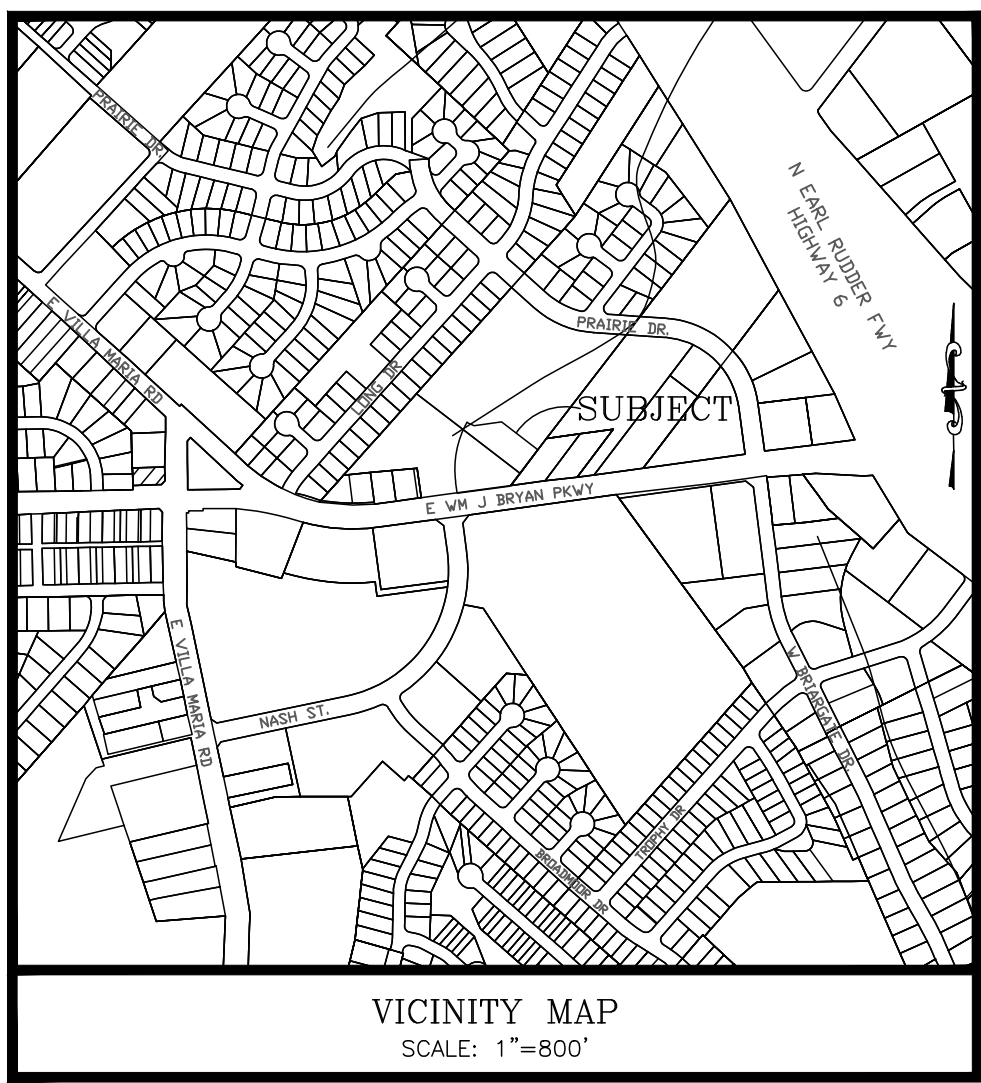
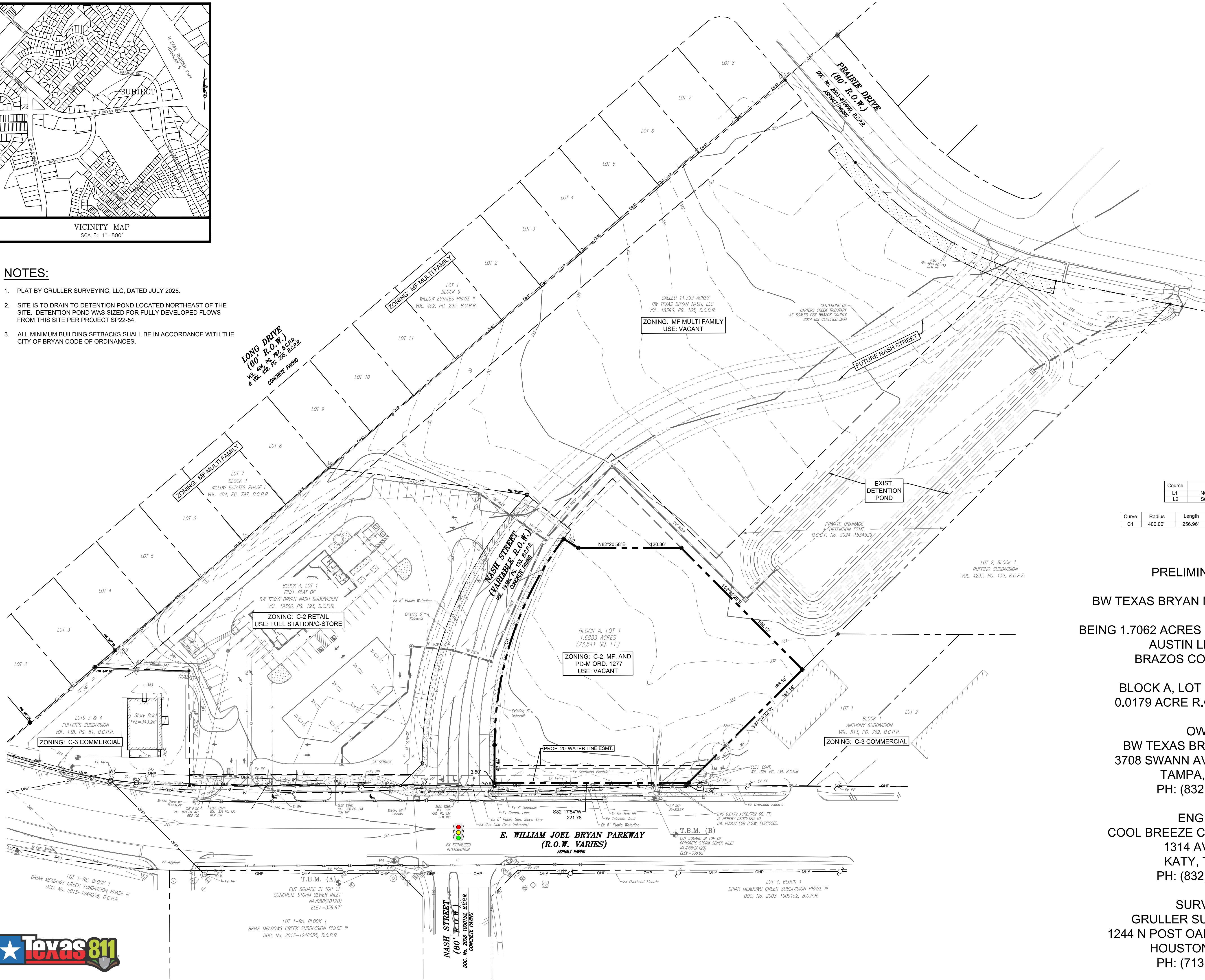


