

VICINITY MAP

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 We, **RED Holdings, LLC**, owner and developer of the land shown on this plot, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 17995, Page 139 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

Owner: *[Signature]*

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared **JEFFERY L. ROBERTSON**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Notary Public, Brazos County, Texas
 Notary Seal: **JEFFERY L. ROBERTSON**, Notary ID #130209852, My Commission Expires April 30, 2027.

STATE OF TEXAS
 COUNTY OF BRAZOS
 We, **Cimarron, LLC**, owner and developer of the land shown on this plot, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 18919, Page 104 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

Owner: *[Signature]*

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared **KAREN MCGUIRE**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Notary Public, Brazos County, Texas
 Notary Seal: **JEFFERY L. ROBERTSON**, Notary ID #130209852, My Commission Expires April 30, 2027.

APPROVAL OF PLANNING AND ZONING COMMISSION
 I, **Steve Cich**, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 20th day of July, 2024, and same was duly approved on the 20th day of July, 2024, by said Commission.

APPROVAL OF THE CITY ENGINEER
 I, **Sam Vanden**, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 20th day of July, 2024.

City Engineer, Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK

Filed for Record
 Official Public Records Of:
 Brazos County Clerk
 On: 7/26/2024 11:40:12 AM
 in the PLAT Records
 Doc Number: 2024-1534987
 Volume - Page: 19347-55
 Number of Pages: 1
 Amount: 72.00
 Order#: 20240726000052
 By: MC

Karen McGuire
 County Clerk, Brazos County, Texas by: *[Signature]*

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, **Gregory Hopcus**, Registered Professional Land Surveyor No. 6047, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision and that the metes and bounds describing said subdivision are in closed geometric form.

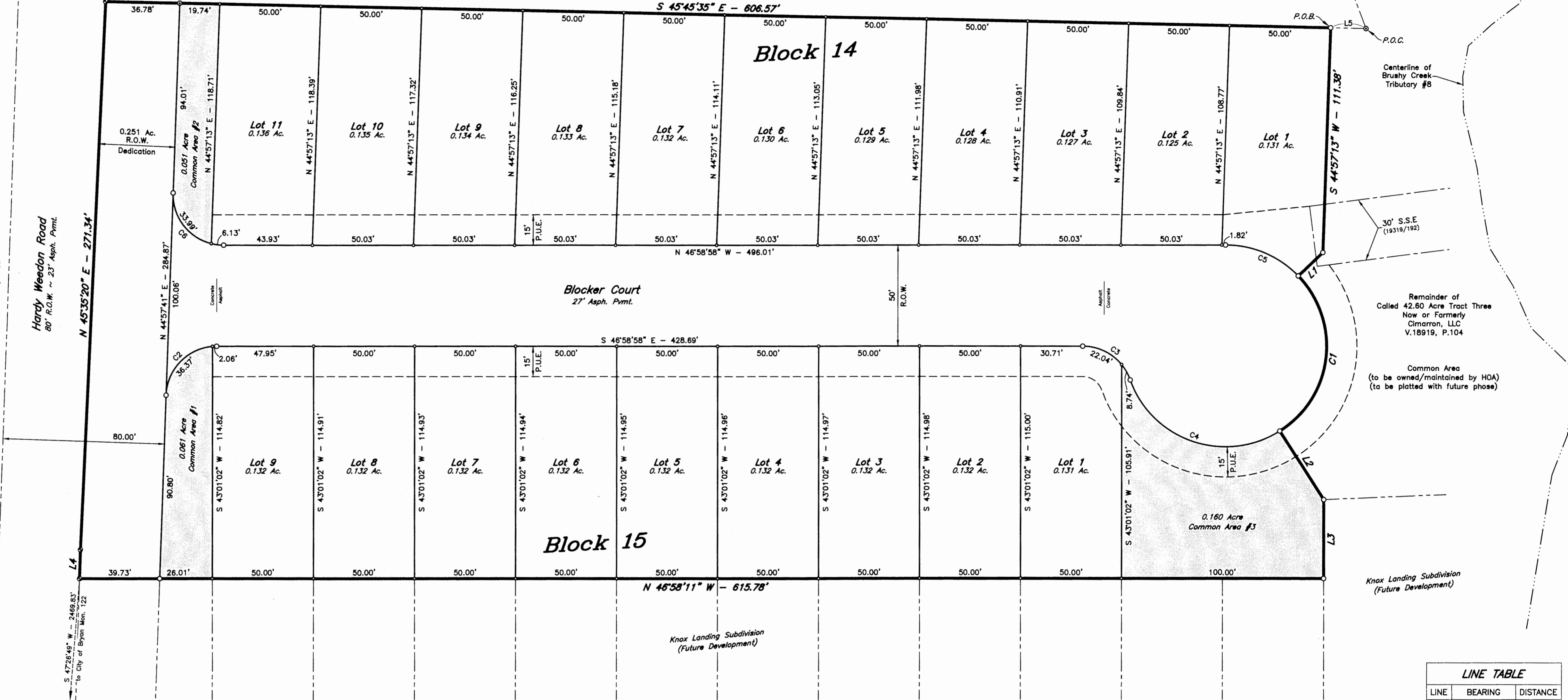
APPROVAL OF THE CITY PLANNER
 I, **Martin Zimmerman**, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 20th day of July, 2024.

