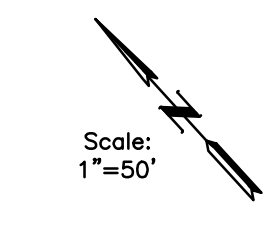


VICINITY MAP

Undivided one-half interests in Tracts One through Eight Now or Formerly Morgan Cook, Sr. V.5991, P.294

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



CURVE TABLE							LINE TABLE		
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.	LINE	BEARING	DISTANCE
C1	101°25'32"	49.97	88.46'	61.08'	N 49°45'40" E	77.36'	L1	S 47°46'52" E	109.12'
C2	25°55'53"	150.55'	68.14'	34.66'	S 58°42'30" E	67.56'	L2	S 48°44'26" E	105.15'
C3	89°51'23"	25.00'	39.21'	24.94'	S 26°36'08" E	35.31'	L3	S 40°47'30" W	102.42'
C4	88°45'57"	25.00'	38.73'	24.47'	S 3°37'29" E	34.97'	L4	S 48°00'27" E	17.90'
C5	91°14'03"	25.00'	39.81'	25.54'	S 86°22'32" W	35.73'	L5	S 41°59'33" W	50.11'
C6	48°11'23"	25.00'	21.03'	11.18'	N 23°54'45" W	20.41'	L6	S 48°00'27" E	104.70'
C7	276°22'47"	50.00'	241.19'	-44.72'	S 41°59'33" W	66.67'	L7	S 48°00'27" E	102.34'
C8	48°11'24"	25.00'	21.03'	11.18'	S 72°06'09" E	20.41'	L8	S 41°37'35" W	172.74'
C9	88°45'57"	25.00'	38.73'	24.47'	S 3°37'28" E	34.97'	L9	N 40°45'30" E	24.54'
C10	91°14'03"	25.00'	39.81'	25.54'	S 86°22'31" W	35.73'	L10	N 10°27'32" E	40.29'
C11	5°16'01"	150.00'	13.79'	6.90'	N 45°22'27" W	13.78'	L11	N 89°04'56" E	16.80'
C12	61°04'00"	25.00'	26.65'	14.75'	N 12°12'28" W	25.40'	L12	N 44°57'13" E	111.38'
C13	34°56'53"	25.00'	15.25'	7.87'	S 35°48'00" W	15.01'	L13	S 45°45'35" E	17.50'
C14	130°57'46"	66.50'	152.00'	145.80'	S 12°12'28" E	121.01'	L14	S 45°38'10" E	74.52'
C15	34°56'53"	25.00'	15.25'	7.87'	S 60°12'52" E	15.01'	L15	S 71°40'26" E	49.86'
C16	5°16'01"	200.00'	18.38'	9.20'	S 45°22'27" E	18.38'	L16	S 18°19'34" W	10.57'
C17	88°45'57"	25.00'	38.73'	24.47'	N 3°37'29" W	34.97'	L17	N 18°19'34" E	68.27'
C18	91°14'03"	14.95'	23.80'	15.27'	N 86°34'39" E	21.36'	L18	S 46°02'55" E	100.06'
							L19	N 33°38'29" E	50.54'
							L20	N 41°59'33" E	103.29'
							L21	N 48°00'27" W	58.00'
							L22	N 16°11'01" W	26.18'
							L23	N 13°11'51" E	31.18'
							L24	N 27°16'03" E	65.82'
							L25	N 24°51'01" E	55.42'

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 and the called 42.60 acre Tract Three described in the deed from B/CS 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:

COMMENCING: at a found 1/2-inch iron rod marking an angle point of the called 42.60 acre Cimarron, LLC Tract Three, said iron rod also marking an angle point of the called Morgan C. Cook, Sr. undivided one-half interests in Tracts One through Eight recorded in Volume 5991, Page 294 (O.R.B.C.);

THENCE: S 47° 46' 52" E along the common line of the called 42.60 acre Cimarron, LLC Tract Three and the called Cook, Sr. tract for a distance of 129.83 feet to a 1/2-inch iron rod set for the north corner of this herein described tract and the POINT OF BEGINNING;

THENCE: along the common line of this tract, the called Cook, Sr. tract and the called 20.00 acre Morgan C. Cook, Jr., Trustee Tract 3 recorded in Volume 13434, Page 176 (O.P.R.B.C.) for the following three (3) calls:

- 1) S 47° 46' 52" E for a distance of 109.12 feet to a found 1/2-inch iron rod marking an angle point of this tract,
- 2) S 47° 27' 16" E for a distance of 186.97 feet to a found 1/2-inch iron rod marking an angle point of this tract, and
- 3) S 48° 44' 26" E for a distance of 105.15 feet to a 1/2-inch iron rod set for the east corner of this tract;

THENCE: into and through the called 42.60 acre Cimarron, LLC Tract Three and into the interior of the called 57.041 acre Cimarron, LLC Tract One for the following eight (8) calls:

