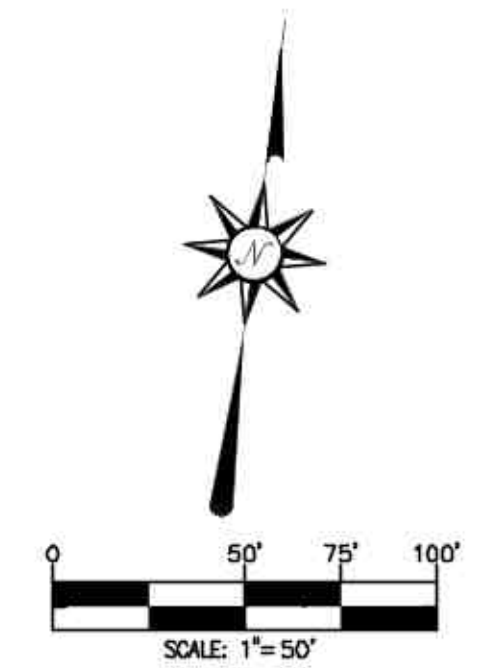
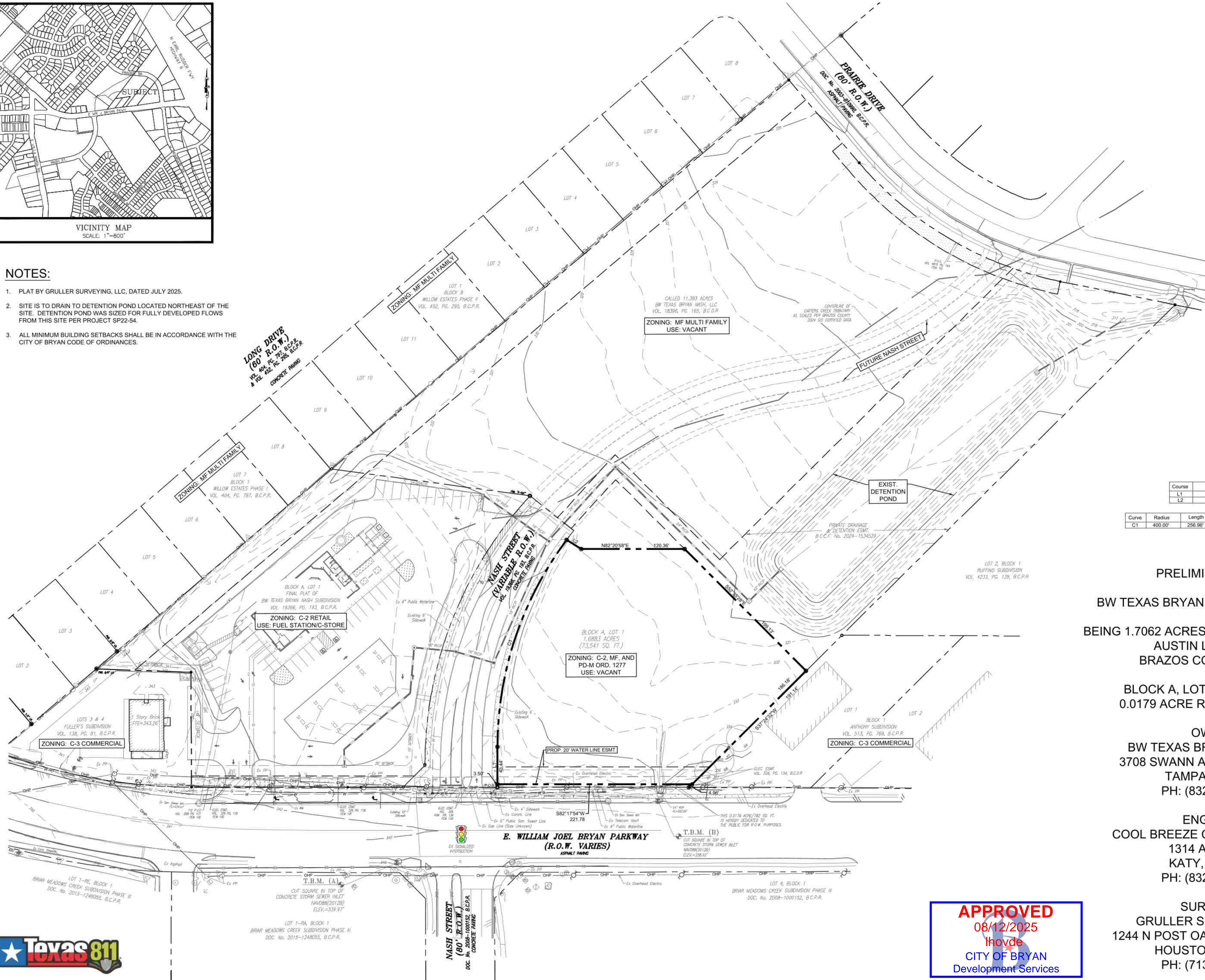


VICINITY MAP  
SCALE: 1"=800'

**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.



**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
- CORRUGATED METAL PIPE
- OVERHEAD POWER
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE

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

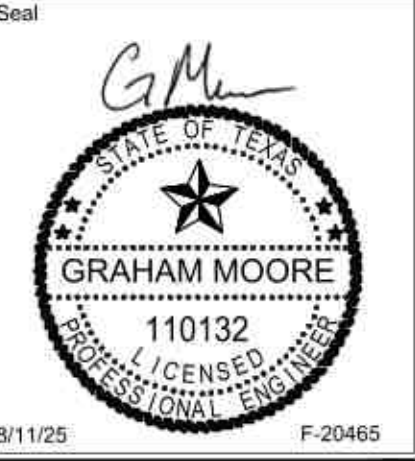
**PRELIMINARY PLAN**  
**BW TEXAS BRYAN NASH SUBDIVISION II**  
 BEING 1.7062 ACRES LOCATED IN THE JOHN AUSTIN LEAGUE, A-2 BRAZOS COUNTY, TEXAS  
 BLOCK A, LOT 1, 1.6883 ACRES  
 0.0179 ACRE R.O.W. DEDICATION

**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

**APPROVED**  
 08/12/2025  
 Iloyd  
 CITY OF BRYAN  
 Development Services



**COOL BREEZE CONSULTANTS LLC**  
 1314 Avenue A, Suite A  
 Katy, TX 77493  
 Phone: 832-349-4018  
 Email: admin@coolbreezeconsultants.com  
 www.coolbreezeconsultants.com  
 TBP# FIRM # F-20465



**PRELIMINARY PLAN**  
**WILLIAM J BRYAN PARKWAY AND NASH STREET**  
**BRYAN, TEXAS 77802**  
**BRAZOS COUNTY**

PROJECT NO:	25-020
DATE:	8/11/25
SCALE:	1"=50'
DRAWN:	DNH
CHECKED:	CM
APPROVED:	GM

NO.	DESCRIPTION	DATE	INT.

SHEET TITLE:  
**PRELIMINARY PLAN**

Sheet No.  
**P-01**

