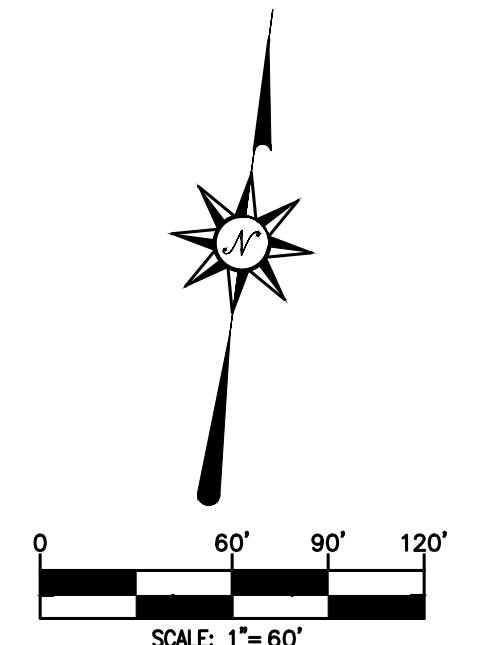


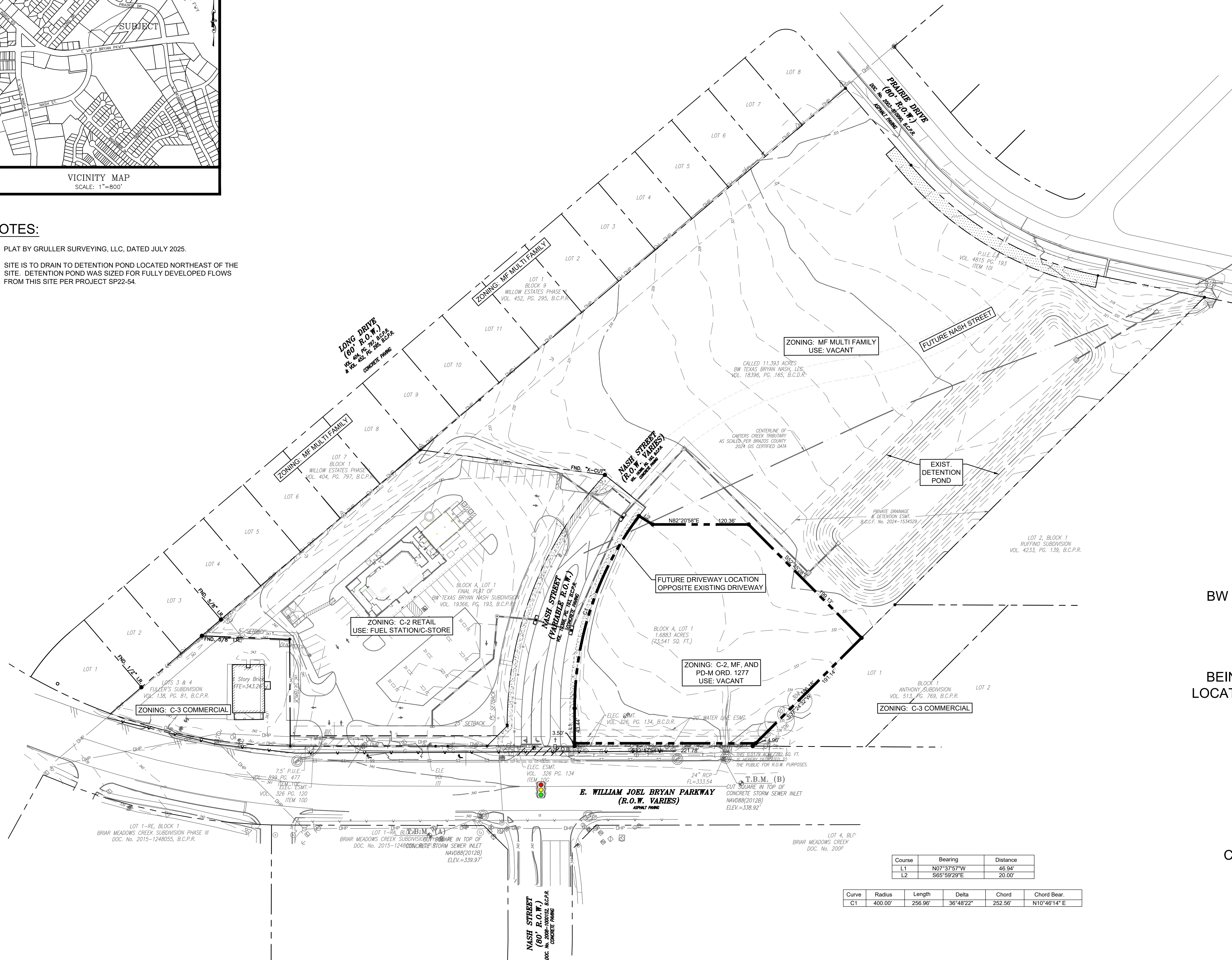
NOTES:

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.



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
- GAS METER
- ELECTRIC MARKER
- TELECOM MARKER
- GAS MARKER
- CHAIN LINK FENCE
- WOOD FENCE
- OVERHEAD UTILITY
- RCP REINFORCED CONCRETE PIPE
- CMP 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
BLOCK A, LOT 1, 1.6883 ACRES
0.0179 ACRE R.O.W. DEDICATION
BEING A SUBDIVISION OF 1.7062 ACRES
LOCATED IN THE JOHN AUSTIN LEAGUE, A-2
BRAZOS COUNTY, TEXAS

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
07-23-2025 F-20465

COOL BREEZE CONSULTANTS LLC
1314 AVENUE A
 KATY, TEXAS 77493
 Phone: (832) 349-4018
 Email: admin@coolbreezeconsultants.com
 www.coolbreezeconsultants.com
 TBP# FTRW # F-20465



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

PROJECT NO:	25-020
DATE:	07/23/2025
SCALE:	1"=60'
DRAWN:	DNH
CHECKED:	CM
APPROVED:	GM

NO.	DESCRIPTION	DATE	INIT

SHEET TITLE
PRELIMINARY PLAN

Sheet No.
P-01

FILE PATH: P-01 SITE PLAN.dwg PLOT DATE: 2025-07-22 SAVED BY: GRAHA

