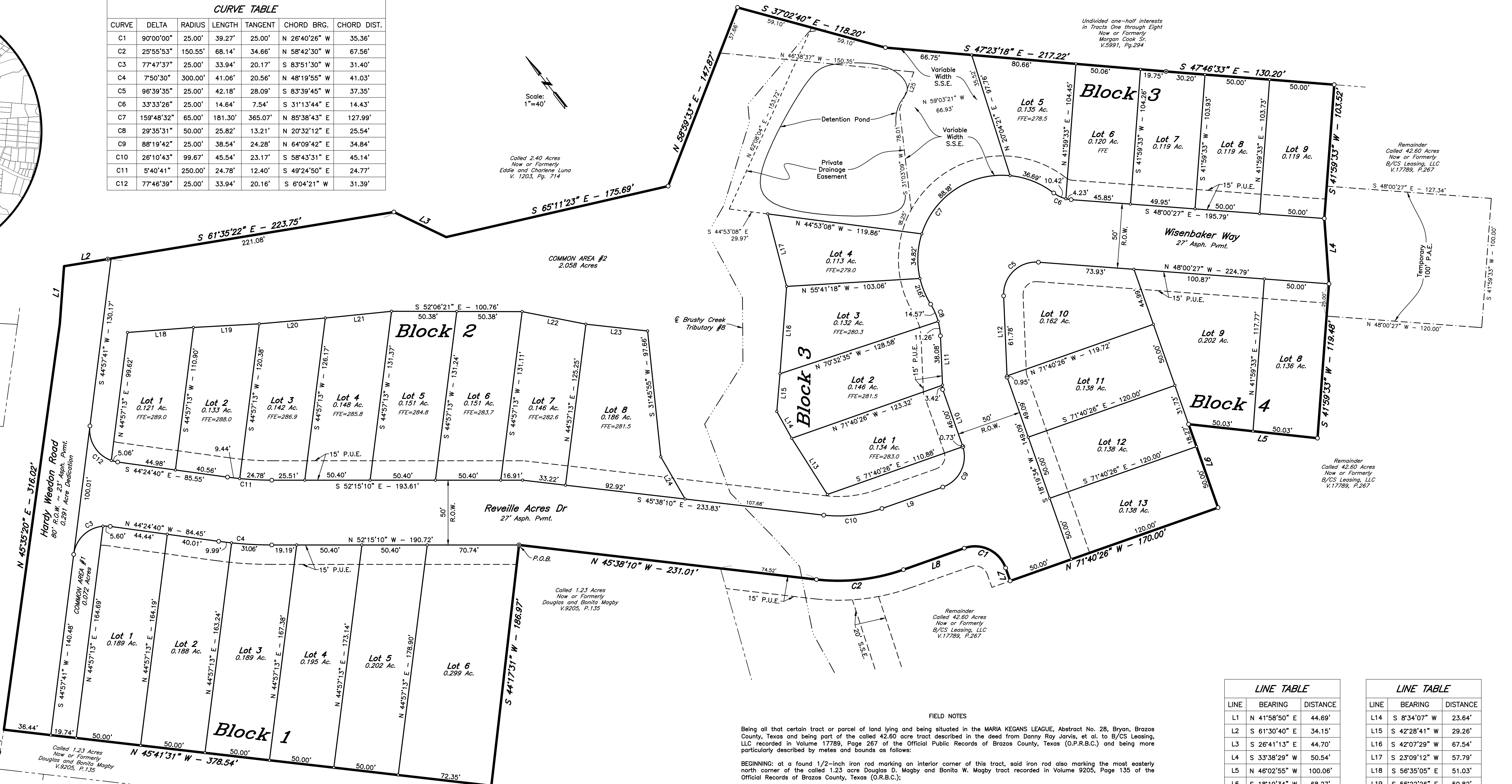
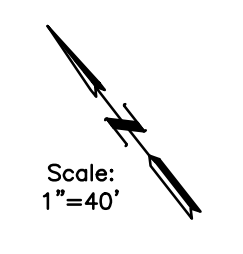




