



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

We, B/CS Leasing, 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 Records of Brazos County in Volume 17789, Page 267 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.

**CERTIFICATION BY THE COUNTY CLERK**

(STATE OF TEXAS)  
(COUNTY OF BRAZOS)

I, Karen McQueen, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in the Official Records of Brazos County, Texas in Volume \_\_\_\_\_, Page \_\_\_\_\_.

**STATE OF TEXAS  
COUNTY OF BRAZOS**

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**Notary Public, Brazos County, Texas**

**CERTIFICATION BY THE COUNTY CLERK**

(STATE OF TEXAS)  
(COUNTY OF BRAZOS)

I, Karen McQueen, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in the Official Records of Brazos County, Texas in Volume \_\_\_\_\_, Page \_\_\_\_\_.

**County Clerk, Brazos County, Texas**

**APPROVAL OF THE CITY PLANNER**

I, \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**City Planner, Bryan, Texas**

**APPROVAL OF PLANNING AND ZONING COMMISSION**

I, \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, 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, R.P.L.S. No. 7004**

**APPROVAL OF THE CITY ENGINEER**

I, \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**City Engineer, Bryan, Texas**

57.041 Acre (Remainder)  
B/CS Leasing LLC  
V.17263, P.95

**FIELD NOTES**  
19.213 ACRES

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 described in the deed from Danny Ray Jarvis, et al. to B/CS Leasing, LLC, recorded in Volume 17263, Page 95 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.), said tract also being all of the called 1.435 acre tract described in the deed from Cynthia Katz to B/CS Leasing, LLC, recorded in Volume 17263, Page 106 (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 B/CS Leasing, LLC, tract, 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 B/CS Leasing, LLC, tract 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 149.96 feet and long chord bearing S 50° 46' 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,
- 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 2939.79 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'	149.96'	S 50° 46' 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'



**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'

**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: 3.89 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  
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**

**REVELLE 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: B/CS Leasing, LLC  
P.O. Box 138  
Kurten, Texas 77862

Surveyor: Texas Firm Registration No. 10103300  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3838