

Scale:
1"=50'

Tract 3
Called 20.00 Acres
Now or Formerly
Morgan Cook, Jr.
V.13434, P.176

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the MARIA KEGANS LEAGUE, Abstract No. 28, Brazos County, Texas and being part of the called 57.041 acre Tract One and 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.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the west corner of this herein described tract, said iron rod also marking the south corner of Lot 48, Block 5, REVELLE ESTATES, PHASE 3 according to the Final Plat recorded in Volume 19726, Page 73 (O.P.R.B.C.) and the east corner of Lot 27, Block 3, REVELLE ESTATES PHASE 4 according to the Final Plat recorded in Volume 20350, Page 111 (O.P.R.B.C.);

THENCE: along the common line of this tract and said REVELLE ESTATES, PHASE 3 LC. Tract Three for the following seven (7) calls:

- 1) N 41° 37' 35" E for a distance of 172.74 feet to a found 1/2-inch iron rod marking a corner of this tract,
- 2) N 48° 00' 27" W for a distance of 102.34 feet to a found 1/2-inch iron rod marking a corner of this tract,
- 3) N 41° 02' 22" E for a distance of 550.39 feet to a found 1/2-inch iron rod marking a corner of this tract,
- 4) N 48° 00' 27" W for a distance of 104.70 feet to a found 1/2-inch iron rod marking a corner of this tract,
- 5) N 41° 59' 33" E for a distance of 50.00 feet to a found 1/2-inch iron rod marking a corner of this tract,
- 6) N 48° 00' 27" W for a distance of 17.90 feet to a found 1/2-inch iron rod marking a corner of this tract, and
- 7) N 40° 47' 30" E for a distance of 102.42 feet to a found 1/2-inch iron rod marking the north corner of this tract, said iron rod also marking the east corner of Lot 17, Block 3 of said REVELLE ESTATES, PHASE 3 and being in the southwest line of the called 20.00 acre Morgan C. Cook, Jr., Trustee Tract Three recorded in Volume 13434, Page 176 (O.P.R.B.C.);

THENCE: along the common line of this tract and the called 20.00 acre Cook, Jr. Tract Three for the following three (3) calls:

- 1) S 48° 44' 26" E for a distance of 64.94 feet to a found 1/2-inch iron rod marking an angle point of this tract,
- 2) S 49° 11' 38" E for a distance of 488.85 feet to a found 1/2-inch iron rod marking an angle point of this tract, and
- 3) S 49° 46' 11" E for a distance of 378.83 feet to a found 1/2-inch iron rod marking the common east corner of this herein described tract and the called 42.60 acre Cimarron, LLC, Tract Three, said iron rod also marking the south corner of the called 20.00 acre Cook, Jr. Tract Three and an angle point of the called 81.18 acre Martha Jane Pate tract recorded in Volume 12363, Page 61 (O.P.R.B.C.);

