

Scale: 1"=40'

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the MARIA KEGANS LEAGUE, Abstract No. 28, Brazos County, Texas and being part of the called 57.041 acre Tract One and part of the called 42.60 acre Tract Three described in the deed from B/O/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:

COMMENCING: at a found 1/2-inch iron rod marking the north corner of the called 57.041 acre Cimarron, LLC, Tract One, said iron rod also marking the east corner of the called 10.00 acre RFD Holdings, LLC, tract recorded in Volume 17995, Page 139 (O.P.R.B.C.) and being in the southwest line of the called 42.60 acre Cimarron, LLC, Tract Three:

THENCE: S 44° 49' 20" E into the interior of the called 57.041 acre Cimarron, LLC, Tract One for a distance of 498.47 feet to a 1/2-inch iron rod set for the north corner of this herein described tract and the POINT OF BEGINNING;

THENCE: into the interior of the called 57.041 acre Cimarron, LLC, Tract One and the called 42.60 acre Cimarron, LLC, Tract Three for the following four (4) calls:

1) S 47° 38' 36" E for a distance of 511.79 feet to a 1/2-inch iron rod set for corner, 2) N 42° 07' 24" E for a distance of 100.74 feet to a 1/2-inch iron rod set for angle, 3) S 77° 20' 55" E for a distance of 52.29 feet to a 1/2-inch iron rod set for angle, and 4) S 48° 18' 18" E for a distance of 129.69 feet to a 1/2-inch iron rod set for the east corner of this tract, said iron rod also being in the northwest line of the called 81.18 acre Pate tract recorded in Volume 12363, Page 61 (O.P.R.B.C.);

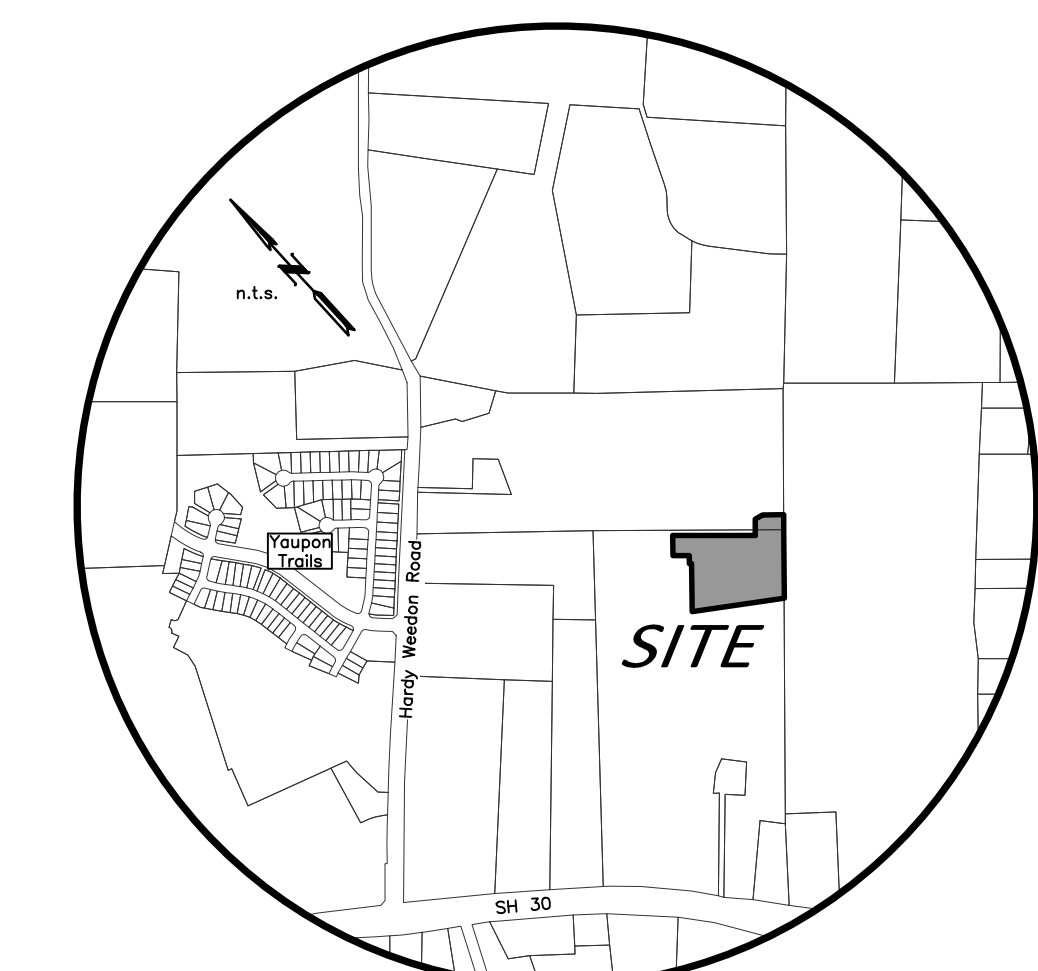
THENCE: along the common line of this tract and the called 81.18 acre Pate tract for the following three (3) calls:

1) S 42° 33' 47" W for a distance of 103.61 feet to a 1/2-inch iron rod set for angle, 2) S 42° 21' 24" W for a distance of 215.54 feet to a 1/2-inch iron rod set for angle, and 3) S 41° 41' 42" W for a distance of 198.24 feet to a 1/2-inch iron rod set for the south corner of this herein described tract, from whence a found 1/2-inch iron rod marking the southeast corner of the called 57.041 acre Cimarron, LLC, Tract One bears S 41° 41' 42" W at a distance of 1,424.09 feet for reference;

THENCE: into the interior of the called 57.041 acre Cimarron, LLC, Tract One for the following six (6) calls:

1) N 55° 59' 40" W for a distance of 573.44 feet to a 1/2-inch iron rod set for the west corner of this tract, 2) N 41° 37' 35" E for a distance of 297.55 feet to a 1/2-inch iron rod set for corner, 3) N 47° 38' 36" W for a distance of 15.00 feet to a 1/2-inch iron rod set for corner, 4) N 41° 37' 35" E for a distance of 50.00 feet to a 1/2-inch iron rod set for corner, and 5) N 47° 38' 36" W for a distance of 100.01 feet to a 1/2-inch iron rod set for corner, and 6) N 41° 37' 35" E for a distance of 125.01 feet to the POINT OF BEGINNING and containing 6.473 acres of land.

