

Scale:
1"=50'

Tract 3
Called 20.00 Acres
Now or Formerly
Morgan Cook, Jr.
V.13434, P.176



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/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:

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 west 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 seven (7) calls:

- 1) N 41° 37' 35" E for a distance of 172.74 feet to a 1/2-inch iron rod set for corner,
- 2) N 48° 00' 27" W for a distance of 102.34 feet to a 1/2-inch iron rod set for corner,
- 3) N 41° 02' 22" E for a distance of 550.39 feet to a 1/2-inch iron rod set for corner,
- 4) N 48° 00' 27" W for a distance of 104.70 feet to a 1/2-inch iron rod set for an exterior all corner of this tract,
- 5) N 41° 59' 33" E for a distance of 50.00 feet to a 1/2-inch iron rod set for an interior all corner of this tract,
- 6) N 48° 00' 27" W for a distance of 17.90 feet to a 1/2-inch iron rod set for corner, and
- 7) N 40° 47' 30" E for a distance of 102.42 feet to a 1/2-inch iron rod set for the north corner of this tract, said iron rod also being in the southwest line of the called 20.00 acre Morgan C. Cook, Jr., Trustee Tract Three recorded in Volume 13434, Page 176 (O.P.R.B.C.);

THENCE: along the common line of this tract and the called 20.00 acre Cook, Jr. Tract Three for the following three (3) calls:

- 1) S 48° 44' 26" E for a distance of 64.94 feet to a found 1/2-inch iron rod marking an angle point of this tract,
- 2) S 49° 11' 38" E for a distance of 488.85 feet to a found 1/2-inch iron rod marking an angle point of this tract, and
- 3) S 49° 46' 11" E for a distance of 378.83 feet to a found 1/2-inch iron rod marking the common east corner of this herein described tract and the called 42.60 acre Cimarron, LLC, Tract Three, said iron rod also marking the south corner of the called 20.00 acre Cook, Jr. Tract Three and an angle point of the called 81.18 acre Martha Jane Pate Tract recorded in Volume 12363, Page 61 (O.P.R.B.C.);

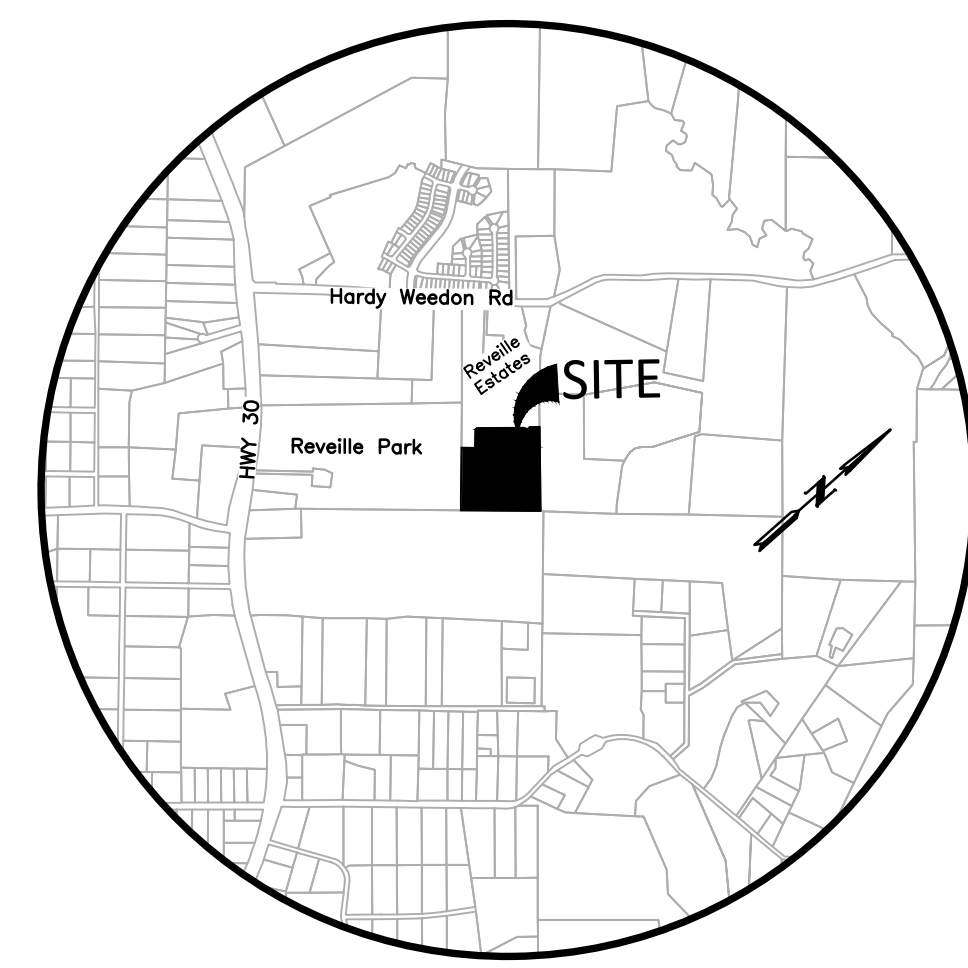
THENCE: S 42° 33' 47" W along the common line of this tract and the called 81.18 acre Pate tract for a distance of 774.31 feet to a 1/2-inch iron rod set for the south corner of this tract, from whence a found 1/2-inch iron rod marking the southeast corner of the called 57.041 acre Cimarron, LLC, Tract One bears S 41° 48' 53" W at a distance of 1,941.47 feet for reference;