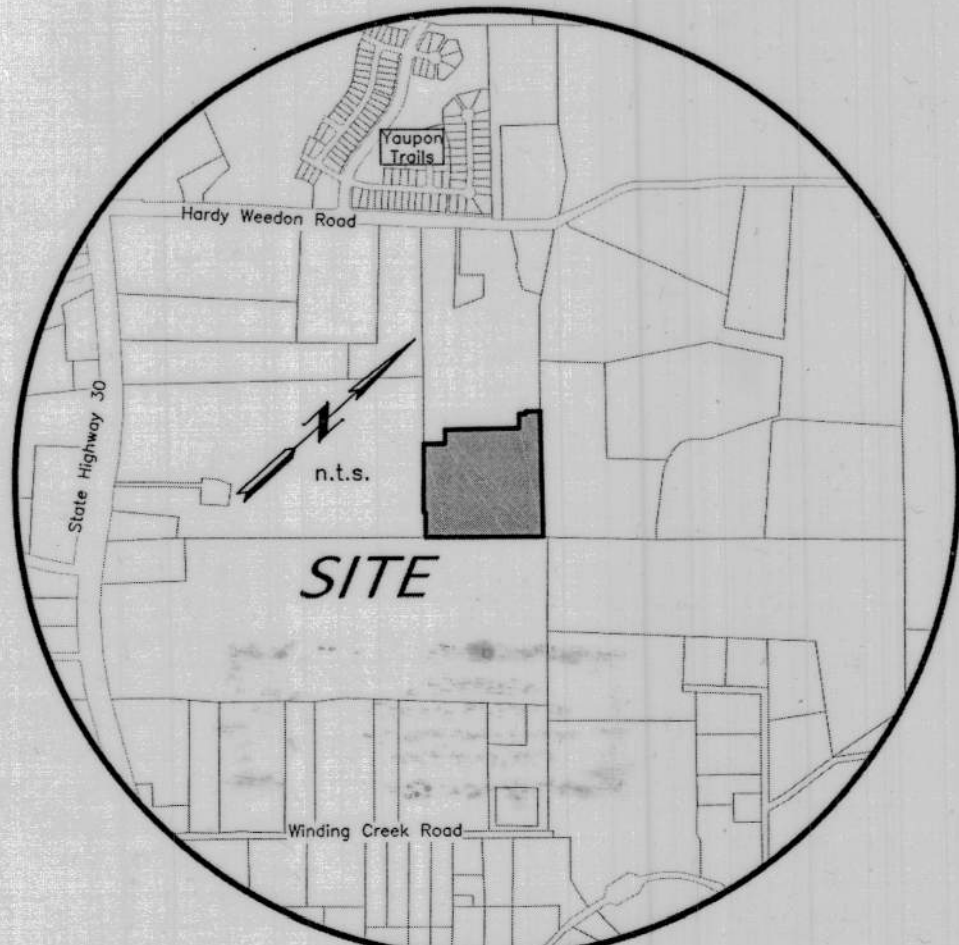
THENCE: S 42° 33' 47" W along the common line of this tract and the called 81.18 acre Pate tract for a distance of 774.31 feet to a 1/2-inch iron rod set for the south corner of this tract, from whence a found 1/2-inch iron rod marking the southeast corner of the called 57.041 acre Cimarron, LLC, Tract One bears S 41° 48' 53" W at a distance of 1,941.47 feet for reference;

THENCE: continue into the interior of the called 42.60 acre Cimarron, LLC, Tract Three and the called 57.041 acre Cimarron, LLC, Tract One for the following four (4) calls:

- 1) N 48° 18' 18" W for a distance of 129.69 feet to a 1/2-inch iron rod set for angle,
- 2) N 77° 20' 55" W for a distance of 52.29 feet to a 1/2-inch iron rod set for angle,
- 3) S 42° 07' 24" W for a distance of 100.74 feet to a 1/2-inch iron rod set for corner, and
- 4) N 47° 38' 36" W for a distance of 511.79 feet to the POINT OF BEGINNING and containing 15.797 acres of land.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 48°00'27" W	102.34'
L2	N 48°00'27" W	104.70'
L3	N 41°59'33" E	50.00'
L4	N 48°00'27" W	17.90'
L5	N 40°47'30" E	102.42'
L6	S 48°44'26" E	64.94'
L7	N 77°20'55" W	52.29'
L8	S 42°07'24" W	100.74'
L9	N 48°00'27" W	3.26'
L10	S 48°00'27" E	61.37'
L11	N 47°26'13" W	9.92'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	90°34'14"	25.00'	39.52'	25.25'	S 2°43'20" E	35.53'
C2	70°13'38"	75.00'	91.93'	52.74'	N 12°53'38" W	86.28'
C3	89°38'03"	25.00'	39.11'	24.84'	N 3°11'26" W	35.24'
C4	90°21'57"	25.00'	39.43'	25.16'	N 86°48'34" E	35.47'
C5	59°52'29"	50.00'	52.25'	28.79'	S 17°56'36" E	49.91'
C6	240°00'05"	50.00'	209.44'	-86.60'	N 71°59'36" E	86.60'
C7	89°38'02"	25.00'	39.11'	24.84'	N 3°11'26" W	35.24'
C8	145°48'55"	12.00'	30.54'	39.03'	S 65°27'57" E	22.94'
C9	283°38'25"	50.00'	247.52'	-39.32'	N 45°37'18" E	61.81'
C10	48°11'27"	25.00'	21.03'	11.18'	N 72°06'11" W	20.41'
C11	89°38'03"	25.00'	39.11'	24.84'	S 3°11'26" E	35.24'
C12	90°21'58"	25.00'	39.43'	25.16'	S 86°48'34" W	35.47'
C13	41°40'48"	50.00'	36.37'	19.03'	N 27°10'03" W	35.58'
C14	262°49'08"	50.00'	229.35'	-56.70'	S 42°15'47" W	75.00'
C15	41°08'19"	50.00'	35.90'	18.76'	S 68°34'37" E	35.13'
C16	89°38'03"	25.00'	39.11'	24.84'	S 3°11'26" E	35.24'
C17	90°21'57"	25.00'	39.43'	25.16'	S 86°48'34" W	35.47'