- 1) S 40° 47' 30" W for a distance of 102.42 feet to a 1/2-inch iron rod set for corner,
- 2) S 48° 00' 27" E for a distance of 17.90 feet to a 1/2-inch iron rod set for an exterior all corner of this tract,
- 3) S 41° 59' 33" W for a distance of 50.11 feet to a 1/2-inch iron rod set for an interior all corner of this tract,
- 4) S 48° 00' 27" E for a distance of 104.70 feet to a 1/2-inch iron rod set for corner,
- 5) S 41° 02' 22" W for a distance of 550.29 feet to a 1/2-inch iron rod set for corner,
- 6) S 48° 00' 27" E for a distance of 102.34 feet to a 1/2-inch iron rod set for corner,
- 7) S 41° 37' 35" W for a distance of 172.74 feet to a 1/2-inch iron rod set for the south corner of this herein described tract, and
- 8) N 47° 38' 36" W for a distance of 497.18 feet to a 1/2-inch iron rod set for corner, said iron rod also being in the southwest line of the called 10.00 acre RFD Holdings, LLC tract recorded in Volume 17995, Page 139 (O.P.R.B.C.);

THENCE: along the common line of this tract and the called 10.00 acre RFD Holdings, LLC tract for the following two (2) calls:

- 1) N 40° 45' 30" E for a distance of 24.54 feet to a found 1/2-inch iron rod marking an interior all corner of this tract, said iron rod also marking the east corner of the called 10.00 acre RFD Holdings, LLC tract, and
- 2) N 49° 15' 03" W for a distance of 530.93 feet to a 1/2-inch iron rod set for the west corner of this tract;

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

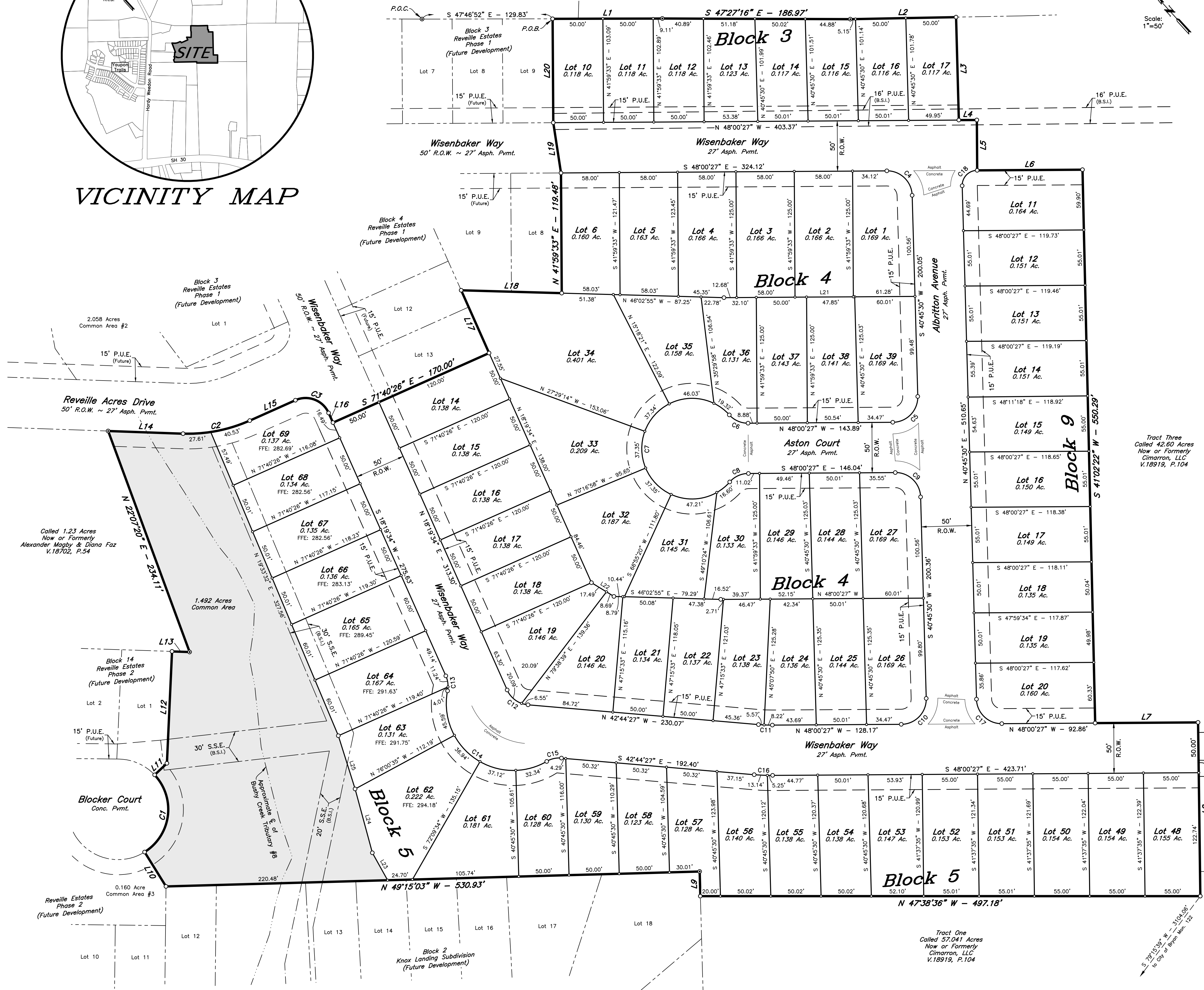
- 1) N 10° 27' 32" E for a distance of 40.29 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left,
- 2) 88.46 feet along the arc of said curve having a central angle of 101° 25' 32", a radius of 49.97 feet, a tangent of 61.08 feet and long chord bearing N 49° 45' 40" E at a distance of 77.36 feet to a 1/2-inch iron rod set for angle,
- 3) N 89° 04' 56" E for a distance of 16.80 feet to a 1/2-inch iron rod set for angle, and
- 4) N 44° 57' 13" E for a distance of 111.38 feet to a 1/2-inch iron rod set for angle, said iron rod also being in the southwest line of the called 1.23 acre Alexander R. Magby and Diana V. Faz tract recorded in Volume 18702, Page 54 (O.P.R.B.C.);

