



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'

- GENERAL NOTES:**
- ZONING: RD-5
 - This property was annexed into the City of Bryan Limits per Ordinance #2579, approved on September 13, 2022, and assigned Residential District - 5000 (RD-5)
 - Proposed Land Use: Detached residential dwelling units (137 lots).
 - No Lots will take access from Yaupon Trails Drive.
 - Abbreviations:
P.U.E. - Public Utility Easement
P.D.E. - Private Drainage Easement
H.O.A. - Homeowners Association
R.O.W. - Right of Way
 - Common Areas shall be owned & maintained by Homeowners Association and may not be enclosed or screened from the ROW by fencing.
 - All sidewalks will be concrete.
 - Where electric facilities are installed, BTU has the right to install, operate, relocated, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities, upon, over, under, and across the property included in the PUE, and the right of egress and ingress on property adjacent to the PUE to access electric facilities.
 - Setback lines are per City of Bryan Ordinance. Additional setback requirements may be established in the covenants and restrictions for this subdivision.
 - Surveyor: Greg Hoppus, 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.
 - The temporary access road will be built with 6" of treated subgrade and 6" of crushed stone base. It shall remain in place until a permanent secondary access point to Reville Estates Phase 3 is constructed.



VICINITY MAP

Block	Lot	Width (FT)	Depth (FT)	Area (SF)	Block	Lot	Width (FT)	Depth (FT)	Area (SF)	Block	Lot	Width (FT)	Depth (FT)	Area (SF)
5	1	51.0	125.0	7,088	6	1	70.6	120.0	7,806	9	1	60.0	125.0	7,368
5	2	50.0	125.0	6,250	6	2	55.0	120.0	6,600	9	2	50.0	125.0	6,250
5	3	50.0	125.0	6,250	6	3	55.0	120.0	6,600	9	3	50.0	125.0	6,250
5	4	50.0	125.0	6,250	6	4	50.0	120.0	6,000	9	4	50.0	125.0	6,250
5	5	50.0	125.0	6,250	6	5	60.0	120.0	7,200	9	5	50.0	125.0	6,250
5	6	60.0	125.0	7,500	6	6	50.0	120.0	6,000	9	6	50.0	125.0	6,250
5	7	50.0	125.0	6,250	6	7	50.0	100.0	5,000	9	7	50.0	125.0	6,250
5	8	50.0	125.0	6,250	6	8	50.0	113.0	5,650	9	8	50.0	125.0	6,250
5	9	50.0	125.0	6,250	6	9	50.0	135.5	6,778	9	9	50.0	125.0	6,250
5	10	50.0	102.1	5,105	6	10	50.0	109.7	5,495	9	10	50.0	125.0	6,250
5	11	50.0	100.4	5,020	6	11	50.0	111.6	5,584	9	11	50.0	125.0	6,250
5	12	50.0	100.2	5,010	6	12	50.0	100.0	5,000	9	12	50.0	125.0	6,250
5	13	50.0	105.8	5,290	6	13	60.0	115.0	6,900	9	13	50.0	125.0	6,250
5	14	50.0	126.1	6,305	6	14	60.0	115.0	6,900	9	14	50.0	125.0	6,250
5	15	50.0	107.3	5,363	6	15	55.0	115.0	6,325	9	15	50.0	125.0	6,250
5	16	50.0	131.4	6,570	6	16	55.0	115.0	6,325	9	16	50.0	125.0	6,250
