

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

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS) (COUNTY OF BRAZOS) I, Karan 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 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 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 _____

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

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

APPROVAL OF THE CITY ENGINEER

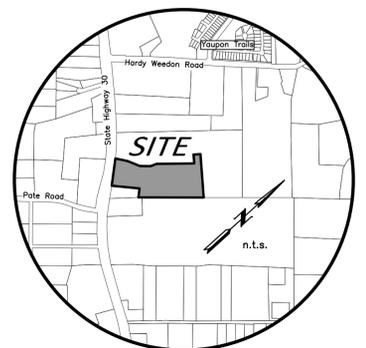
I, _____, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____.

City Engineer, Bryan, Texas

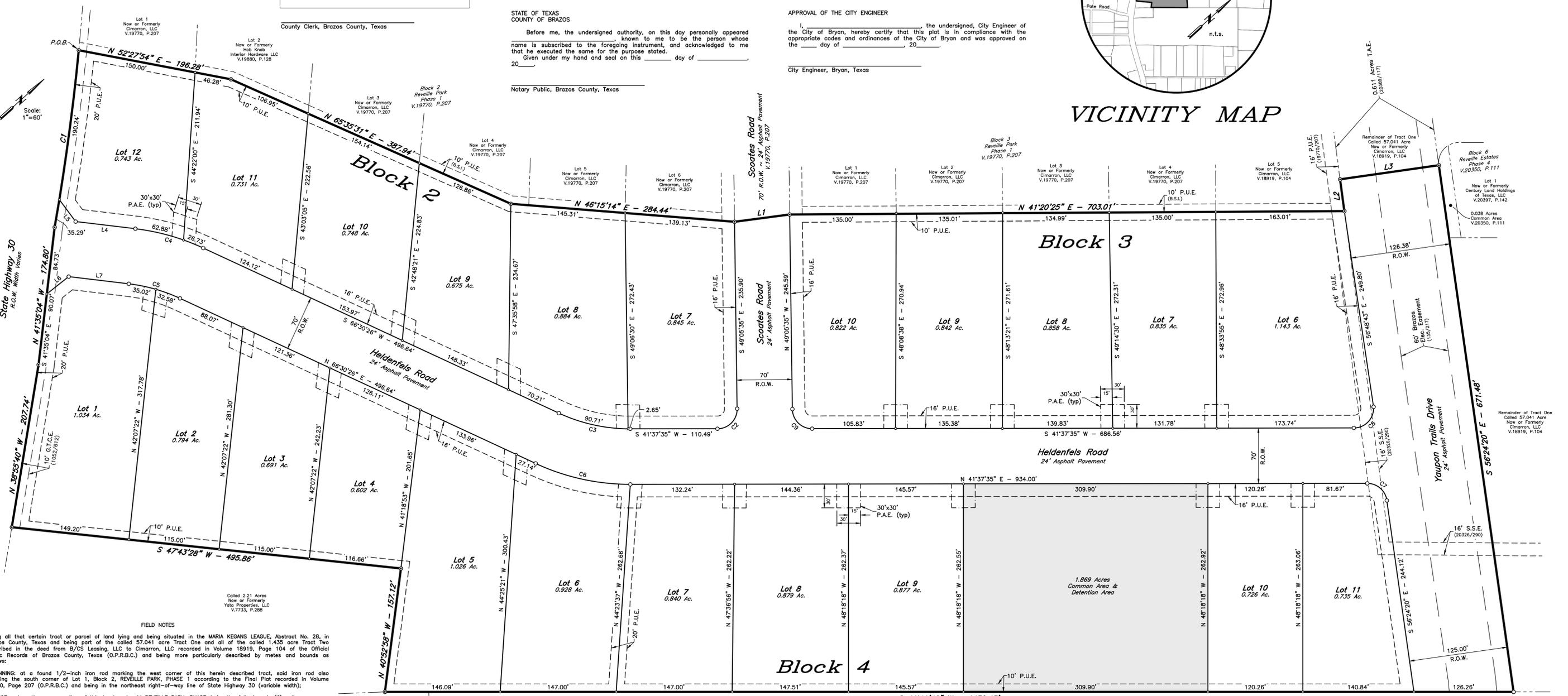
CERTIFICATION OF THE SURVEYOR

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



VICINITY MAP



FIELD NOTES
Being all that certain tract or parcel of land lying and being situated in the MARIA KEGANS LEAGUE, Abstract No. 28, in Brazos County, Texas and being part of the called 57.041 acre Tract One and all of the called 1.435 acre Tract Two described in the deed from S/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 south corner of Lot 1, Block 2, REVELLE PARK, PHASE 1 according to the Final Plat recorded in Volume 19770, Page 207 (O.P.R.B.C.) and being in the northeast right-of-way line of State Highway 30 (variable width);

THENCE: along the common line of this tract and said REVELLE PARK, PHASE 1 for the following six (6) calls:

- 1) N 52° 27' 54" E for a distance of 196.28 feet to a found 1/2-inch iron rod marking an angle point of this tract,
- 2) N 65° 35' 31" E for a distance of 387.94 feet to a found 1/2-inch iron rod marking an angle point of this tract,
- 3) N 46° 15' 14" E for a distance of 284.44 feet to a found 1/2-inch iron rod marking an angle point of this tract,
- 4) N 44° 14' 18" E for a distance of 70.48 feet to a found 1/2-inch iron rod marking an angle point of this tract,
- 5) N 41° 20' 25" E for a distance of 703.01 feet to a found 1/2-inch iron rod marking an interior corner of this tract, and
- 6) N 55° 59' 40" W for a distance of 40.42 feet to a found 1/2-inch iron rod marking a corner of this tract, said iron rod also being in the northeast line of Lot 5, Block 3 of said REVELLE PARK, PHASE 1;

