

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 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:

BEGINNING: at a found 1/2-inch iron rod marking the west corner of this herein described tract, said iron rod also marking the east 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 the south corner of the called 10.00 acre RFD Holdings, LLC, tract recorded in Volume 17995, Page 139 (O.P.R.B.C.);

THENCE: N 40° 45' 30" E along the common line of this tract and the called 10.00 acre RFD Holdings, LLC, tract for a distance of 533.04 feet to a 1/2-inch iron rod set for the north corner of this tract, from whence a found 1/2-inch iron rod marking the north corner of the called 57.041 acre Cimarron, LLC, Tract One and the east corner of the called 10.00 acre RFD Holdings, LLC, tract bears N 40° 45' 30" E at a distance of 24.54 feet for reference;

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

- 1) S 47° 38' 36" E for a distance of 497.18 feet to a 1/2-inch iron rod set for the east corner of this herein described tract,
- 2) S 41° 37' 35" W for a distance of 125.01 feet to a 1/2-inch iron rod set for corner,
- 3) S 47° 38' 36" E for a distance of 100.01 feet to a 1/2-inch iron rod set for corner,
- 4) S 41° 37' 35" W for a distance of 50.00 feet to a 1/2-inch iron rod set for corner,
- 5) S 47° 38' 36" E for a distance of 15.00 feet to a 1/2-inch iron rod set for corner,
- 6) S 41° 37' 35" W for a distance of 297.55 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 18° 49' 34" W at a distance of 1,462.30 feet for reference,
- 7) N 55° 59' 40" W for a distance of 251.38 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right, and
- 8) 355.79 feet along the arc of said curve having a central angle of 09° 01' 29", a radius of 2258.82 feet, a tangent of 178.26 foot and long chord bearing N 51° 28' 55" W at a distance of 355.42 feet to the POINT OF BEGINNING and containing 6.792 acres of land.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 41°37'35" W	50.00'
L2	S 47°38'36" E	15.00'
L3	N 55°59'40" W	75.86'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	9°01'29"	2258.82'	355.79'	178.26'	N 51°28'55" W	355.42'
C2	33°33'26"	25.00'	14.64'	7.54'	N 30°51'53" W	14.43'
C3	157°50'41"	65.00'	179.07'	331.99'	S 86°59'30" W	127.58'
C4	33°33'26"	25.00'	14.64'	7.54'	S 24°50'52" W	14.43'
C5	48°11'23"	25.00'	21.03'	11.18'	S 65°43'17" W	20.41'
C6	278°22'46"	50.00'	241.19'	-44.72'	S 48°22'25" E	66.67'
C7	48°11'23"	25.00'	21.03'	11.18'	N 17°31'54" E	20.41'
C8	90°43'49"	25.00'	39.59'	25.32'	N 86°59'30" E	35.58'
C9	89°16'11"	25.00'	38.95'	24.68'	S 3°00'30" E	35.13'
C10	82°22'45"	25.00'	35.94'	21.88'	S 82°48'58" W	32.93'
C11	97°37'15"	25.00'	42.60'	28.57'	N 7°11'02" W	37.63'
C12	90°43'49"	25.00'	39.59'	25.32'	N 86°59'30" E	35.58'
C13	9°02'24"	2243.82'	354.02'	177.38'	N 51°28'28" W	353.66'

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 1789, Page 267 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 Acreeage: 1,306 Ac.
8. The temporary access road will be built with 6" of treated subgrade and 6" of crushed stone base.
9. 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.
10. No lots will take direct access to Yaupon Trails Drive.
11. 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.
12. 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.
13. Unless otherwise indicated 1/2" Iron Rods are set at all corners.

- ⊙ - 1/2" Iron Rod Found (CM)
 - - 1/2" Iron Rod Set
14. Abbreviations:
- E.E. - Electrical Easement
 - P.O.B. - Point of Beginning
 - P.U.E. - Public Utility Easement
 - T.A. - Temporary Access
 - CM - Controlling Monument

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 xxxx, Page xxxx 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 _____

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 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 _____

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.

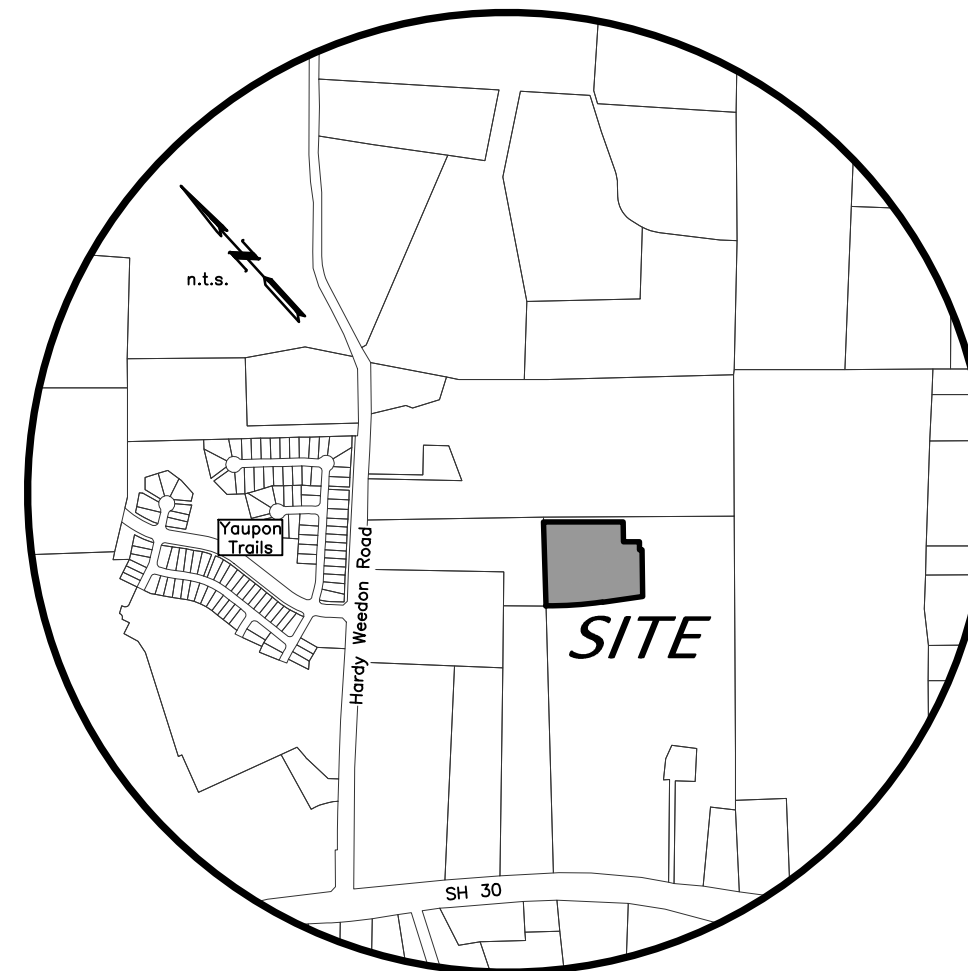
Chairman, Planning and Zoning Commission _____

CERTIFICATION 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 _____



VICINITY MAP

FINAL PLAT

REVELLE ESTATES PHASE 4

LOTS 1-27, BLOCK 5
LOTS 1-5, BLOCK 6

6.792 ACRES

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

JUNE 2024
SCALE: 1"=40'

Owner: Cimarron, LLC
P.O. BOX 138
Kurtzen, 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