THENCE: along the common line of this tract and the called 1.23 acre Magby and Faz tract for the following two (2) calls:

- 1) S 45° 45' 35" E for a distance of 17.50 feet to a found 1/2-inch iron rod marking a corner of this tract, said iron rod also marking the south corner of the called 1.23 acre Magby and Faz tract, and
- 2) N 22° 07' 20" E for a distance of 234.11 feet to a found 1/2-inch iron rod marking the most westerly north corner of this tract, said iron rod also marking the east corner of the called 1.23 acre Magby and Faz tract,

THENCE: into the interior of the called 42.60 acre Cimarron, LLC Tract Three for the following eleven (11) calls:

- 1) S 45° 38' 10" E for a distance of 74.52 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left,
- 2) 68.15 feet along the arc of said curve having a central angle of 26° 08' 40", a radius of 149.35 feet, a tangent of 34.68 feet and long chord bearing S 58° 42' 30" E at a distance of 67.56 feet to a 1/2-inch iron rod set for corner,
- 3) S 71° 40' 26" E for a distance of 49.86 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
- 4) 39.27 feet along the arc of said curve having a central angle of 90° 00' 00", a radius of 25.00 feet, a tangent of 25.00 feet and long chord bearing S 26° 40' 26" E at a distance of 35.38 feet to a 1/2-inch iron rod set for corner,
- 5) S 18° 19' 34" W for a distance of 10.57 feet to a 1/2-inch iron rod set for an interior all corner of this tract,
- 6) S 71° 40' 26" E for a distance of 170.00 feet to a 1/2-inch iron rod set for an interior all corner of this tract,
- 7) N 18° 19' 34" E for a distance of 68.27 feet to a 1/2-inch iron rod set for angle,
- 8) S 46° 02' 55" E for a distance of 100.06 feet to a 1/2-inch iron rod set for corner,
- 9) N 41° 59' 33" E for a distance of 119.48 feet to a 1/2-inch iron rod set for angle,
- 10) N 33° 38' 29" E for a distance of 50.54 feet to a 1/2-inch iron rod set for angle, and
- 11) N 41° 59' 33" E for a distance of 103.29 feet to the POINT OF BEGINNING and containing 15.040 acres of land.



FINAL PLAT

**REVELLE ESTATES
PHASE 3**

LOTS 10-17, BLOCK 3, LOTS 1-6 & 14-39, BLOCK 4,
LOTS 48-69, BLOCK 5 & LOTS 1-10, BLOCK 9

15.040 ACRES

MARIA KEGANS LEAGUE, A-28
BRYAN, BRAZOS COUNTY, TEXAS
DECEMBER, 2023
SCALE: 1"=50'

SHEET NO. **1**
OF 2 SHEETS

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

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

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, _____, 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 the _____ day of _____, 20____, in the Official Records of Brazos County, Texas in Volume _____, Page _____.

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 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.

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

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 48041C0220F, 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: 2.753 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. Reveille Park Phase 1 shall be constructed prior to Reveille Estates Phase 3. The final plat for Reveille Estates Phase 3 shall not be recorded until the temporary access is constructed. This temporary access shall remain until a permanent secondary access point to Reveille Estates Phase 3 is constructed.
11. Unless otherwise indicated 1/2" Iron Rods are set at all corners.
 - ⊙ - 1/2" Iron Rod Found (CM)
 - - 1/2" Iron Rod Set

12. Abbreviations:

- B.S.I. - By Separate Instrument
- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement
- P.U.E. - Public Utility Easement
- S.S.E. - Sanitary Sewer Easement
- T.A.E. - Temporary Access Easement
- CM - Controlling Monument
- FFE - Minimum Finish Floor Elevation

FINAL PLAT

**REVEILLE ESTATES
PHASE 3**

LOTS 10-17, BLOCK 3, LOTS 1-6 & 14-39, BLOCK 4,
LOTS 48-69, BLOCK 5 & LOTS 1-10, BLOCK 9

15.040 ACRES

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

DECEMBER, 2023
SCALE: 1"=50'

SHEET NO.

2
OF 2 SHEETS

Owner:
Cimarron, 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