5	17	50.0	132.9	6,645	6	17	53.9	115.0	6,198	9	17	50.0	125.0	6,250
5	18	50.0	128.4	6,432	6	18	50.0	124.4	6,221	9	18	50.0	125.0	6,250
5	19	50.0	122.9	6,145	6	19	50.0	123.9	6,188	9	19	50.0	125.0	6,250
5	20	50.0	102.6	5,133	6	20	50.0	123.8	6,240	9	20	50.0	125.0	6,250
5	21	50.0	100.7	5,035	6	21	50.0	124.0	6,200	9	21	50.0	125.0	6,250
5	22	50.0	112.5	5,625	6	22	50.0	123.8	6,188	9	22	50.0	125.0	6,250
5	23	50.0	104.2	5,210	6	23	50.0	123.2	6,208	9	23	50.0	125.0	6,250
5	24	50.0	125.0	6,250	6	24	50.0	123.9	6,188	9	24	50.0	125.0	6,250
5	25	54.4	125.0	6,878	6	25	50.0	124.4	6,198	9	25	50.0	125.0	6,250
5	26	55.0	125.0	6,875	6	26	50.0	124.4	6,198	9	26	50.0	125.0	6,250
5	27	55.0	125.0	6,875	6	27	50.0	124.7	6,233	9	27	50.0	125.0	6,250
5	28	50.0	125.0	6,250	6	28	50.0	125.0	6,250	9	28	50.0	125.0	6,250
5	29	50.0	125.0	6,250	6	29	50.0	102.9	5,149	9	29	50.0	125.0	6,250
5	30	50.0	125.0	6,250	6	30	50.0	103.9	5,195	9	30	50.0	125.0	6,250
5	31	50.0	125.0	6,250	6	31	50.0	104.9	5,245	9	31	50.0	125.0	6,250
5	32	50.0	125.0	6,250	6	32	50.0	105.9	5,294	9	32	50.0	125.0	6,250
5	33	50.0	125.0	6,250	6	33	50.0	106.9	5,344	9	33	50.0	125.0	6,250
5	34	50.0	125.0	6,250	6	34	50.0	107.9	5,393	9	34	50.0	125.0	6,250
5	35	50.0	125.0	6,250	6	35	50.0	108.9	5,443	9	35	50.0	125.0	6,250
5	36	50.0	125.0	6,250	6	36	50.0	109.9	5,492	9	36	50.0	125.0	6,250
5	37	61.7	125.0	7,713	6	37	50.0	110.9	5,541	9	37	50.0	125.0	6,250
5	38	61.7	125.0	7,713	6	38	50.0	111.9	5,591	9	38	50.0	125.0	6,250
5	39	50.0	125.0	6,250	6	39	50.0	112.9	5,641	9	39	50.0	125.0	6,250
5	40	50.0	125.0	6,250	6	40	50.0	113.9	5,691	9	40	50.0	125.0	6,250
5	41	50.0	124.8	6,240	6	41	50.0	114.9	5,741	9	41	50.0	125.0	6,250
5	42	50.0	124.5	6,225	6	42	50.0	115.9	5,791	9	42	50.0	125.0	6,250
5	43	50.0	124.2	6,208	6	43	50.0	116.9	5,841	9	43	50.0	125.0	6,250
5	44	50.0	123.9	6,193	6	44	50.0	117.9	5,891	9	44	50.0	125.0	6,250
5	45	50.0	123.5	6,177	6	45	50.0	118.9	5,941	9	45	50.0	125.0	6,250
5	46	50.0	123.2	6,161	6	46	50.0	119.9	5,991	9	46	50.0	125.0	6,250
5	47	50.0	123.1	6,145	6	47	50.0	120.9	6,041	9	47	50.0	125.0	6,250
5	48	50.0	123.1	6,145	6	48	50.0	121.9	6,091	9	48	50.0	125.0	6,250

- 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

PRELIMINARY PLAN

REVILLE 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 KEGANS LEAGUE, A-28
 BRYAN, BRAZOS COUNTY, TEXAS
 JUNE 2024

Owner: CIMARRON, LLC
 P.O. BOX 1138
 Kurten, Texas 77862

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

Texas Firm Registration No. 10103300
 MB

Tract 29.1
 Now or Formerly
 Pete Martha Jones
 V.12363, P.063
 81.8 Ac

SCALE: Hor: 1" = 60'