FILE PATH: C:\Users\marco\Cool Breeze 2019 Dropbox\Projects\25-020 Nash Bank Plat\Drawg\P-01 SITE PLAN.dwg PLOT DATE: 2025-08-04 SAVED BY: MARCO



NOTES:

1. PLAT BY GRULLER SURVEYING, LLC, DATED JULY 2025.
2. SITE IS TO DRAIN TO DETENTION POND LOCATED NORTHEAST OF THE SITE. DETENTION POND WAS SIZED FOR FULLY DEVELOPED FLOWS FROM THIS SITE PER PROJECT SP22-54.
3. ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.



0 50' 75' 100'

SCALE: 1"=50'

EXISTING LEGEND

- FIRE HYDRANT
- WATER METER
- WATER VALVE
- WASTEWATER MANHOLE
- STORM SEWER MANHOLE
- TELECOM MANHOLE
- TRAFFIC SIGNAL POLE
- TRAFFIC CONTROL VAULT
- CLEANOUT
- GUY WIRE
- UTILITY POLE
- TELECOM PEDESTAL
- ELECTRIC TRANSFORMER
- ELECTRIC PULLBOX
- ELECTRIC METER
- ELECTRIC MARKER
- TELECOM MARKER
- GAS MARKER
- CHAIN LINK FENCE
- WOOD FENCE
- OVERHEAD UTILITY
- REINFORCED CONCRETE PIPE
- CORROGATED METAL PIPE
- OVERHEAD POWER
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE

RCP
CMP

Course	Bearing	Distance
L1	N07°37'57"W	46.94'
L2	S65°59'29"E	20.00'

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	400.00'	256.96'	36°48'22"	252.56'	N10°46'14"E

PRELIMINARY PLAN

BW TEXAS BRYAN NASH SUBDIVISION II

BEING 1.7062 ACRES LOCATED IN THE JOHN AUSTIN LEAGUE, A-2 BRAZOS COUNTY, TEXAS

BLOCK A, LOT 1, 1.6883 ACRES
0.0179 ACRE R.O.W. DEDICATION

OWNER
BW TEXAS BRYAN NASH, LLC
3708 SWANN AVENUE SUITE 200
TAMPA, FL 33609
PH: (832) 349-4018

ENGINEER
COOL BREEZE CONSULTANTS LLC
1314 AVENUE A
KATY, TX 77493
PH: (832) 349-4018

SURVEYOR
GRULLER SURVEYING LLC
1244 N POST OAK ROAD SUITE 200
HOUSTON, TX 77055
PH: (713) 333-1466



EXHIBIT
NOT FOR
CONSTRUCTION
PREPARED BY OR
UNDER
SUPERVISION OF
GRAHAM MOORE
PE #110132
8/4/25 F-20465

COOL BREEZE CONSULTANTS LLC

1314 AVENUE A
KATY, TEXAS 77493
Phone: 832-349-4018
Email: admin@coolbreezeconsultants.com
www.coolbreezeconsultants.com
TSP# TSP# F-20465

CBC

PROFESSIONAL ENGINEERING SERVICES

PRELIMINARY PLAN

WILLIAM J BRYAN PARKWAY AND NASH STREET

BRYAN, TEXAS 77802

BRAZOS COUNTY

PROJECT NO.	25-020
DATE	8/4/25
SCALE	1"=50'
DRAWN	DNH
CHECKED	CM
APPROVED	GM

NO.	DESCRIPTION	DATE	INIT.

SHEET TITLE:

PRELIMINARY PLAN

Sheet No.

P-01