

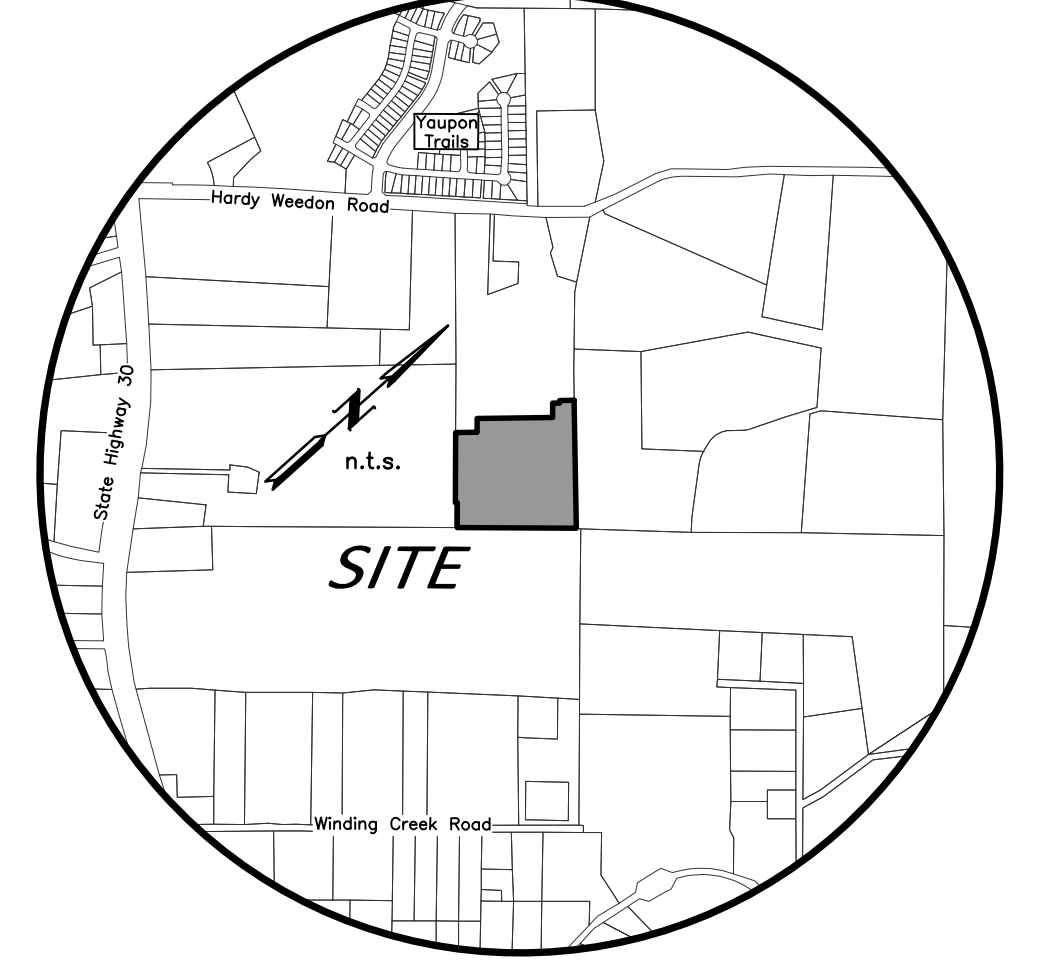
LINE TABLE

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

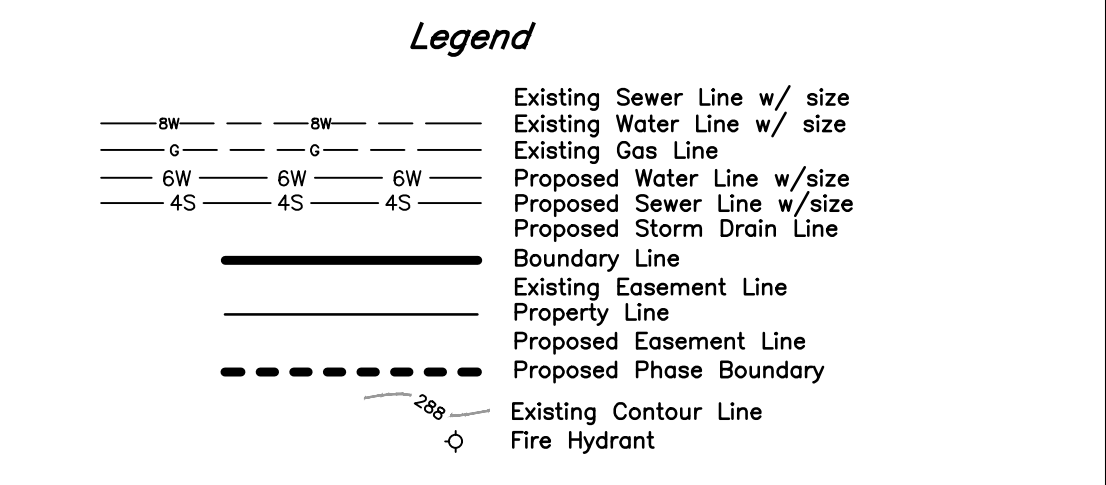
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	9°26'09"	1500.00'	247.03'	123.79'	N 51°41'15" W	246.75'

