FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the MARIA KEGANS SURVEY Abstract No. 28 in Bryan, Brazos County, Texas and being all of the 5.605 acre tract described in the deed from L. Scott Bossier, II and Rachel W. Bossier to Aggieland Golf, LLC recorded in Volume 10321, Page 265 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the south corner of the said 5.605 acre tract, the west corner of Lot 1, Block 1, MARCON SUBDIVISION as recorded in Volume 3674, Page 309 (O.R.B.C.) and being in the northeast right-of-way line of State Highway No. 30 (width varies);

THENCE: along the said northeast right-of-way line of State Highway No. 30 for the following two (2) calls:

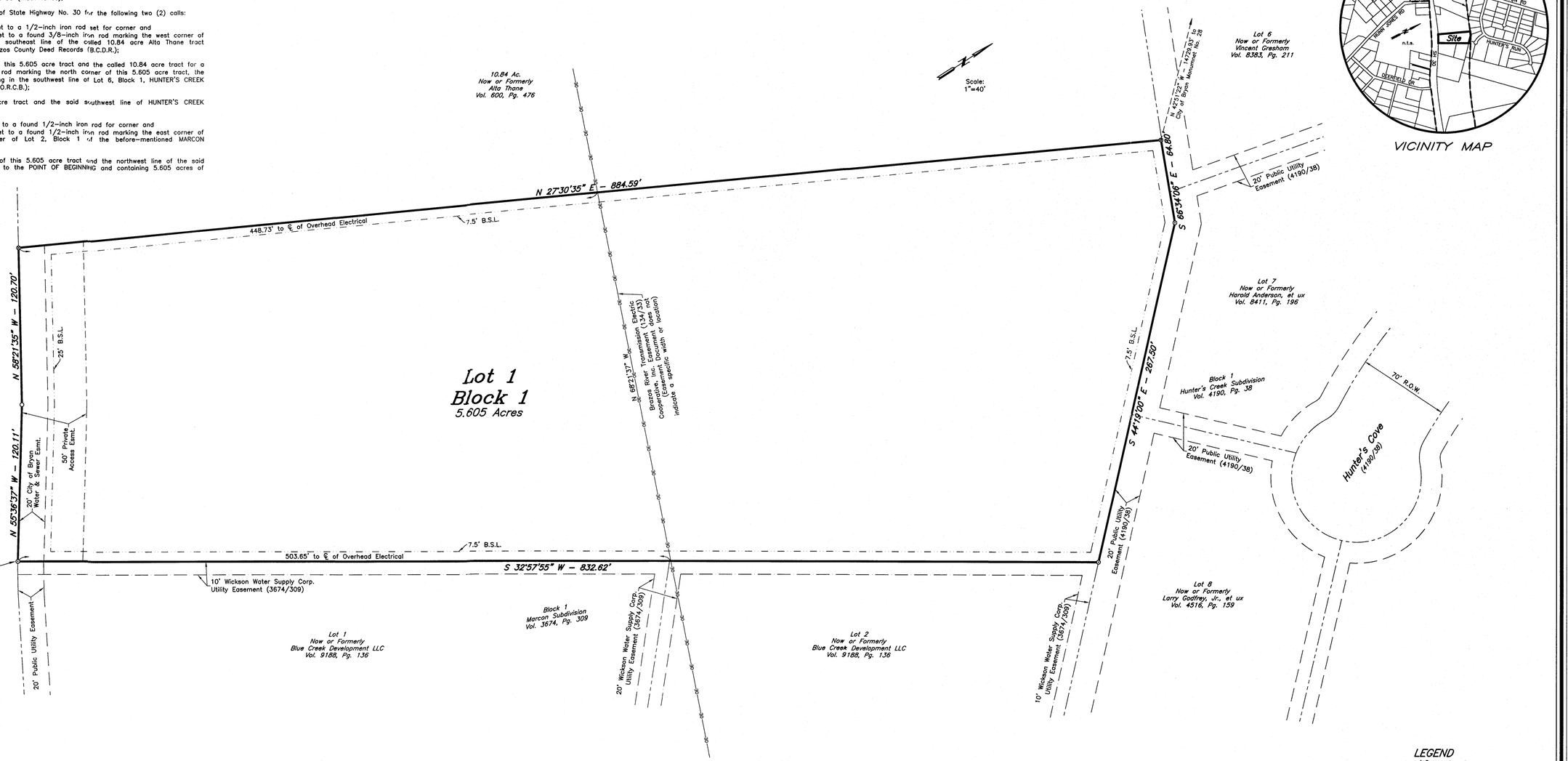
1) N 55° 36' 37" W for a distance of 120.11 feet to a 1/2-inch iron rod set for corner and
2) N 58° 21' 35" W for a distance of 120.70 feet to a found 3/8-inch iron rod marking the west corner of the said 5.605 acre tract and being in the southeast line of the called 10.84 acre Alta Thane tract recorded in Volume 600, Page 476 of the Brazos County Deed Records (B.C.D.R.);