THENCE: N 33° 35' 40" E into the interior of the called 57.041 acre Cimarron, LLC Tract One for a distance of 126.48 feet to a found 1/2-inch iron rod marking the north corner of this tract; said iron rod also marking an angle point of Lot 1, Block 6, REVELLE ESTATES, PHASE 4 according to the Final Plat recorded in Volume 20350, Page 111 (O.P.R.B.C.);

THENCE: S 56° 24' 20" E along the common line of this tract, said Lot 1, Block 6 and into and through the called 57.041 acre Cimarron, LLC Tract One for a distance of 671.48 feet to a 1/2-inch iron rod set for the east corner of this herein described tract, said iron rod also being in the northwest line of the called 81.18 acre Martha Pate tract recorded in Volume 12363, Page 61 (O.P.R.B.C.);

THENCE: S 41° 41' 42" W along the common line of this tract, the called 81.18 acre Pate tract and the called 4.4 acre Martha Pate tract recorded in Volume 12363, Page 67 (O.P.R.B.C.) for a distance of 1,430.45 feet to a found 1/2-inch iron rod marking an exterior corner of this tract, said iron rod also marking the east corner of the called 2.21 acre Yata Properties, LLC tract recorded in Volume 7733, Page 288 of the Official Records of Brazos County, Texas (O.R.B.C.);

THENCE: along the common line of this tract and the called 2.21 acre Yata Properties, LLC tract for the following two (2) calls:

- 1) N 40° 52' 58" W for a distance of 157.12 feet to a found 1/2-inch iron rod marking an interior corner of this tract, and
- 2) S 47° 43' 28" W for a distance of 495.86 feet to a found 1/2-inch iron rod marking the south corner of this tract, said iron rod also marking the north corner of this tract, said iron rod also marking the east corner of the northeast right-of-way line of said State Highway 30;

THENCE: along the northeast right-of-way line of said State Highway 30 for the following three (3) calls:

- 1) N 38° 55' 40" W for a distance of 207.74 feet to a found 1/2-inch iron rod marking an angle point of a curve, a
- 2) N 41° 35' 04" W for a distance of 174.80 feet to a found 1/2-inch iron rod marking the Point of Curvature of the curve to the left, and
- 3) 225.52 feet along the arc of said curve having a central angle of 04° 23' 43", a radius of 2939.79 feet, a tangent of 112.82 feet and long chord bearing N 40° 30' 08" W at a distance of 225.47 feet to the POINT OF BEGINNING and containing 25.280 acres of land.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 34°14'18" E	70.48'
L2	N 55°59'40" W	40.42'
L3	N 33°35'40" E	126.48'
L4	S 48°29'29" W	76.24'
L5	N 85°07'43" W	34.49'
L6	N 3°24'02" E	35.30'
L7	N 48°29'29" E	76.76'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	4°23'43"	2939.79'	225.52'	112.82'	N 40°30'08" W	225.47'
C2	90°43'10"	25.00'	39.58'	25.32'	S 3°44'00" E	35.58'
C3	24°52'50"	215.00'	93.36'	47.43'	S 54°04'01" W	92.63'
C4	18°00'58"	285.00'	89.62'	45.18'	S 57°29'57" W	89.25'
C5	18°00'57"	215.00'	67.60'	34.08'	N 57°29'58" E	67.33'
C6	24°52'51"	285.00'	123.76'	62.87'	N 54°04'01" E	122.79'
C7	81°58'05"	25.00'	35.77'	21.72'	N 82°36'38" E	32.79'
C8	94°00'15"	25.00'	41.02'	26.81'	S 5°13'18" E	36.57'
C9	89°16'50"	25.00'	38.96'	24.69'	S 86°16'00" W	35.13'

GENERAL NOTES:
1. ORIGIN OF BEARING SYSTEM: The bearing system is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observation.
2. 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.
3. This property was annexed by the Bryan City Council on September 13, 2022 per Ordinance No. 2579.
4. Land Use:
Commercial Lots: 22 Lots
Right-of-way: 5.15 Acres
Avg. Lot Size: 0.83 Acres
5. Common Areas and Landscaped Islands shall be owned and maintained by the Property Owner's Association.
6. 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.
7. 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 Youpon Trail Lift Station.
8. All minimum setbacks shall be in accordance with the City of Bryan Code of Ordinances.
9. Where electric facilities are installed, BTU has the right to install, operate, relocate, 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.
10. Unless otherwise indicated, all distances shown along curves are arc distances.
11. The 125 foot wide right-of-way for Youpon Trails Drive is a combination of an 80 foot major collector road right-of-way and the Brazos Electrical easement.
12. Except where otherwise indicated, 1/2-inch iron rods are set at each lot corner:
o - 1/2" Iron Rod Found (CM)
o - 1/2" Iron Rod Set
13. Abbreviations:
B.S.I. - By Separate Instrument
G.T.C.E. - General Telephone Company
P.A.E. - Public Access Easement
P.O.B. - Point of Beginning
P.U.E. - Public Utility Easement
S.S.E. - College Station Sanitary Sewer Easement
T.A.E. - Temporary Access Easement
CM - Controlling Monument

FINAL PLAT
REVELLE PARK
PHASE 2
LOTS 7-12, BLOCK 2
LOTS 6-10, BLOCK 3
LOTS 1-11, BLOCK 4
25.280 ACRES
MARIA KEGANS LEAGUE, A-28
BRYAN, BRAZOS COUNTY, TEXAS
MARCH, 2026
SCALE: 1" = 60'
Surveyor: Cody Karisch, R.P.L.S. No. 7004
Owner: Cimarron, LLC
P.O. Box 138
Kurten, Texas 77862
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838
Texas Firm Registration No. 10103300
MB