- GENERAL NOTES:**
1. ZONING: RD-5
 2. 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)
 3. Proposed Land Use: Detached residential dwelling units (137 lots).
 4. No Lots will take access from Youpon Trails Drive.
 5. 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
 6. Common Areas shall be owned & maintained by Homeowners Association and may not be enclosed or screened from the ROW by fencing.
 7. All sidewalks will be concrete.
 8. 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 PUE, and the right of egress and ingress on property adjacent to the PUE to access electric facilities.
 9. Setback lines per City of Bryan Ordinance. Additional setback requirements may be established in the covenants and restrictions for this subdivision.
 10. Surveyor: Greg Hopcus, R.P.L.S. #6047, Date 05-20-2024
 11. 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.
 12. 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.



Lot Dimension Table

Block	Lot	Width (FT)	Depth (FT)	Area (SF)
5	1	51.0	125.0	7,088
5	2	50.0	125.0	6,250
5	3	50.0	125.0	6,250
5	4	50.0	125.0	6,250
5	5	60.0	125.0	7,500
5	6	60.0	125.0	7,500
5	7	60.0	125.0	7,500
5	8	50.0	125.0	6,250
5	9	50.0	125.0	6,250
5	10	50.0	125.0	6,250
5	11	50.0	125.0	6,250
5	12	50.0	125.0	6,250
5	13	50.0	125.0	6,250
5	14	50.0	125.0	6,250
5	15	50.0	125.0	6,250
5	16	50.0	125.0	6,250
5	17	50.0	125.0	6,250
5	18	50.0	125.0	6,250
5	19	50.0	125.0	6,250
5	20	50.0	125.0	6,250
5	21	50.0	125.0	6,250
5	22	50.0	125.0	6,250
5	23	50.0	125.0	6,250
5	24	50.0	125.0	6,250
5	25	50.0	125.0	6,250
5	26	50.0	125.0	6,250
5	27	50.0	125.0	6,250
5	28	50.0	125.0	6,250
5	29	50.0	125.0	6,250
5	30	50.0	125.0	6,250
5	31	50.0	125.0	6,250
5	32	50.0	125.0	6,250
5	33	50.0	125.0	6,250
5	34	50.0	125.0	6,250
5	35	50.0	125.0	6,250
5	36	50.0	125.0	6,250
5	37	50.0	125.0	6,250
5	38	50.0	125.0	6,250
5	39	50.0	125.0	6,250
5	40	50.0	125.0	6,250
5	41	50.0	125.0	6,250
5	42	50.0	125.0	6,250
6	1	70.6	120.0	7,806
6	2	55.0	120.0	6,600
6	3	55.0	120.0	6,600
6	4	55.0	120.0	6,600
6	5	60.0	120.0	7,200
6	6	60.0	120.0	7,200
6	7	60.0	120.0	7,200
6	8	50.0	113.0	5,650
6	9	50.0	113.0	5,650
6	10	50.0	109.7	5,485
6	11	50.0	111.6	5,581
6	12	50.0	100.0	5,000
6	13	60.0	120.0	7,200
6	14	60.0	110.0	6,600
6	15	55.0	110.0	6,050
6	16	55.0	110.0	6,050
6	17	53.9	110.0	5,933
6	18	50.0	124.8	6,240
6	19	50.0	124.4	6,221
6	20	50.0	124.0	6,200
6	21	50.0	123.8	6,188
6	22	50.0	123.9	6,188
6	23	50.0	124.2	6,208
6	24	50.0	122.9	6,143
6	25	50.0	103.9	5,195
6	26	50.0	104.9	5,245
6	27	50.0	105.9	5,294
6	28	50.0	106.9	5,344
6	29	50.0	107.9	5,395
6	30	50.0	115.6	5,778
6	31	50.0	116.6	5,828
6	32	50.0	117.1	5,855
6	33	50.0	111.3	5,511
6	34	50.0	108.9	5,443
6	35	50.0	109.9	5,492
6	36	50.0	111.9	5,591
6	37	50.0	112.9	5,641
6	38	50.0	113.9	5,692
6	39	50.0	115.6	5,778
6	40	50.0	116.6	5,828
6	41	50.0	117.1	5,855
6	42	50.0	111.3	5,511
6	43	50.0	108.9	5,443
6	44	50.0	109.9	5,492
6	45	50.0	111.9	5,591
6	46	50.0	112.9	5,641
6	47	50.0	113.9	5,692
6	48	60.0	125.3	7,583



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

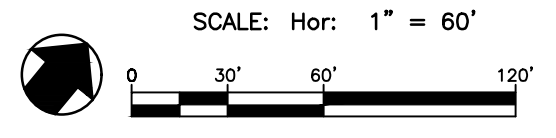
29.062 ACRES

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

Owner: CHARRON, LLC
 P.O. BOX 138
 Kurten, Texas 77842

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

MB



Tract 29.1
 Now or Formerly
 Pate Martha Jane
 V.12363, P.063
 81.8 Ac