

FIELD NOTES

Being all that certain tract, parcel or easement of land lying and being situated in the MARIA KEGANS LEAGUE, Abstract No. 28, Brazos County, Texas and being upon, over and across the called 57.041 acre remainder 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 most southerly west corner of this herein described parcel, said iron rod also marking the northeast corner of Lot 5, Block 3, REVELLE PARK, PHASE 1 according to the Final Plat recorded in Volume 19770, Page 207 (O.P.R.B.C.) and the south corner of Yaupon Trails Drive (variable width);

THENCE: N 34° 33' 34" E along the southeast right-of-way line of said Yaupon Trails Drive for a distance of 125.01 feet to a found 1/2-inch iron rod marking the Point of Curvature of a curve to the right, said iron rod also marking the common east corner of said Yaupon Trails Drive and said REVELLE PARK, PHASE 1 and being within the called 0.146 acre Common Area, REVELLE ESTATES, PHASE 4 according to the Final Plat recorded in Volume 20350, Page 111 (O.P.R.B.C.);

THENCE: 299.48 feet along the northeast right-of-way line of said Yaupon Trails Drive and along the arc of said 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 N 50° 48' 04" W at a distance of 299.28 feet to a found 1/2-inch iron rod marking the west corner of this tract, said iron rod also marking the south corner of the 0.042 acre Common Area #6, KNOX LANDING according to the Final Plat recorded in Volume 20348, Page 204 (O.P.R.B.C.);

THENCE: N 40° 45' 30" E along the common line of this tract and the said 0.042 acre Common Area #6 for a distance of 15.42 feet to a found 1/2-inch iron rod marking the north corner of this tract, said iron rod also marking the west corner of Lot 14, Block 5 of said REVELLE ESTATES, PHASE 4;

THENCE: along the common line of this tract, said Lot 14, Block 5 and Lots 13, 12, 11 and 1, Block 5 of said REVELLE ESTATES, PHASE 4 for the following three (3) calls:

- 1) S 46° 58' 11" E for a distance of 63.06 feet to a found 1/2-inch iron rod marking the Point of Curvature of a curve to the left,
- 2) 244.56 feet along the arc of said curve having a central angle of 09° 26' 09", a radius of 1485.00 feet, a tangent of 122.56 feet and long chord bearing S 51° 41' 15" E at a distance of 244.28 feet to a found 1/2-inch iron rod marking the Point of Tangency, and
- 3) S 56° 24' 20" E for a distance of 100.99 feet to a found 1/2-inch iron rod marking the Point of Curvature of a curve to the right, said iron rod also marking the south corner of said Lot 1, Block 5 and being in the northwest right-of-way line of Rosenthal Lane (based on a 50-foot width);

THENCE: along the right-of-way line of said Rosenthal Lane for the following two (2) calls:

- 1) 28.98 feet along the arc of said curve having a central angle of 66° 25' 19", a radius of 25.00 feet, a tangent of 16.37 feet and long chord bearing N 89° 36' 59" W at a distance of 27.39 feet to a found 1/2-inch iron rod marking the Point of Tangency, and
- 2) S 56° 24' 20" E for a distance of 100.99 feet to a found 1/2-inch iron rod marking the east corner of this herein described tract, said iron rod also marking an angle point of Lot 1, Block 6 of said REVELLE ESTATES, PHASE 4;

THENCE: S 33° 35' 40" W into the interior of the called 57.041 acre Cimarron, LLC Tract One for a distance of 126.48 feet to a 1/2-inch iron rod set for the south corner of this tract, said iron rod also being in the northeast line of said Lot 5, Block 3, from whence a found 1/2-inch iron rod marking the east corner of said Lot 5, Block 3 bears S 55° 59' 40" E at a distance of 40.42 feet for reference;

THENCE: along the common line of this parcel and said Lot 5, Block 3 for the following two (2) calls:

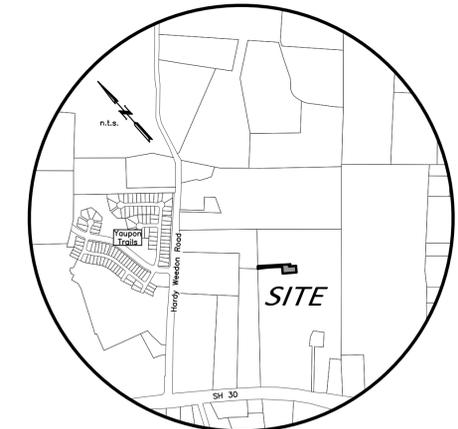
- 1) N 55° 59' 40" W for a distance of 155.12 feet to the Point of Curvature of a curve to the right, and
- 2) 57.52 feet along the arc of said curve having a central angle of 01° 22' 57", a radius of 2383.82 feet, a tangent of 28.76 feet and long chord bearing N 55° 18' 11" W at a distance of 57.52 feet to the POINT OF BEGINNING and containing 0.748 acres of land.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 46°58'11" W	62.47'
L2	N 40°45'30" E	15.01'
L3	S 46°58'11" E	63.06'
L4	S 56°24'20" E	100.99'
L5	N 40°45'30" E	15.42'
L6	S 46°58'11" E	63.06'
L7	S 56°24'20" E	100.99'
L8	S 56°48'22" E	53.23'
L9	S 55°59'40" E	40.42'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	9°03'43"	1500.01'	237.24'	118.87'	S 51°30'02" W	236.99'
C2	9°26'09"	1485.00'	244.56'	122.56'	S 51°41'15" E	244.28'
C3	66°25'19"	25.00'	28.98'	16.37'	S 89°36'59" E	27.39'
C4	1°22'57"	2383.82'	57.52'	28.76'	N 55°18'11" W	57.52'
C5	07°22'22"	1504.70'	9.79'	4.90'	S 56°13'08" E	9.79'
C6	7°35'47"	2258.82'	299.48'	149.96'	N 50°46'04" W	299.26'
C7	9°26'09"	1485.00'	244.56'	122.56'	S 51°41'15" E	244.28'
C8	66°25'19"	25.00'	28.98'	16.37'	N 89°36'59" W	27.39'
C9	1°22'46"	2383.82'	57.52'	28.76'	N 55°18'11" W	57.52'
C10	1°25'42"	2258.82'	56.32'	28.16'	N 55°17'03" W	56.31'

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. Purpose of this replat is to correct the encroachment between Revelle Estates Phase 4 and Revelle Park Phase 1.
  6. Unless otherwise indicated, all distances shown along curves are arc distances.
  7. Right-of-way Acreage: 0.610 Ac.
  8. 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.
  9. Unless otherwise indicated 1/2" Iron Rods are set at all corners.
- ⊙ - 1/2" Iron Rod Found (CM)  
 ○ - 1/2" Iron Rod Set
- Abbreviations:  
 E.E. - Electrical Easement  
 P.O.B. - Point of Beginning  
 P.U.E. - Public Utility Easement  
 CM - Controlling Monument



VICINITY MAP

FINAL PLAT

YAUPON TRAILS DRIVE R.O.W. & 0.138 ACRE COMMON AREA

BEING A REPLAT OF THE 0.146 ACRE COMMON AREA OF REVELLE ESTATES PHASE 4 AS RECORDED IN VOLUME 20350, PAGE 111 & PART OF THE CALLED 57.041 ACRE TRACT ONE AS RECORDED IN VOLUME 18919, PAGE 104