VICINITY MAP

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'
C3	77°47'37"	25.00'	33.94'	20.17'	S 83°51'30" W	31.40'
C4	75°03'30"	300.00'	41.06'	20.56'	N 48°19'55" W	41.03'
C5	96°39'35"	25.00'	42.18'	28.09'	S 83°39'45" W	37.35'
C6	33°33'26"	25.00'	14.64'	7.54'	S 31°13'44" E	14.43'
C7	159°48'32"	65.00'	181.30'	365.07'	N 85°38'43" E	127.99'
C8	29°35'31"	50.00'	25.82'	13.21'	N 20°32'12" E	25.54'
C9	88°19'42"	25.00'	38.54'	24.28'	N 64°09'42" E	34.84'
C10	26°10'43"	99.67'	45.54'	23.17'	S 58°43'31" E	45.14'
C11	5°40'41"	250.00'	24.78'	12.40'	S 49°24'50" E	24.77'
C12	77°46'39"	25.00'	33.94'	20.16'	S 6°04'21" W	31.39'



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\_\_\_\_.

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.

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.

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\_\_\_\_.

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 on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in the Official Records of Brazos County, Texas in Volume \_\_\_\_\_, Page \_\_\_\_\_.

CERTIFICATE OF OWNERSHIP AND DEDICATION  
STATE OF TEXAS  
COUNTY OF BRAZOS  
We, B/C/S 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

- 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.
  - Zoning: Residential District - 5000 (RD-5) per City of Bryan Ordinance 2579, approved on September 13, 2022.
  - Basis of Bearings and actual measured distances to the monuments are consistent with the deed recorded in Volume 17789, Page 267 of the Official Records of Brazos County, Texas.
  - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 4804100220F, 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 Acquire: 1498 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 (CM)
    - - 1/2" Iron Rod Set
  - Abbreviations:
    - B.T.U. - Bryan Texas Utilities
    - FFE - Finished Floor Elevation
    - P.A.E. - Public Access Easement
    - P.O.B. - Point of Beginning
    - P.U.E. - Public Utility Easement
    - S.S.E. - Sanitary Sewer Easement
    - CM - Controlling Monument

FIELD NOTES  
Being all that certain tract or parcel of land lying and being situated in the MARIA KEGANS LEAGUE, Abstract No. 28, Bryan, Brazos County, Texas and being part of the called 42.60 acre tract described in the deed from Danny Ray Jarvis, et al. to B/C/S Leasing, LLC recorded in Volume 17789, Page 267 of the Official Public Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking an interior corner of this tract, said iron rod also marking the most easterly north corner of the called 1.23 acre Douglas D. Magby and Bonita W. Magby tract recorded in Volume 9205, Page 135 of the Official Records of Brazos County, Texas (O.R.B.C.);

THENCE: along the common line of this tract, the called 1.23 acre Magby tract and into the interior of Hardy Weedon Road for the following two (2) calls:

- S 44° 17' 31" W for a distance of 186.97 feet to a 1/2-inch iron rod for the most westerly south corner of this tract, and
  - N 45° 41' 31" W, at 343.95 feet, pass a found 1/2-inch iron rod marking the north corner of the called 1.23 acre Magby tract and being in the southeast margin of said Hardy Weedon Road, continue for a total distance of 378.54 feet to a point for the west corner of this herein described tract, said point being at or near the center of said Hardy Weedon Road;
- THENCE: being at or near the center of said Hardy Weedon Road for the following two (2) calls:

- N 45° 35' 20" E for a distance of 316.02 feet to a point for angle, and
  - N 41° 58' 50" E for a distance of 44.69 feet to a point for the north corner of this tract;
- THENCE: S 61° 30' 40" E through said Hardy Weedon Road for a distance of 34.15 feet to a found 1/2-inch iron rod marking an angle of this tract, said iron rod also marking the west corner of the called 2.40 acre Eddie Luna, et al. Charlene Luna tract recorded in Volume 1203, Page 714 (O.R.B.C.);

THENCE: along the common line of this tract and the called 2.40 acre Luna tract for the following four (4) calls:

- S 61° 35' 22" E for a distance of 223.75 feet to a 1/2-inch iron rod set for angle,
- S 25° 55' 53" W for a distance of 68.14 feet to a found 1/2-inch iron rod marking an angle,
- S 65° 11' 23" E for a distance of 175.69 feet to a 1/2-inch iron rod set for angle, and
- N 58° 59' 33" E for a distance of 147.87 feet to a 1/2-inch iron rod set for the most easterly north corner of this tract, said iron rod also marking the east corner of the called 2.40 acre Luna tract and being in the southwest line of the called 2.40 acre Luna tract, said iron rod also marking the east corner of the called 2.40 acre Eddie Luna, et al. Charlene Luna tract recorded in Volume 5991, Page 294 (O.R.B.C.);

THENCE: along the common line of this tract and the called Cook undivided one-half interests in Tracts One through Eight for the following three (3) calls:

- S 37° 02' 40" E for a distance of 118.20 feet to a 1/2-inch iron rod set for angle,
- S 47° 23' 18" E for a distance of 217.22 feet to a found 1/2-inch iron rod marking an angle, and
- S 47° 46' 33" E for a distance of 130.20 feet to a 1/2-inch iron rod set for the east corner of this herein described tract;

THENCE: into the interior of the called 42.60 acre B/C/S Leasing, LLC tract and along the common line of this tract and the called 1.23 acre Magby tract for the following eleven (11) calls:

- S 41° 59' 33" W for a distance of 103.52 feet to a 1/2-inch iron rod set for angle,
- S 33° 38' 29" W for a distance of 50.54 feet to a 1/2-inch iron rod set for angle,
- S 41° 58' 33" W for a distance of 119.48 feet to a 1/2-inch iron rod set for the south corner of this tract,
- N 48° 02' 55" W for a distance of 100.06 feet to a 1/2-inch iron rod set for angle,
- S 18° 19' 34" W for a distance of 68.27 feet to a 1/2-inch iron rod set for angle,
- N 71° 40' 26" W for a distance of 170.00 feet to a 1/2-inch iron rod set for angle,
- N 18° 19' 34" E for a distance of 10.57 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left, 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 N 26° 40' 26" W at a distance of 35.36 feet to a 1/2-inch iron rod set for the Point of Tangency,
- N 71° 40' 26" W 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, 108.14 feet along the arc of said curve having a central angle of 25° 55' 53", a radius of 150.55 feet, a tangent of 34.66 feet and long chord bearing N 58° 42' 30" W at a distance of 67.56 feet to a 1/2-inch iron rod set for the Point of Tangency, and
- N 45° 38' 10" W, at 74.52 feet, pass a found 1/2-inch iron rod marking the east corner of the called 1.23 acre Magby tract, continue for a total distance of 231.01 feet to the POINT OF BEGINNING and containing 8.408 acres of land.

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 48°02'55" W	100.06'
L6	S 18°19'34" W	68.27'
L7	N 18°19'34" E	10.57'
L8	N 71°40'26" W	49.80'
L9	S 71°40'26" E	49.75'
L10	N 18°19'34" E	46.00'
L11	N 35°19'57" E	41.51'
L12	S 35°19'57" W	62.73'
L13	S 5°26'45" W	51.29'

LINE	BEARING	DISTANCE
L14	S 8°34'07" W	23.64'
L15	S 42°28'41" W	29.26'
L16	S 42°07'29" W	67.54'
L17	S 23°09'12" W	57.79'
L18	S 56°35'05" E	51.03'
L19	S 55°22'26" E	50.82'
L20	S 57°18'46" E	51.17'
L21	S 58°01'40" E	51.31'
L22	S 41°09'22" E	50.12'
L23	S 45°55'34" E	47.92'
L24	S 74°51'18" W	37.59'
L25	N 58°54'20" E	30.71'

**FINAL PLAT**

**REVELLE ESTATES  
PHASE 1**

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

**8.408 ACRES**

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

MARCH, 2023  
SCALE: 1"=40'

Owner: B/C/S LEASING, LLC  
Kurten, Texas 77862

Surveyor: McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3838