THENCE: N 27° 30' 35" E along the common line of this 5.605 acre tract and the called 10.84 acre tract for a distance of 884.59 feet to a found 3/8-inch iron rod marking the north corner of this 5.605 acre tract, the east corner of the called 10.84 acre tract and being in the southwest line of Lot 6, Block 1, HUNTER'S CREEK SUBDIVISION as recorded in Volume 4190, Page 38 (O.R.C.B.);

THENCE: along the common line of this 5.605 acre tract and the said southwest line of HUNTER'S CREEK SUBDIVISION for the following two (2) calls:

1) S 66° 34' 06" E for a distance of 64.80 feet to a found 1/2-inch iron rod for corner and
2) S 44° 19' 00" E for a distance of 267.50 feet to a found 1/2-inch iron rod marking the east corner of this 5.605 acre tract and the north corner of Lot 2, Block 1 of the before-mentioned MARCON SUBDIVISION;

THENCE: S 32° 57' 55" W along the common line of this 5.605 acre tract and the northwest line of the said MARCON SUBDIVISION for a distance of 832.62 feet to the POINT OF BEGINNING and containing 5.605 acres of land, more or less.



VICINITY MAP

LEGEND
⊙ – 1/2" Iron Rod Found
○ – 1/2" Iron Rod Set
⊗ – 3/8" Iron Rod Found

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____ 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 10321, Page 265 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

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, Karen McQuesen, 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

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

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

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, 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.

_____
Kevin R. McClure, R.P.L.S. No. 5650

GENERAL SURVEYOR NOTES:

1. ORIGIN OF BEARING SYSTEM: Monuments found and the record bearing (N 27°30'35" E) along the northwest line of the 5.605 acre tract recorded in Volume 10321, Page 265 of the Official Records of Brazos County, Texas (O.R.B.C.) were used as the BASIS OF BEARINGS shown on this plat.
2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0161 C, effective July 2, 1992, this property is not located in a 100-year flood hazard area.
3. Building setback requirements shall comply with the City of Bryan Code of Ordinances.
4. Wixon Water Supply Co. will provide water service for the Subdivision.
5. Subdivision to be serviced to be private sewage facilities.
   Notes from the Brazos County Health Department:
   a.) All lots served by an On-Site Sewage Facilities (OSSF) must comply with county and state regulations. No OSSF may be installed on any lot without the issuance of an "Authorization to Construct" issued by the Brazos County Health Department under the provisions of the Private Sewage Facility Regulations adopted by the Commissioners Court of Brazos County, pursuant to the provisions of Section 21.084 of the Texas Water Code. No OSSF drain field is to encroach on the 100-foot sanitary zone of private water wells or 150 feet of public water wells.
   b.) All lots will be required to have a site/soil evaluation on file with the Brazos County Health Department before on-site sewage facility may be constructed.

RECEIVED
Development Engineering Services

FINAL PLAT

AGGIELAND GOLF ACADEMY SUBDIVSION

LOT 1, BLOCK 1
5.605 ACRES

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

SEPTEMBER, 2011
SCALE: 1" = 40'

Owner:
Aggieland Golf, LLC
4401 Hunters Cove
College Station, Texas 77845

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

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