City Planner, Bryan, Texas

Reveille Estates
 Phase 1
 (Future Development)
 Called 1.23 Acres
 Now or Formerly
 Douglas & Bonita Magby
 V.9205, P.135

Called 1.23 Acres
 Now or Formerly
 Douglas & Bonita Magby
 V.9205, P.135

Scale:
 1"=30'



LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 89°04'56" W | 16.78' |
| L2 | S 10°27'32" W | 40.29' |
| L3 | S 43°01'49" W | 38.93' |
| L4 | N 44°47'49" E | 14.42' |
| L5 | N 45°45'35" W | 17.51' |

CURVE TABLE

| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD BRG. | CHORD DIST. |
|-------|------------|--------|--------|---------|---------------|-------------|
| C1 | 101°22'36" | 50.00' | 88.47' | 61.06' | S 49°46'14" W | 77.37' |
| C2 | 88°03'21" | 25.00' | 38.42' | 24.17' | N 88°59'21" E | 34.75' |
| C3 | 70°31'44" | 25.00' | 30.77' | 17.68' | S 11°43'07" E | 28.87' |
| C4 | 103°05'13" | 50.00' | 89.96' | 62.96' | S 27°59'51" E | 78.31' |
| C5 | 46°03'54" | 50.00' | 40.20' | 21.26' | N 23°57'01" W | 39.13' |
| C6 | 91°56'39" | 25.00' | 40.12' | 25.86' | N 1°00'39" W | 35.95' |

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the MARIA KEGANS LEAGUE, Abstract No. 28, in Bryan, Brazos County, Texas and being part of the called 42.60 acre Tract Three described in the deed from B/C/S Leasing, LLC to Cimarron, LLC recorded in Volume 18919, Page 104 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.), said tract also being part of the called 10.00 acre tract described in the deed from Bryan/College Station Church of Christ to RFD Holdings, LLC recorded in Volume 17995, Page 139 (G.F.R.B.C.) and being more particularly described by metes and bounds as follows:

COMMENTING: at a found 1/2-inch iron rod marking an interior corner of the called 42.60 acre Cimarron, LLC Tract Three and the south corner of the called 1.23 acre Douglas & Bonita W. Magby tract recorded in Volume 9205, Page 135 of the Official Records of Brazos County, Texas (O.R.B.C.);

TENENCE: N 45° 45' 35" W along the common line of the called 42.60 acre Cimarron, LLC Tract Three and the called 1.23 acre Magby tract for a distance of 17.51 feet to a 1/2-inch iron rod set for the east corner of this herein described tract and the POINT OF BEGINNING;

