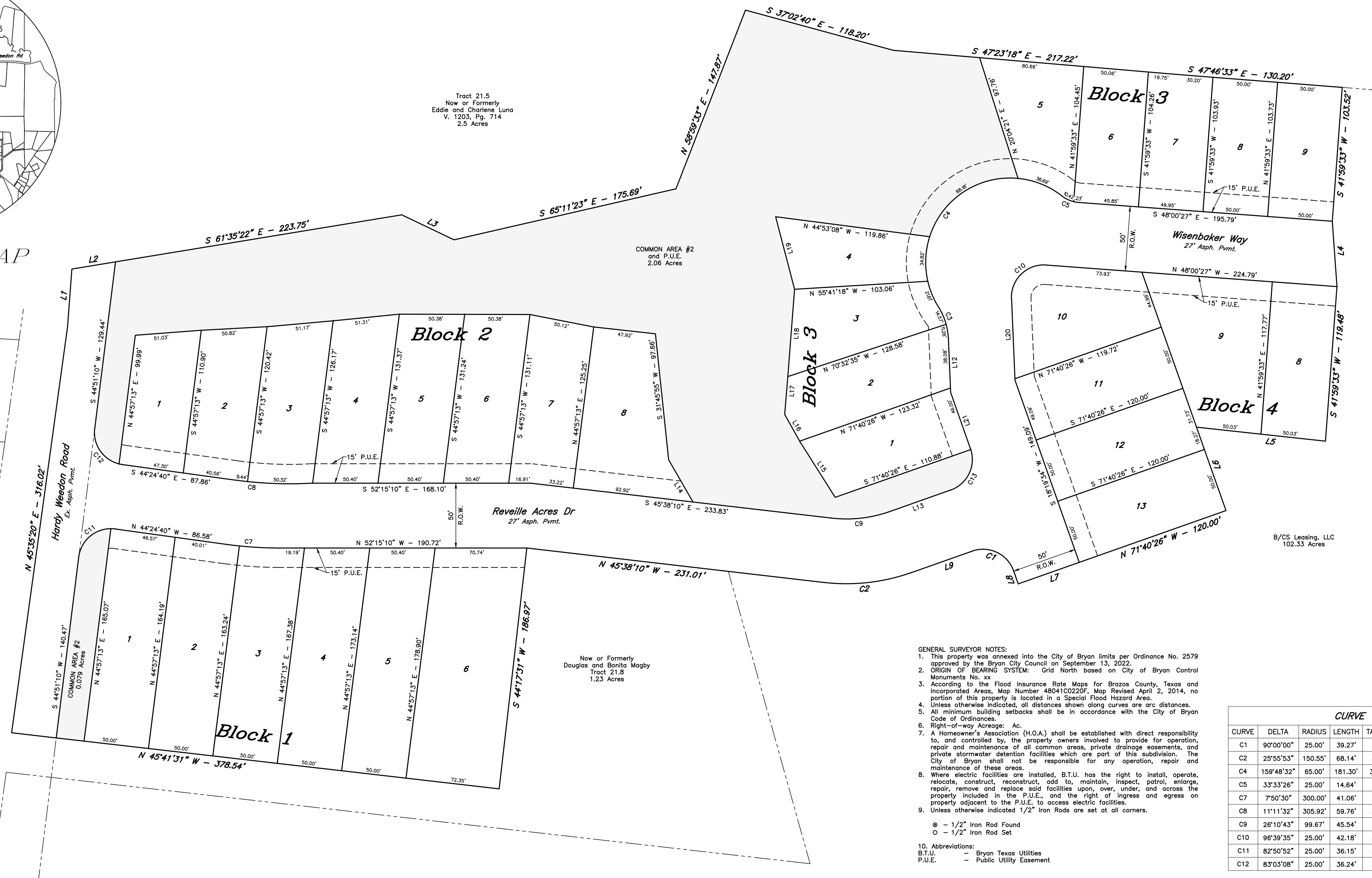


VICINITY MAP



Now or Formerly
Margaret Pineda
V. 13434, P. 176
20.0 Acres

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 41°58'50" E	44.69'
L2	S 61°30'40" E	34.15'
L3	S 26°41'13" E	44.70'
L4	S 33°38'29" W	50.54'
L5	N 46°02'55" W	100.06'
L6	S 18°19'34" W	68.27'
L7	N 71°40'26" W	49.94'
L8	N 18°19'34" E	10.57'
L9	N 71°40'26" W	49.86'
L10	S 35°19'57" E	41.51'
L11	S 71°40'26" E	49.75'
L12	S 5°26'45" W	51.29'
L13	S 8°34'07" W	23.64'
L14	S 42°28'41" W	29.26'
L15	S 42°07'29" W	67.54'
L16	S 23°09'12" W	57.79'
L17	S 35°19'57" W	62.73'
L18	N 18°19'34" E	46.00'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	90°00'00"	25.00'	39.27'	25.00'	N 26°40'26" W	35.36'
C2	25°55'53"	150.55'	68.14'	34.66'	N 58°42'30" W	67.56'
C4	159°48'32"	65.00'	181.30'	365.07'	N 85°38'43" E	127.99'
C5	33°33'26"	25.00'	14.64'	7.54'	S 31°13'44" E	14.43'
C7	75°0'30"	300.00'	41.06'	20.56'	N 48°19'55" W	41.03'
C8	111°11'32"	305.92'	59.76'	29.97'	S 50°00'26" E	59.66'
C9	26°10'43"	99.67'	45.54'	23.17'	S 58°43'31" E	45.14'
C10	96°39'35"	25.00'	42.18'	28.09'	S 83°39'45" W	37.35'
C11	82°50'52"	25.00'	36.15'	22.06'	S 86°16'36" W	33.08'
C12	83°03'08"	25.00'	36.24'	22.14'	S 3°19'36" W	33.15'

GENERAL SURVEYOR NOTES:

- This property was annexed into the City of Bryan limits per Ordinance No. 2579 approved by the Bryan City Council on September 13, 2022.
- ORIGIN OF BEARING SYSTEM: Grid North based on City of Bryan Control Monuments No. x1
- According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 4804100220P, Map Revised April 2, 2014, no portion of this property is located in a Special Flood Hazard Area.
- Unless otherwise indicated, all distances shown along curves are arc distances.
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- Right-of-way Acroage: Ac.
- 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 stormwater 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.
- 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.
- Unless otherwise indicated 1/2" Iron Rods are set at all corners.
 - ⊙ - 1/2" Iron Rod Found
 - - 1/2" Iron Rod Set
- Abbreviations:
 - B.T.U. - Bryan Texas Utilities
 - P.U.E. - Public Utility Easement

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, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, 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.

Gregory Hopcus, R.P.L.S. No. 6047

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, 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 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, B/CS LEASING, 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 _____, Page _____ 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

FINAL PLAT

**REVEILLE ESTATES
PHASE 1**

LOTS 1-6, BLOCK 1, LOTS 1-8, BLOCK 2,
LOTS 1-9, BLOCK 3 & LOTS 8-13, BLOCK 4

8.407 ACRES

STEPHEN F. AUSTIN LEAGUE NO. 9, A-621
BRYAN, BRAZOS COUNTY, TEXAS

FEBRUARY, 2023
SCALE: 1"=40'

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