

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 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 corner,
- 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 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 103.61 feet to a found 1/2-inch iron rod marking an angle point of this tract,
- 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 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 1,430.44 feet for reference;

THENCE: into the interior of the called 57.041 acre Cimarron, LLC, Tract One for the following seven (7) calls:

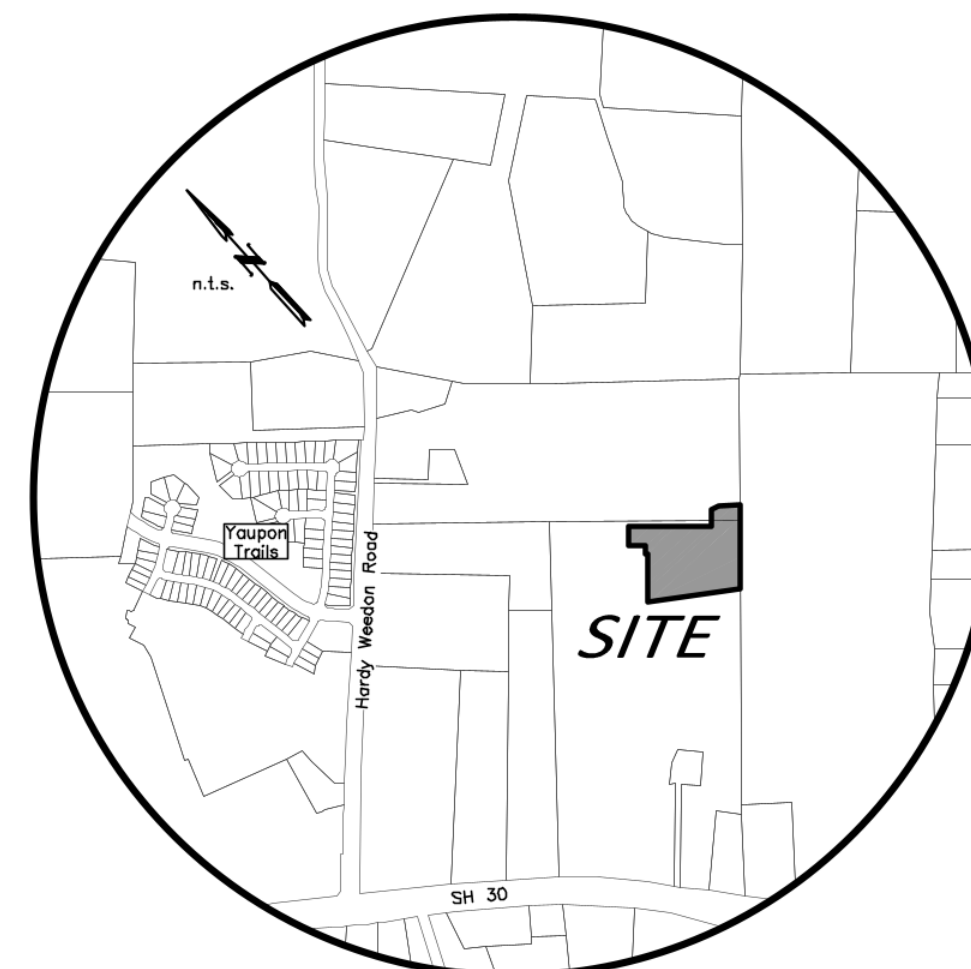
- 1) N 56° 24' 20" W for a distance of 579.06 feet to a 1/2-inch iron rod set for the west corner of this tract,
- 2) N 41° 37' 35" E for a distance of 296.12 feet to a 1/2-inch iron rod set for corner,
- 3) N 47° 38' 38" W for a distance of 94.89 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left,
- 4) 36.59 feet along the arc of said curve having a central angle of 90° 43' 49", a radius of 25.00 feet, a tangent of 25.32 feet and long chord bearing S 86° 59' 30" W at a distance of 35.58 feet to a 1/2-inch iron rod set for the Point of Tangency,
- 5) N 41° 37' 35" E for a distance of 75.32 feet to a 1/2-inch iron rod set for corner,
- 6) S 47° 38' 36" E for a distance of 10.00 feet to a 1/2-inch iron rod set for corner,
- 7) N 41° 37' 35" E for a distance of 125.01 feet to the POINT OF BEGINNING and containing 6.581 acres of land.

GENERAL SURVEYOR NOTES:

1. This property 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 18919, Page 104 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 Acreage: 1.461 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.

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.