TENENCE: into the interior of the called 42.60 acre Cimarron, LLC Tract Three and the called 10.00 acre RFD Holdings, LLC tract for the following six (6) calls:

- 1) S 44° 57' 13" W for a distance of 111.38 feet to a 1/2-inch iron rod set for angle,
- 2) S 89° 04' 56" W for a distance of 16.78 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
- 3) 88.47 feet along the arc of said curve having a central angle of 101° 22' 36", a radius of 50.00 feet, a tangent of 61.06 feet and long chord bearing S 49° 46' 14" W at a distance of 77.37 feet to a 1/2-inch iron rod set for the Point of Tangency,
- 4) S 10° 27' 32" W for a distance of 40.29 feet to a 1/2-inch iron rod set for angle,
- 5) S 43° 01' 49" W for a distance of 38.93 feet to a 1/2-inch iron rod set for the south corner of this tract, and
- 6) N 46° 58' 11" W for a distance of 615.78 feet to a point for the west corner of this herein described tract, said point also being at the approximate centerline of Hardy Weedon Road;

TENENCE: along the approximate centerline of said Hardy Weedon Road for the following two (2) calls:

- 1) N 44° 47' 49" E for a distance of 14.42 feet to a point for angle, and
- 2) N 45° 35' 20" E for a distance of 271.34 feet to a point for the north corner of this herein described tract;

TENENCE: S 45° 45' 35" E through the said Hardy Weedon Road and along the common line of this tract and the called 1.23 acre Magby tract, at 36.78 feet, pass a found 1/2-inch iron rod marking the west corner of the called 1.23 acre Magby tract, continue for a total distance of 606.56 feet to the POINT OF BEGINNING and containing 3.893 acres of land.

- GENERAL NOTES:**
1. This property was annexed by the Bryan City Council on September 13, 2022 per Ordinance No. 2579.
 2. Bases of Bearings and actual measured distances to the monuments are consistent with the deed recorded in Volume 18919, Page 104 of the Official Public Records of Brazos County, Texas.
 3. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0220F, effective 04/02/2014, this property is not located in a Special Flood Hazard Area.
 4. Land Use: 20 residential lots.
 5. Zoning: Residential 5000 District (RD-5).
 6. Right-of-Way Acquire: 0.994 ac.
 7. Common Areas shall be owned and maintained by the Homeowners Association.
 8. A Homeowners Association shall be established with direct responsibility to, and controlled by, the property owners involved to provide for operation, repair and maintenance of all common area, private drainage easement, the private storm water detention facilities which are part of this subdivision. The City of Bryan shall not be responsible for any operation, repair or maintenance of these areas.
 9. Water Service for this subdivision to be served by Wickson Creek SUD.
 10. All minimum setbacks shall be in accordance with the City of Bryan Code of Ordinances.
 11. All sidewalks are to be concrete pavement.
 12. 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 P.U.E. and the right of egress and ingress on property adjacent to the P.U.E. to access electrical facilities.
 13. Unless otherwise indicated, all distances shown along curves are arc distances.
 14. Except where otherwise indicated, 1/2-inch iron rods are set at each lot corner:
 - - 1/2" Iron Rod Found (CM)
 - - 1/2" Iron Rod Set
 - - Point
 15. Abbreviations:
 - P.O.B. - Point of Beginning
 - P.O.C. - Point of Commencement
 - P.U.E. - Public Utility Easement
 - S.S.E. - Sanitary Sewer Easement
 - CM - Controlling Monument

FINAL PLAT

REVEILLE ESTATES

PHASE 2

LOTS 1-11, BLOCK 14,
 LOTS 1-9, BLOCK 15

3.893 ACRES

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

MAY, 2023
 SCALE 1" = 30'

Owner: Cimarron, LLC
 P.O. Box 138
 Kurten, Texas 77862

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

Texas Firm Registration No. 10103300