

N 58°47'32" W - 1455.63'
to City of Bryan Mon. 122

Called 21.86 Acres (Remainder)
Now or Formerly
Bryan/College Station Church of Christ
V.17554, P.1

N 40°45'30" E - 1668.49'

Block 1

Lot 1
0.711 Ac.

Lot 2
0.699 Ac.

Lot 3
0.631 Ac.

Lot 4
0.631 Ac.

Lot 5
0.631 Ac.

Lot 6
0.631 Ac.

Lot 7
0.631 Ac.

Lot 8
0.631 Ac.

Lot 9
0.631 Ac.

Lot 10
0.784 Ac.

Lot 1
0.760 Ac.

Lot 2
0.792 Ac.

Lot 3
0.744 Ac.

Lot 4
0.725 Ac.

Lot 5
0.709 Ac.

Lot 6
0.822 Ac.

Lot 1
0.827 Ac.

Lot 2
0.833 Ac.

Lot 3
0.835 Ac.

Lot 4
0.852 Ac.

Lot 5
0.909 Ac.

Block 2

Block 3

Tract One
57.041 Acre (Remainder)
Cimarron, LLC
V.18919, P.104

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 all 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.

Owner

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)
(COUNTY OF BRAZOS)

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 4/3/2025 11:46:20 AM
In the PLAT Records

Doc Number: 2025-1553363
Volume - Page: 19770-207
Number of Pages: 1
Amount: 72.00
Order#: 20250403000044
By: JV



I do hereby certify
this plat was filed for
Record in Volume _____
Page _____

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Spencer Buchanan, 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.
Given under my hand and seal on this 4th day of March, 2025.

Notary Public, Brazos County, Texas



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 12th day of March, 2025.

City Planner, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Anne McGowan Bulke, 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 3rd day of March, 2025, and same was duly approved on the 12th day of March, 2025, by said Commission.

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 3-4-25
Cody Karisch, R.P.L.S. No. 7004



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 34°33'34" W	125.01'
L2	S 34°14'18" W	70.48'
L3	S 46°58'56" E	45.52'
L4	S 36°23'07" E	111.77'
L5	S 40°45'30" W	47.38'
L6	S 86°07'26" W	35.13'
L7	S 49°14'30" E	50.00'
L8	N 2°58'40" W	36.16'
L9	N 40°45'30" E	49.41'

PARCEL TABLE

Common Area	AREA (SF)
A	2292.99'

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 57.041 acre Tract One 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 common west corner of this herein described tract and the called 57.041 acre Cimarron, LLC Tract One, said iron rod also marking the south corner of the called 21.86 acre Bryan/College Station Church of Christ remainder tract recorded in Volume 17554, Page 1 (O.P.R.B.C.) and being in the northeast right-of-way line of State Highway 30 (based on a variable width);

THENCE: N 40° 45' 30" E along the common line of this tract and the called 21.86 acre Bryan/College Station Church of Christ remainder tract for a distance of 1,668.49 feet to a 1/2-inch iron rod set for the north corner of this tract;

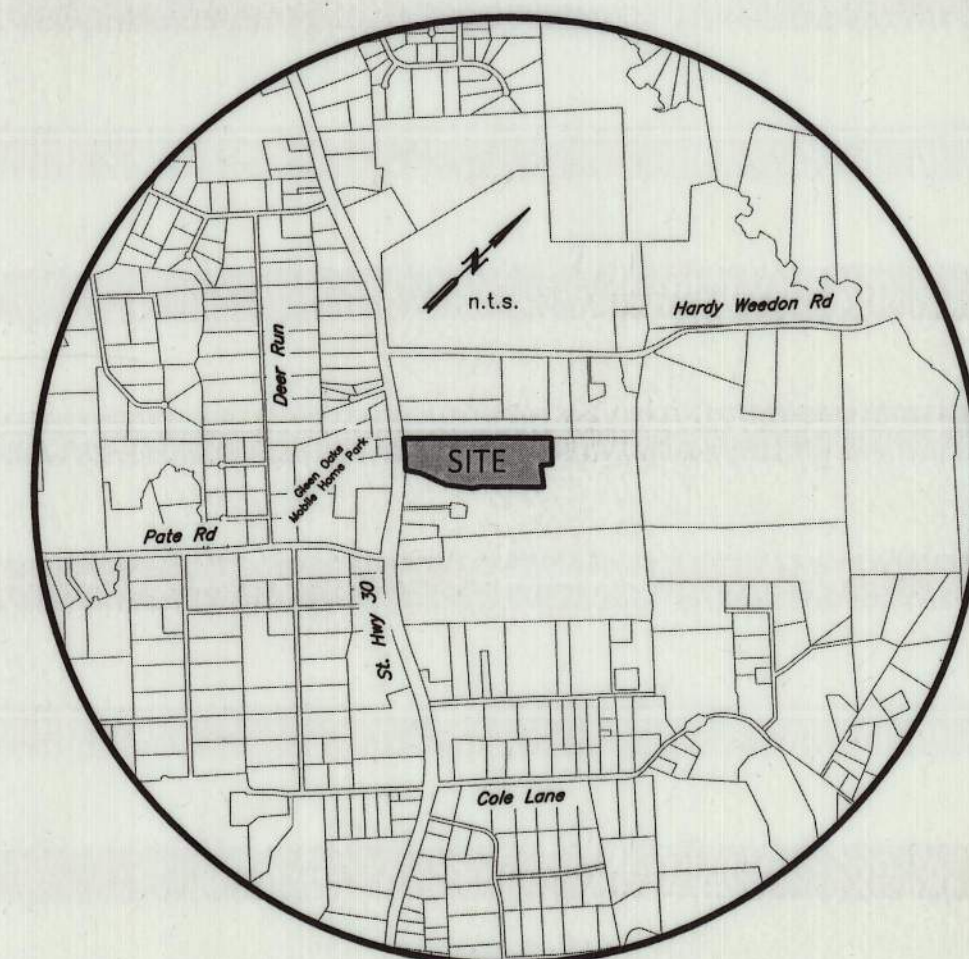
THENCE: into and through the called 57.041 acre Cimarron, LLC Tract One for the following nine (9) calls:

- 299.48 feet in a counterclockwise direction along the arc of a curve having a central angle of 07° 35' 47", a radius of 2258.82 feet, a tangent of 149.98 feet and long chord bearing S 50° 48' 04" E at a distance of 299.26 feet to a 1/2-inch iron rod set for the most northerly east corner of this tract,
- S 34° 33' 34" W for a distance of 125.01 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left,
- 57.52 feet along the arc of said curve having a central angle of 01° 22' 57", a radius of 2383.82 feet, a tangent of 28.76 feet and long chord bearing S 55° 18' 11" E at a distance of 57.52 feet to a 1/2-inch iron rod set for angle,
- S 55° 59' 40" E for a distance of 195.54 feet to a 1/2-inch iron rod set for the east corner of this herein described tract,
- S 41° 20' 25" W for a distance of 703.01 feet to a 1/2-inch iron rod set for an interior corner of this tract,
- S 34° 14' 18" W for a distance of 70.48 feet to a 1/2-inch iron rod set for corner,
- S 46° 15' 14" W for a distance of 284.44 feet to a 1/2-inch iron rod set for corner,
- S 65° 35' 31" W for a distance of 387.94 feet to a 1/2-inch iron rod set for angle, and
- S 52° 27' 54" W for a distance of 196.28 feet to a 1/2-inch iron rod set to a 1/2-inch iron rod set marking the south corner of this tract, said iron rod also being in the northeast right-of-way line of said State Highway 30;

THENCE: 335.63 feet in a counter-clockwise direction along the arc of curve in the northeast right-of-way of said State Highway 30, said curve having a central angle of 06° 32' 29", a radius of 2839.79 feet, a tangent of 168.00 feet and long chord bearing N 45° 58' 14" W at a distance of 335.45 feet to the POINT OF BEGINNING and containing 19.213 acres of land.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	7°35'47"	2258.82'	299.48'	149.98'	S 50°48'04" E	299.26'
C2	1°22'57"	2383.82'	57.52'	28.76'	S 55°18'11" E	57.52'
C3	6°32'29"	2939.79'	335.63'	168.00'	N 45°58'14" W	335.45'
C4	6°57'26"	360.00'	43.71'	21.88'	S 39°51'50" E	43.69'
C5	84°06'03"	25.00'	36.70'	22.55'	S 1°17'31" E	33.49'
C6	25°51'41"	265.00'	119.61'	60.84'	S 53°41'21" W	118.60'
C7	25°51'42"	335.00'	151.21'	76.91'	S 53°41'20" W	149.93'
C8	25°51'42"	265.00'	119.61'	60.84'	N 53°41'20" E	118.60'
C9	25°51'41"	335.00'	151.21'	76.91'	N 53°41'21" E	149.93'
C10	90°08'55"	25.00'	39.33'	25.06'	N 85°49'58" E	35.40'
C11	89°51'05"	25.00'	39.21'	24.94'	N 4°10'02" W	35.31'
C12	84°37'48"	25.00'	36.93'	22.76'	N 83°04'24" E	33.66'



VICINITY MAP

Knox Landing Subdivision
(Under Construction)

Scale:
1"=60'

Tract One
57.041 Acre (Remainder)
Cimarron, LLC
V.18919, P.104

GENERAL NOTES:

- ORIGIN OF BEARING SYSTEM: The bearing system is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observation.
- According to the Flood Insurance Rate Maps for Brazos County, Texas and incorporated Areas, Map Number 48041C0220F, effective April 2, 2014, this property is not located in a Special Flood Hazard Area.
- This property was annexed by the Bryan City Council on September 13, 2022 per Ordinance No. 2579.
- Land Use:
Commercial Lots: 21 Lots
Right-of-way: 3.74 Acres
Avg. Lot Size: 0.73 Acres
- Common Areas and Landscaped Islands shall be owned and maintained by the Property Owner's Association.
- A Property Owner's 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.
- Electricity will be served by City of Bryan, Water to be served by Wickson Creek SUD, and Sanitary Sewer Service will be provided by City of College Station through the Yaupon Trail Lift Station.
- All minimum setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- 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.
- Unless otherwise indicated, all distances shown along curves are arc distances.
- The 125 foot wide right-of-way for Yaupon Trails Drive is a combination of an 80 foot major collector road right-of-way and the Brazos Electrical easement.
- 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
- Abbreviations:
 - B.S.I. - By Separate Instrument
 - BTU - Bryan Texas Utilities
 - P.A.E. - Public Access Easement
 - P.O.B. - Point of Beginning
 - P.U.E. - Public Utility Easement
 - CM - Controlling Monument
 - G.T.C.E. - General Telephone Company Easement

FINAL PLAT

REVEILLE PARK PHASE 1

LOTS 1-10, BLOCK 1
LOTS 1-6, BLOCK 2
LOTS 1-5, BLOCK 3
19.213 ACRES

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

OCTOBER, 2023
SCALE: 1" = 60'

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) 693-3638

MB

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