0.748 ACRES

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

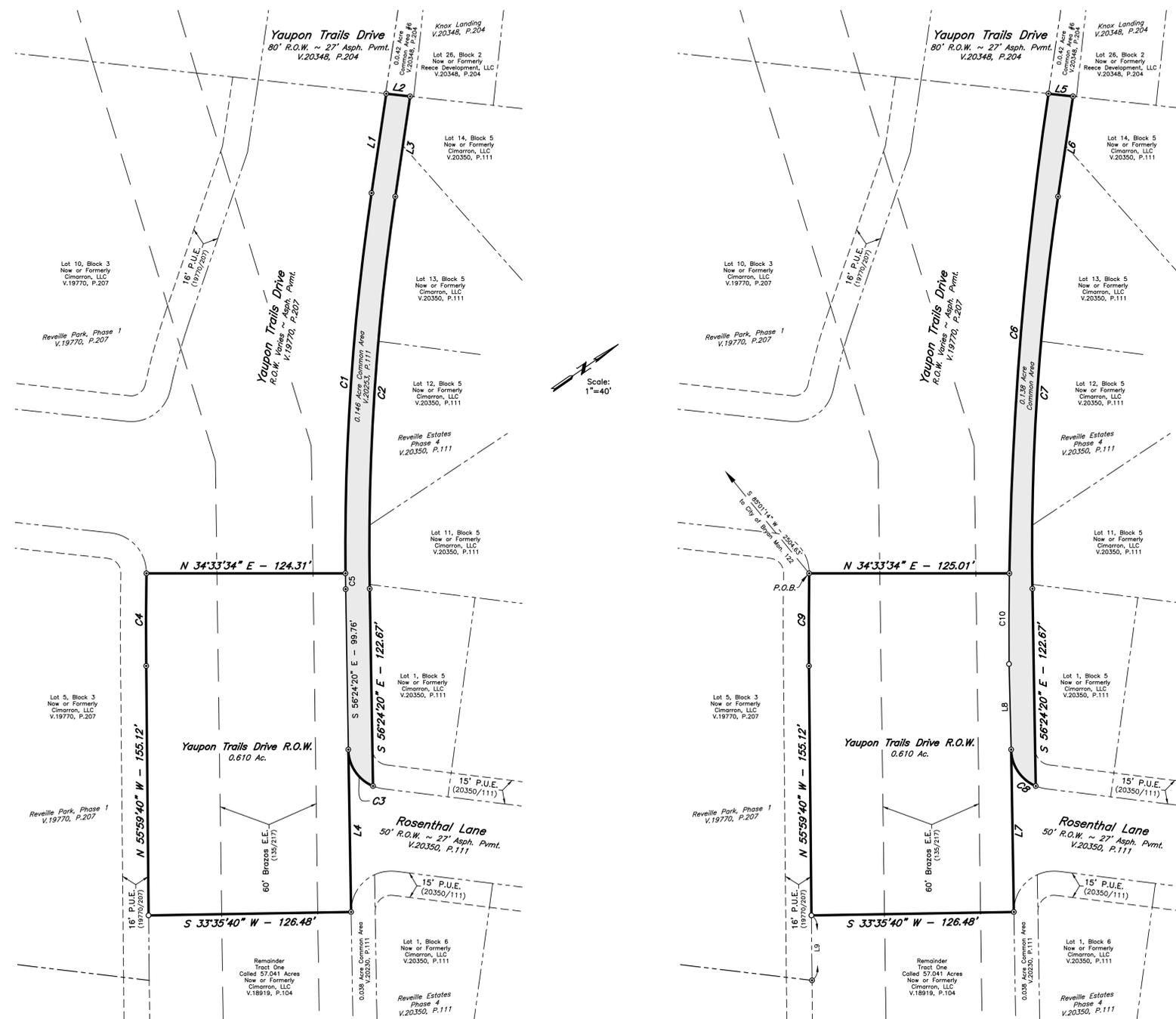
MARCH, 2026

SCALE: 1"=40'

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



ORIGINAL PLAT

0.146 ACRE COMMON AREA, REVELLE ESTATES PHASE 4 RECORDED IN VOLUME 20350, PAGE 111 & PART OF THE CALLED 57.041 ACRE TRACT ONE RECORDED IN VOLUME 18919, PAGE 104

REPLAT

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 & Volume 20350, Page 111 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 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\_\_\_\_

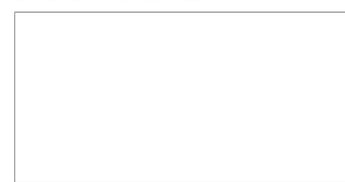
City Planner, Bryan, Texas

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



County Clerk, Brazos County, Texas