

**VICINITY MAP**

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 We, RED Holdings, 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 Records of Brazos County in Volume 17995, Page 139 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

**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 all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 17789, Page 267 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

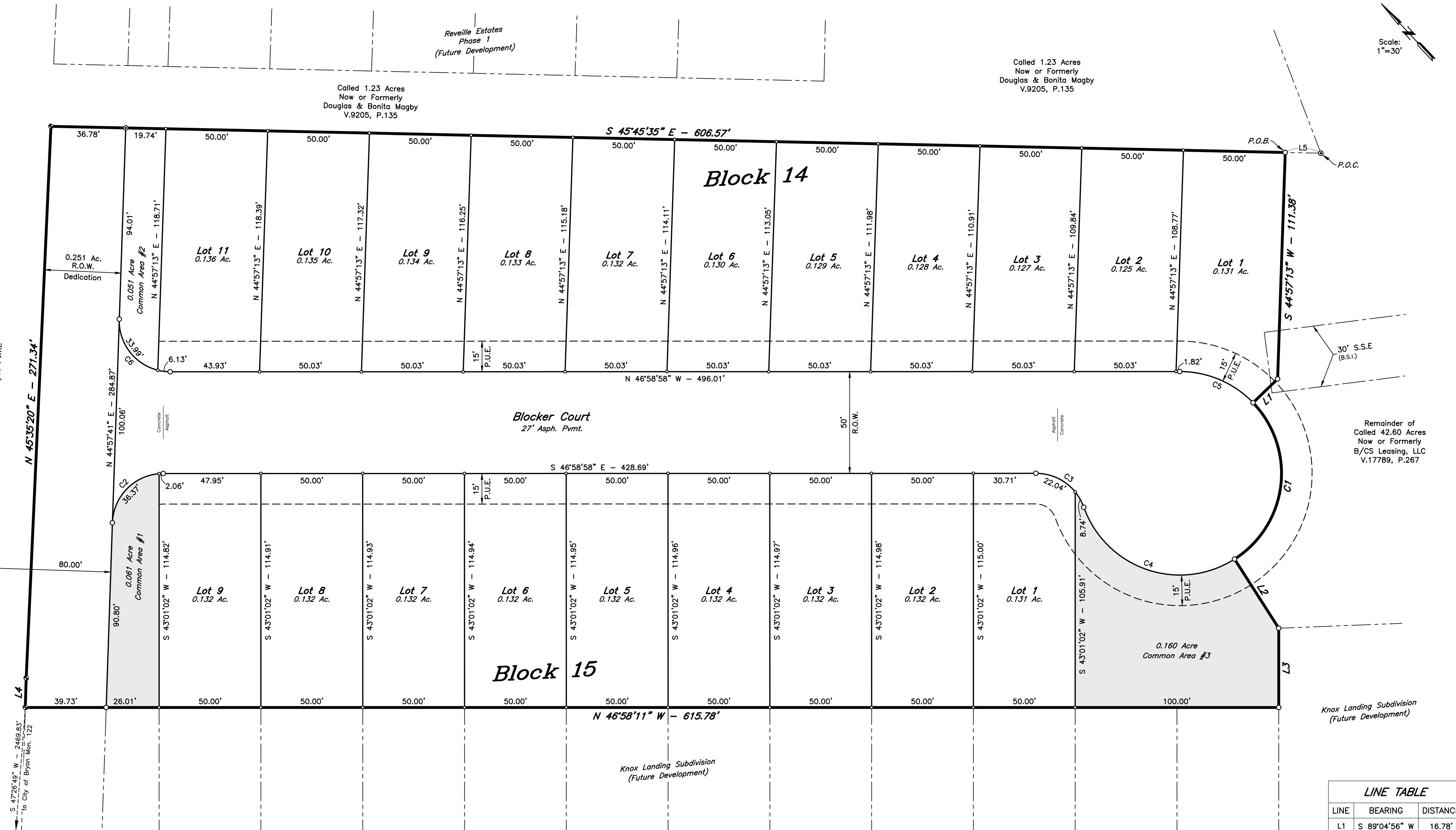
**APPROVAL OF THE CITY ENGINEER**

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

Yaupon Trails  
 Phase 1A  
 V.15566, P.83

Hardy Weedon Road  
 80' R.O.W. ~ 23' Asphalt Paving



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

County Clerk, Brazos County, Texas

**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 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

**FIELD NOTES**  
 Being all that certain tract or parcel of land lying and being situated in the MARIA KEGANS LEAGUE, Abstract No. 28, in 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/CS Leasing, LLC recorded in Volume 17789, Page 267 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.), said tract also being part of the called 10.00 acre tract described in the deed from Bryan/College Station Church of Christ to RFD Holdings, LLC recorded in Volume 17995, Page 139 (O.P.R.B.C.) and being more particularly described by metes and bounds as follows:

COMMENCING: at a found 1/2-inch iron rod marking an interior corner of the called 42.60 acre B/CS Leasing, LLC tract and the south 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: N 45° 45' 35" W along the common line of the called 42.60 acre B/CS Leasing, LLC tract and the called 1.23 acre Magby tract for a distance of 17.51 feet to a 1/2-inch iron rod set for the east corner of this herein described tract and the POINT OF BEGINNING;

THENCE: into the interior of the called 42.60 acre B/CS Leasing, LLC tract for the following six (6) calls:

- 1) S 44° 57' 13" W for a distance of 111.38 feet to a 1/2-inch iron rod set for angle,
- 2) S 89° 04' 56" W for a distance of 16.78 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
- 3) 88.47 feet along the arc of said curve having a central angle of 101° 22' 36", a radius of 50.00 feet, a tangent of 61.06 feet and long chord bearing S 49° 48' 14" W at a distance of 77.37 feet to a 1/2-inch iron rod set for the Point of Tangency,
- 4) S 10° 27' 32" W for a distance of 40.29 feet to a 1/2-inch iron rod set for angle,
- 5) S 43° 01' 49" W for a distance of 38.93 feet to a 1/2-inch iron rod set for the south corner of this tract, and
- 6) N 48° 58' 11" W for a distance of 615.78 feet to a point for the west corner of this herein described tract, said point also being at the approximate centerline of Hardy Weedon Road;

THENCE: along the approximate centerline of said Hardy Weedon Road for the following two (2) calls:

- 1) N 44° 47' 49" E for a distance of 14.42 feet to a point for angle, and
- 2) N 45° 35' 20" E for a distance of 271.34 feet to a point for the north corner of this herein described tract;

THENCE: S 45° 45' 35" E through the said Hardy Weedon Road and along the common line of this tract and the called 1.23 acre Magby tract, at 36.78 feet, pass a found 1/2-inch iron rod marking the west corner of the called 1.23 acre Magby tract, continue for a total distance of 606.56 feet to the POINT OF BEGINNING and containing 3.893 acres of land.

**GENERAL NOTES:**

1. This property was annexed by the Bryan City Council on September 13, 2022 per Ordinance No. 2378.
2. 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.
3. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0220F, effective 04/02/2014, this property is not located in a Special Flood Hazard Area.
4. Land Use: 20 residential lots.
5. Zoning: Residential 5000 District (RD-5).
6. Right-of-Way Acreage: 0.743 ac.
7. Common Areas shall be owned and maintained by the Homeowners Association.
8. A Homeowners 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.
9. Water Service for this subdivision to be served by Wickson Creek SUD.
10. All minimum setbacks shall be in accordance with the City of Bryan Code of Ordinances.
11. All sidewalks are to be concrete pavement.
12. Where electric facilities are installed, BTU 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 egress and ingress on property adjacent to the P.U.E. to access electrical facilities.
13. Unless otherwise indicated, all distances shown along curves are arc distances.
14. Except where otherwise indicated, 1/2-inch iron rods are set at each lot corner:
  - ⊙ - 1/2" Iron Rod Found (CM)
  - - 1/2" Iron Rod Set
  - - Point
15. Abbreviations:
  - B.S.I. - By Separate Instrument
  - P.O.B. - Point of Beginning
  - P.O.C. - Point of Commencement
  - P.U.E. - Public Utility Easement
  - S.E. - Sanitary Sewer Easement
  - C.M. - Controlling Monument

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 89°04'56" W	16.78'
L2	S 10°27'32" W	40.29'
L3	S 43°01'49" W	38.93'
L4	N 44°47'49" E	14.42'
L5	N 45°45'35" W	17.51'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	101°22'36"	50.00'	88.47'	61.06'	S 49°48'14" W	77.37'
C2	88°03'21"	25.00'	38.42'	24.17'	N 88°59'21" E	34.75'
C3	70°31'44"	25.00'	30.77'	17.68'	S 11°43'07" E	28.87'
C4	103°05'13"	50.00'	89.96'	62.96'	S 27°59'51" E	78.31'
C5	46°03'54"	50.00'	40.20'	21.26'	N 23°57'01" W	39.13'
C6	91°56'39"	25.00'	40.12'	25.86'	N 1°00'39" W	35.95'

**FINAL PLAT**

**REVELLE ESTATES**

**PHASE 2**

LOTS 1-11, BLOCK 14,  
 LOTS 1-9, BLOCK 15

**3.893 ACRES**

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

MAY, 2023  
 SCALE 1" = 30'

Owner: B/CS Leasing, 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