Notary Public, Brazos County, 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

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

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 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

CURVE TABLE

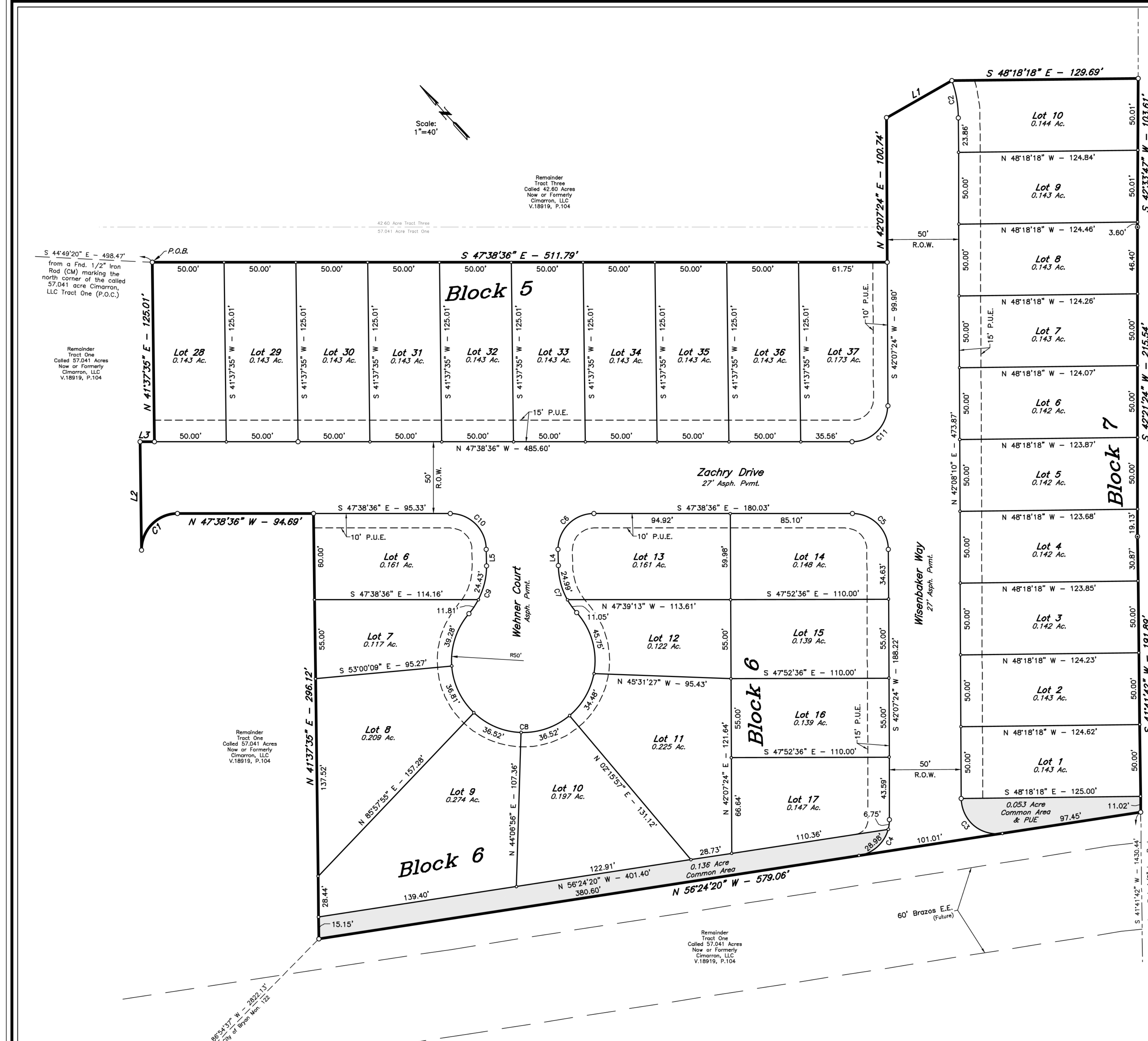
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	90°43'49"	25.00'	39.59'	25.32'	S 86°59'30" W	35.58'
C2	20°09'27"	75.68'	26.63'	13.45'	N 32°23'29" E	26.49'
C3	98°06'02"	25.00'	42.80'	28.81'	N 72°1'19" W	37.76'
C4	81°53'58"	25.00'	35.74'	21.69'	S 82°38'41" W	32.77'
C5	89°46'00"	25.00'	39.17'	24.90'	S 2°45'36" E	35.28'
C6	90°00'00"	25.00'	39.27'	25.00'	N 87°21'24" E	35.36'
C7	41°17'47"	50.00'	36.04'	18.84'	N 20°58'42" E	35.26'
C8	282°49'08"	50.00'	229.35'	-56.69'	S 48°15'37" E	75.00'
C9	41°31'22"	50.00'	36.24'	18.95'	S 62°23'16" W	35.45'
C10	90°00'00"	25.00'	39.27'	25.00'	S 2°38'36" E	35.36'
C11	90°14'00"	25.00'	39.37'	25.10'	S 87°14'24" W	35.43'

CERTIFICATION BY THE COUNTY CLERK

\_\_\_\_\_  
County Clerk, Brazos County, Texas

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 77°20'55" E	52.29'
L2	N 41°37'35" E	75.32'
L3	S 47°38'36" E	10.00'
L4	N 41°38'13" E	11.12'
L5	S 41°36'59" W	11.46'



**FINAL PLAT**

**REVELLE ESTATES  
PHASE 6**

LOTS 28-37, BLOCK 5, LOTS 6-17, BLOCK 6  
AND LOTS 1-10, BLOCK 7

6.581 ACRES

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

JUNE 2024  
SCALE: 1"=40'

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

Surveyor: Texas Firm Registration No. 10103300  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3838

**MB**