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

- 1) N 48° 18' 18" W for a distance of 129.69 feet to a 1/2-inch iron rod set for angle,
- 2) N 77° 20' 55" W for a distance of 52.29 feet to a 1/2-inch iron rod set for angle,
- 3) S 42° 07' 24" W for a distance of 100.74 feet to a 1/2-inch iron rod set for corner, and
- 4) N 47° 38' 36" W for a distance of 511.79 feet to the POINT OF BEGINNING and containing 15.797 acres of land.

LINE	BEARING	DISTANCE
L1	N 48°00'27" W	102.34'
L2	N 48°00'27" W	104.70'
L3	N 41°59'33" E	50.00'
L4	N 48°00'27" W	17.90'
L5	N 40°47'30" E	102.42'
L6	S 48°44'26" E	64.94'
L7	N 77°20'55" W	52.29'
L8	S 42°07'24" W	100.74'
L9	N 48°00'27" W	3.26'
L10	S 48°00'27" E	61.37'
L11	N 47°26'13" W	9.92'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	90°34'14"	25.00'	39.52'	25.25'	S 2°43'20" E	35.53'
C2	70°13'38"	75.00'	91.93'	52.74'	N 12°53'38" W	86.28'
C3	89°38'03"	25.00'	39.11'	24.84'	N 31°12'26" W	35.24'
C4	90°21'57"	25.00'	39.43'	25.16'	N 86°48'34" E	35.47'
C5	59°52'29"	50.00'	52.25'	28.79'	S 17°56'36" E	49.91'
C6	240°00'05"	50.00'	209.44'	-86.60'	N 71°59'36" E	86.60'
C7	89°38'02"	25.00'	39.11'	24.84'	N 31°12'26" W	35.24'
C8	145°48'55"	12.00'	30.54'	39.03'	S 65°27'57" E	22.94'
C9	283°38'25"	50.00'	247.52'	-39.32'	N 45°37'18" E	61.81'
C10	48°11'27"	25.00'	21.03'	11.18'	N 72°06'11" W	20.41'
C11	89°38'03"	25.00'	39.11'	24.84'	S 31°12'26" E	35.24'
C12	90°21'58"	25.00'	39.43'	25.16'	S 86°48'34" W	35.47'
C13	41°40'48"	50.00'	36.37'	19.03'	N 27°10'03" W	35.58'
C14	262°49'08"	50.00'	229.35'	-56.70'	S 42°15'47" W	75.00'
C15	41°08'19"	50.00'	35.90'	18.76'	S 68°34'37" E	35.13'
C16	89°38'03"	25.00'	39.11'	24.84'	S 31°12'26" E	35.24'
C17	90°21'57"	25.00'	39.43'	25.16'	S 86°48'34" W	35.47'



FINAL PLAT

**REVELLE ESTATES
PHASE 5**

LOTS 18-42, BLOCK 3, LOTS 38-47, BLOCK 5
AND LOTS 1-10 & LOTS 21-48, BLOCK 9

15.797 ACRES

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

JUNE 2024
SCALE: 1"=50'

SHEET NO.
1
OF 2 SHEETS

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

Owner:
Cimarron, LLC
P.O. BOX 138
Kurten, Texas 77862

Texas Firm Registration No. 10103300