

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 the called 42.60 acre Tract Three described in the deed from B/CS Leasing, LLC, to Cimarron, LLC, rec. 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 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 57.041 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 set 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 call:

- 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 north of the called 81.18 acre Martha Jane 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:

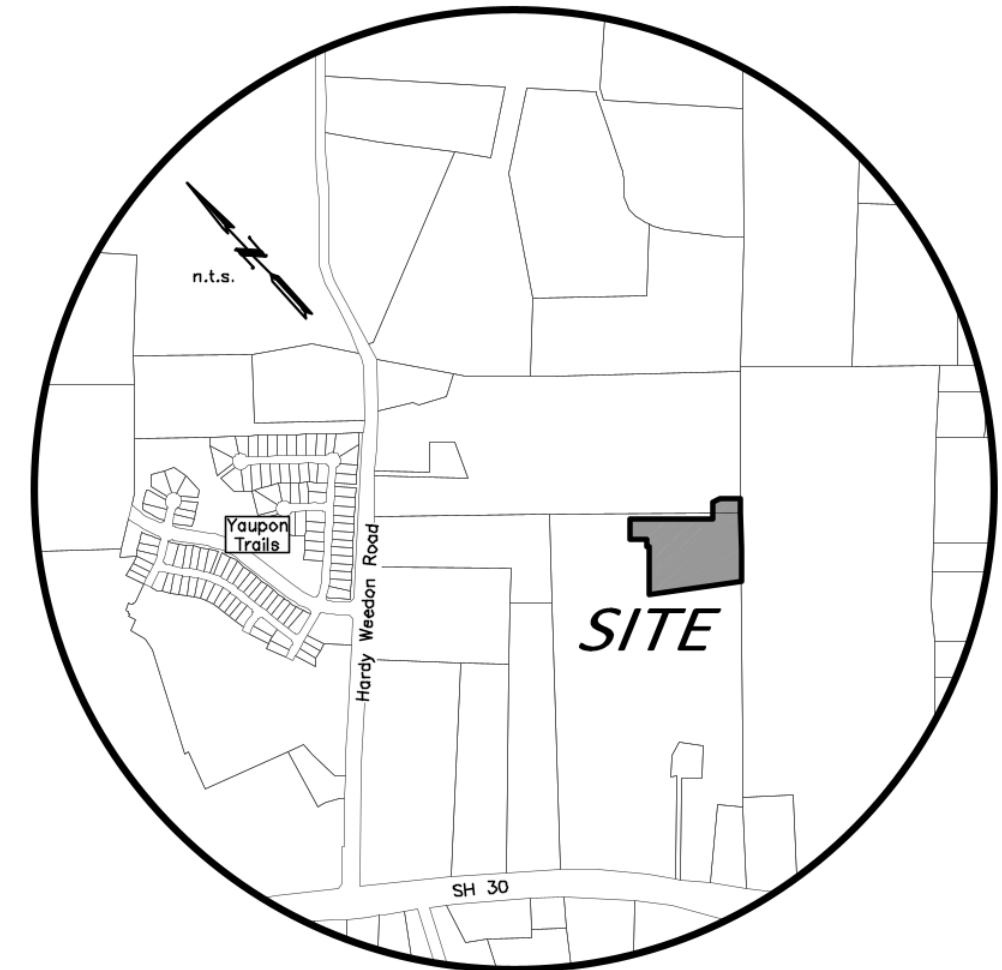
- 1) S 42° 33' 47" W for a distance of 103.81 feet to a found 1/2-inch iron rod marking an angle point of this tract, and
2) S 42° 21' 24" W for a distance of 215.54 feet to a found 1/2-inch iron rod marking an angle point of this tract, and
3) S 41° 41' 42" W for a distance of 191.89 feet to a 1/2-inch iron rod set for the south corner of the herein described tract, from whence a 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 1.43 for reference;

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

- 1) N 56° 24' 20" W for a distance of 579.05 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 296.12 feet to a 1/2-inch iron rod set for corner,
3) N 47° 38' 36" W for a distance of 10.00 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,
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 6.452 acres of land.

- GENERAL SURVEYOR NOTES:
1. This property was annexed into the City of Bryan limits per Ordinance 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 monument consistent with the deed recorded in Volume 18919, Page 104 Official Public Records of Brazos County, Texas.
4. According to the Flood Insurance Rate Maps for Brazos County, Texas, Incorporated Areas, Map Number 48041C0220F, Map Revised 2014, no portion of this property is located in a Special Flood Area.
5. Unless otherwise indicated, all distances shown along curves are distances.
6. All minimum building setbacks shall be in accordance with the Bryan Code of Ordinances.
7. Right-of-way Acreeage: 1.332 Ac.
8. A Homeowner's Association (H.O.A.) shall be established with responsibility to, and controlled by, the property owners who provide for operation, repair and maintenance of all common private drainage easements, and private storm water detention which are part of this subdivision. The City of Bryan shall be responsible for any operation, repair and maintenance of these are.
9. Where electric facilities are installed, B.T.U. has the right to operate, relocate, construct, reconstruct, add to, maintain, inspect, enlarge, repair, remove and replace said facilities upon, over, under or across the property included in the P.U.E., and the right of ingress 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.
- 1/2" Iron Rod Found (CM)
- 1/2" Iron Rod Set

- 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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
We, Cimarron, 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 Public Records of Brazos County in Volume 18919, Page 104 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 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 this plat is in compliance with the codes and ordinances of the City of Bryan and was approved on the day of 20 by said Commission.

Chairman, Planning and Zoning Commission

APPROVAL OF THE CITY PLANNER

I, the undersigned, City Planner designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the codes and ordinances of the City of Bryan and was approved on the day of 20

City Planner, Bryan, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Cody Karisch, Registered Professional Land Surveyor No. 7004, 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.

Cody Karisch, R.P.L.S. No. 7004

APPROVAL OF THE CITY ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

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

Table with 6 columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD BRG, CHORD DIST. It lists curve data for C1 through C10.

Table with 3 columns: LINE, BEARING, DISTANCE. It lists line data for L1 through L5.

CERTIFICATION BY THE COUNTY CLERK
(STATE OF TEXAS)
(COUNTY OF BRAZOS)
I, 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

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

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