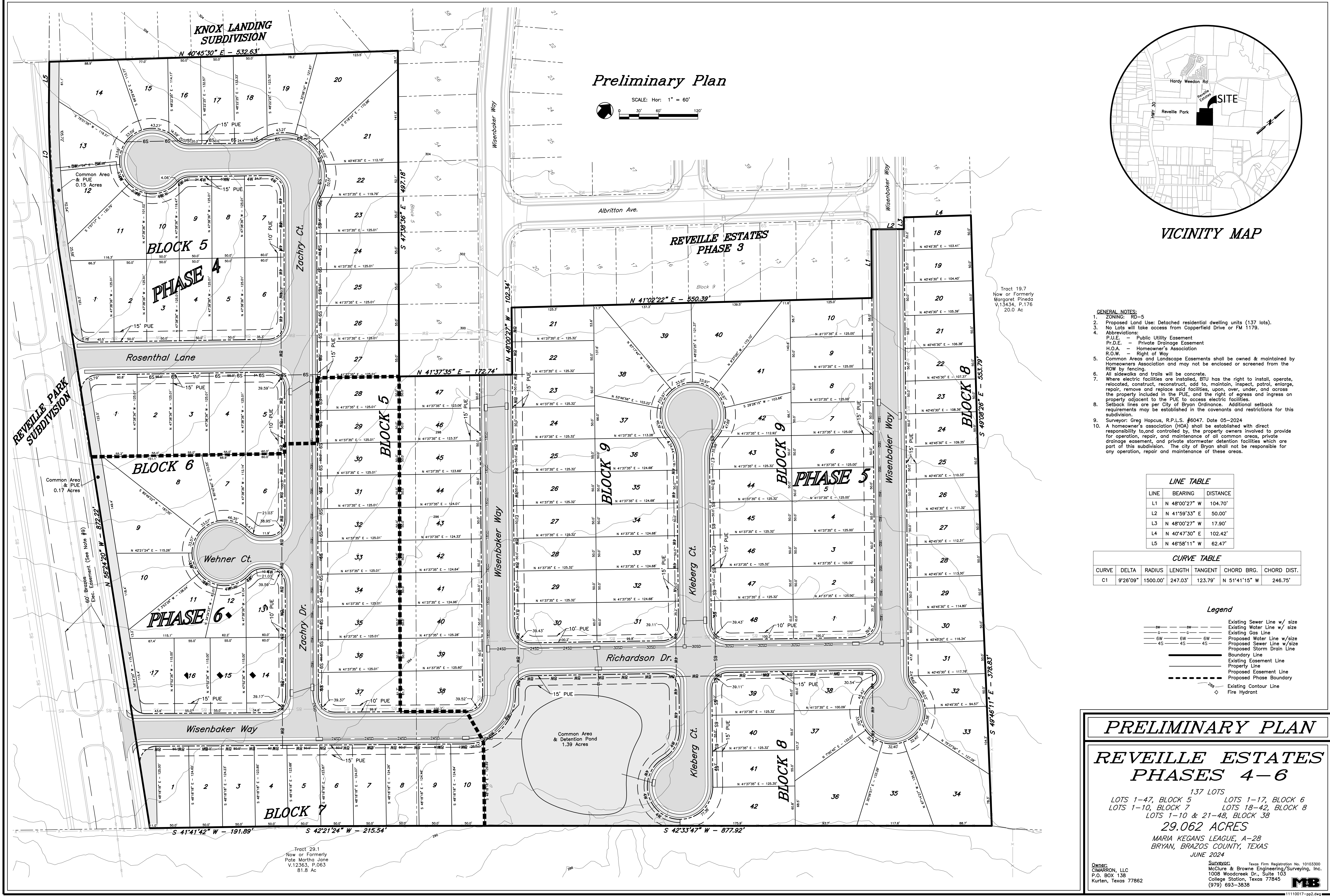


Preliminary Plan



VICINITY MAP



- GENERAL NOTES:**
- ZONING: RD-5
 - Proposed Land Use: Detached residential dwelling units (137 lots).
 - No Lots will take access from Copperfield Drive or FM 1179.
 - Abbreviations:
P.U.E. - Public Utility Easement
P.D.E. - Private Drainage Easement
H.O.A. - Homeowner's Association
R.O.W. - Right of Way
 - Common Areas and Landscape Easements shall be owned & maintained by Homeowners Association and may not be enclosed or screened from the ROW by fencing.
 - All sidewalks and trails will be concrete.
 - 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 egress and ingress on property adjacent to the P.U.E. to access electric facilities.
 - Setback lines are per City of Bryan Ordinances. Additional setback requirements may be established in the covenants and restrictions for this subdivision.
 - Surveyor: Greg Hopcus, R.P.L.S. #6047, Date 05-2024
 - A homeowner's association (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 easement, and private stormwater detention facilities which are part of this subdivision. The City of Bryan shall not be responsible for any operation, repair and maintenance of these areas.

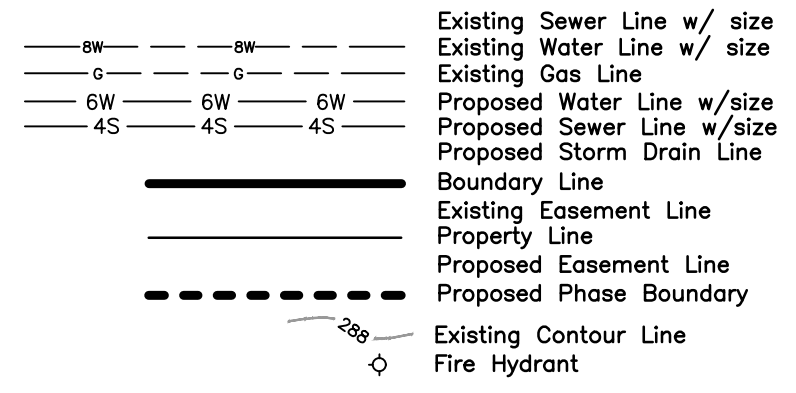
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 48°00'27" W	104.70'
L2	N 41°59'33" E	50.00'
L3	N 48°00'27" W	17.90'
L4	N 40°47'30" E	102.42'
L5	N 46°58'11" W	62.47'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	9°26'09"	1500.00'	247.03'	123.79'	N 51°41'15" W	246.75'

Legend



PRELIMINARY PLAN

REVELLE ESTATES PHASES 4-6

137 LOTS
 LOTS 1-47, BLOCK 5 LOTS 1-17, BLOCK 6
 LOTS 1-10, BLOCK 7 LOTS 18-42, BLOCK 8
 LOTS 1-10 & 21-48, BLOCK 9
29.062 ACRES

MARIA KEGANZ LEAGUE, A-28
 BRYAN, BRAZOS COUNTY, TEXAS
 JUNE 2024

Owner: CIMARRON, LLC
 P.O. BOX 138
 Kurten, Texas 77862

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