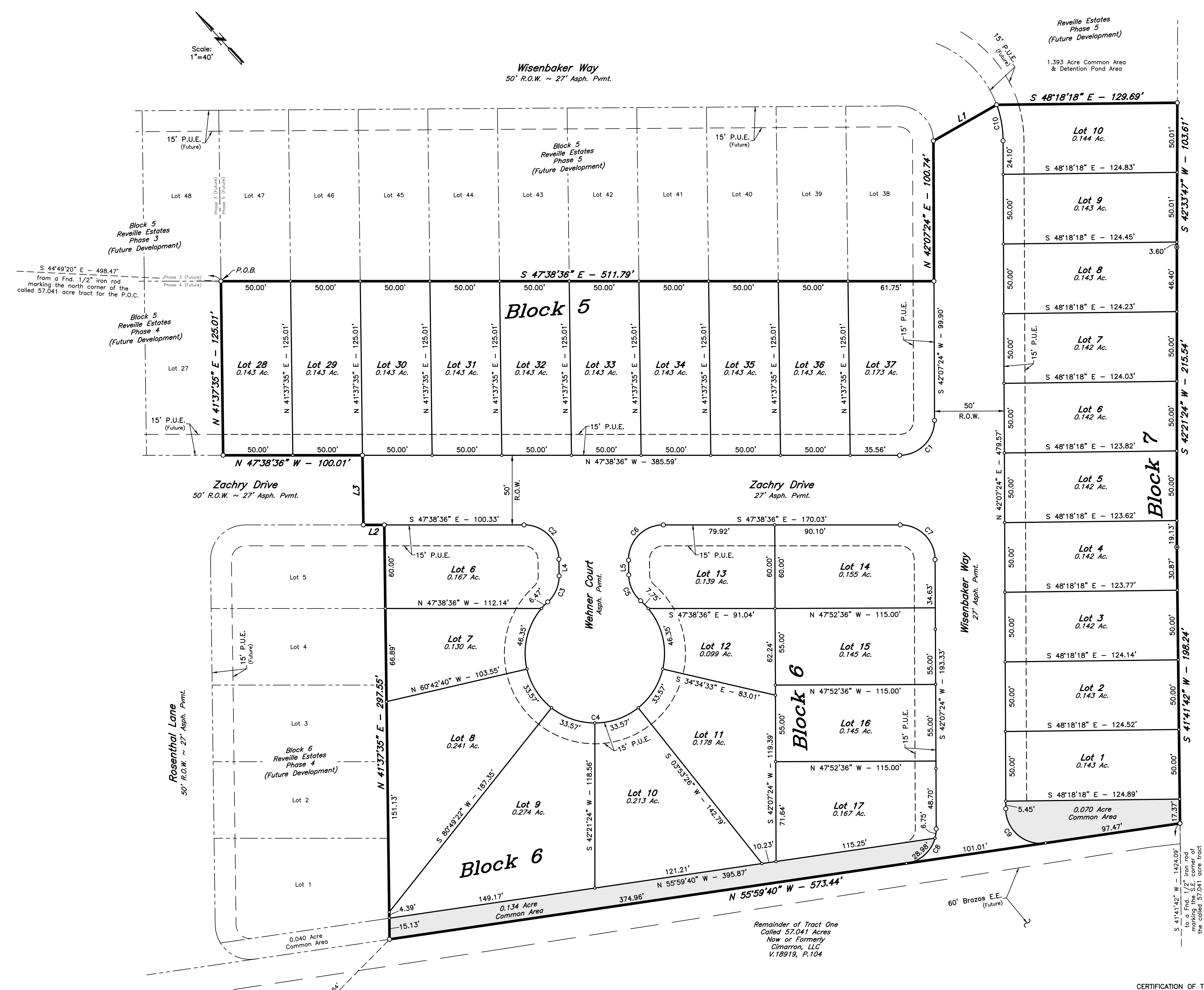
- GENERAL SURVEYOR NOTES: 1. This survey was annexed into the City of Bryan limits per Ordinance No. 2579 approved by the Bryan City Council on September 13, 2022. 2. Zoning: Residential District - 5000 (RD-5) per City of Bryan Ordinance 2579, approved on September 13, 2022. 3. Basis of Bearings and actual measured distances to the monuments are consistent with the deed recorded in Volume 17789, Page 267 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. Unless otherwise indicated, all distances shown along curves are arc distances. 6. All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances. 7. Right-of-way Acquiree: 1.325 Ac. 8. 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 storm water 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. 9. 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. 10. Unless otherwise indicated 1/2" Iron Rods are set at all corners. 11. Abbreviations: E.E. - Electrical Easement P.O.B. - Point of Beginning P.O.C. - Point of Commencement P.U.E. - Public Utility Easement CM - Controlling Monument



VICINITY MAP

CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD BRG., CHORD DIST. and rows C1 through C10.

LINE TABLE with columns: LINE, BEARING, DISTANCE and rows L1 through L5.



CERTIFICATION BY THE COUNTY CLERK (STATE OF TEXAS) and APPROVAL OF THE CITY PLANNER sections.

CERTIFICATE OF OWNERSHIP AND DEDICATION (STATE OF TEXAS) and APPROVAL OF PLANNING AND ZONING COMMISSION sections.

CERTIFICATION OF THE SURVEYOR (STATE OF TEXAS) and APPROVAL OF THE CITY ENGINEER sections.

FINAL PLAT REVELLE ESTATES PHASE 6 LOTS 28-37, BLOCK 5, LOTS 6-17, BLOCK 6 AND LOTS 1-10, BLOCK 7 6.473 ACRES MARIA KEGANS LEAGUE, A-28 BRYAN, BRAZOS COUNTY, TEXAS JUNE 2024 SCALE: 1"=40'