VICINITY MAP

FINAL PLAT

REVELLE ESTATES PHASE 5

LOTS 18-42, BLOCK 3, LOTS 38-47, BLOCK 5
AND LOTS 1-10 & LOTS 21-48, BLOCK 9

15.797 ACRES

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

AUGUST, 2024
SCALE: 1"=50'

SHEET NO.

1

OF 2 SHEETS

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

Surveyor:
Texas Firm Registration No. 10103350
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

11110018-fp.dwg

APPROVAL OF THE CITY PLANNER

I, Martin Zimmerman, the undersigned, City Planner and/or designated Secretary of the Planning & 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 15 day of August, 2026.

[Signature]
City Planner, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Aime McBrum Ralls, 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 15 day of August, 2026 and same was duly approved on the 15 day of August, 2026 by said Commission.

[Signature]
Chairman, Planning and Zoning Commission

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Cody Karisch, Registered Professional Land Surveyor No. 7004, 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 on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Cody Karisch 8-5-26
Cody Karisch, R.P.L.S. No. 7004



APPROVAL OF THE CITY ENGINEER

I, Jason Brunknecht, 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 15 day of August, 2026.

Jason Brunknecht
City Engineer, Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 8/27/2026 3:18:34 PM
In the PLAT Records



Doc Number: 2026-1595559
Volume-Page: 20780-117
Number of Pages: 2
Amount: 72.00
Order#: 20260827000124
By: JS

County Clerk, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Cimarron, LLC owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Public 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.

[Signature]
Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Jason Brunknecht 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 purposes stated. Given under my hand and seal on this 15 day of August, 2026.

[Signature]
Notary Public, Brazos County, Texas



GENERAL SURVEYOR NOTES:

1. This property was annexed into the City of Bryan limits per Ordinance No. 2579 approved by the Bryan City Council on September 13, 2022.
2. Zoning: Residential District - 5000 (RD-5) per City of Bryan Ordinance 2579, approved on September 13, 2022.
3. Basis 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.
4. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 4804100220F, Map Revised April 2, 2014, no portion of this property is located in a Special Flood Hazard Area.
5. Unless otherwise indicated, all distances shown along curves are arc distances.
6. All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
7. Right-of-way Acreage: 3.120 Ac.
8. A Homeowner's Association (H.O.A.) 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 easements, and private storm water 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.
9. Where electric facilities are installed, B.T.U. 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 ingress and egress on property adjacent to the P.U.E. to access electric facilities.
10. Unless otherwise indicated 1/2" Iron Rods are set at all corners.

- ⊙ - 1/2" Iron Rod Found (CM)
○ - 1/2" Iron Rod Set

11. Abbreviations:

- P.O.B. - Point of Beginning
P.U.E. - Public Utility Easement
S.S.E. - Sanitary Sewer Easement
CM - Controlling Monument

FINAL PLAT

REVEILLE ESTATES
PHASE 5

LOTS 18-42, BLOCK 3, LOTS 38-47, BLOCK 5
AND LOTS 1-10 & LOTS 21-48, BLOCK 9

15.797 ACRES

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

JULY, 2026
SCALE: 1"=50'

SHEET NO.

2

OF 2 SHEETS

Owner:
Cimarron, LLC
P.O. BOX 138
Kurtin, 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
MB

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