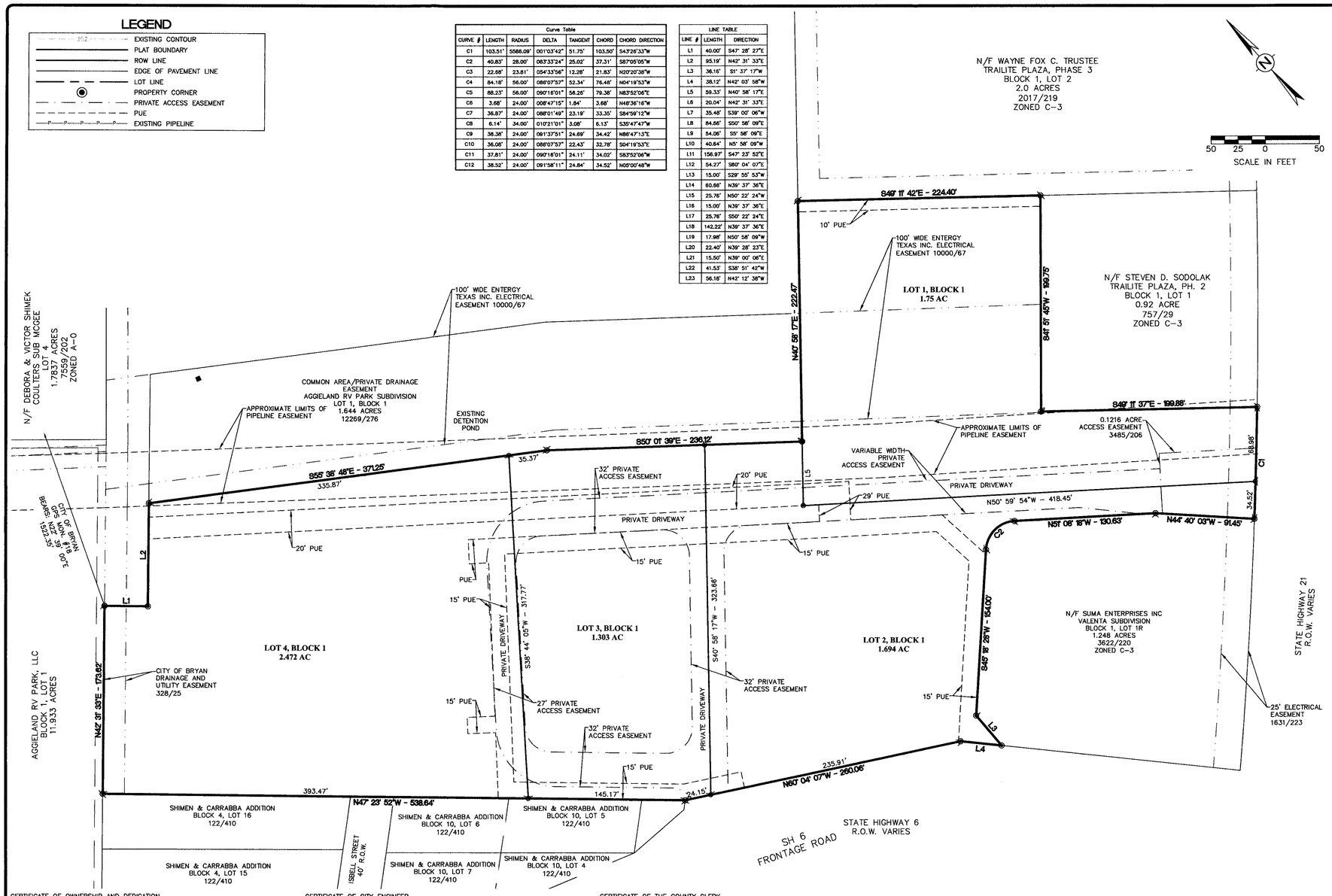
LEGEND

- EXISTING CONTOUR
- PLAT BOUNDARY
- ROW LINE
- EDGE OF PAVEMENT LINE
- LOT LINE
- PROPERTY CORNER
- PRIVATE ACCESS EASEMENT
- PUE
- EXISTING PIPELINE

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	103.51'	5586.09'	001°03'42"	51.75'	103.50'	S43°26'33"W
C2	40.83'	28.00'	083°33'24"	25.02'	37.31'	S87°05'05"W
C3	22.68'	23.81'	054°33'56"	12.28'	21.83'	N20°20'26"W
C4	84.18'	56.00'	086°07'57"	52.34'	76.46'	N04°19'53"W
C5	88.23'	56.00'	090°16'01"	56.26'	79.38'	N83°52'06"E
C6	3.68'	24.00'	008°47'15"	1.84'	3.68'	N46°36'16"W
C7	36.87'	24.00'	088°01'49"	23.19'	33.35'	S84°59'12"W
C8	6.14'	34.00'	010°21'01"	3.08'	6.13'	S35°47'47"W
C9	38.38'	24.00'	091°37'51"	24.69'	34.42'	N86°47'13"E
C10	36.08'	24.00'	086°07'57"	22.43'	32.78'	S04°19'53"E
C11	37.81'	24.00'	090°16'01"	24.11'	34.02'	S83°52'06"W
C12	38.52'	24.00'	091°58'11"	24.84'	34.52'	N05°00'48"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	40.00'	S47° 28' 27"E
L2	95.19'	N42° 31' 33"E
L3	36.16'	S1° 37' 17"W
L4	38.12'	N42° 03' 58"W
L5	59.33'	N40° 58' 17"E
L6	20.04'	N42° 31' 33"E
L7	35.48'	S39° 00' 06"W
L8	84.66'	S50° 58' 09"E
L9	54.06'	S5° 58' 09"E
L10	40.64'	N5° 58' 09"W
L11	156.97'	S47° 23' 52"E
L12	54.27'	S80° 04' 07"E
L13	15.00'	S29° 55' 53"W
L14	60.86'	N39° 37' 36"E
L15	25.76'	N50° 22' 24"W
L16	15.00'	N39° 37' 36"E
L17	25.76'	S50° 22' 24"E
L18	142.22'	N39° 37' 36"E
L19	17.98'	N50° 58' 09"W
L20	22.40'	N39° 28' 23"E
L21	15.50'	N39° 00' 06"E
L22	41.53'	S38° 51' 42"W
L23	56.18'	N42° 12' 38"W



NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.
2. THE TOPOGRAPHY SHOWN IS FROM AERIAL TOPOGRAPHY & FIELD SURVEY DATA.
3. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NOS. 48041C0205-F, EFFECTIVE DATE: APRIL 2, 2014
4. CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE CHORD LENGTHS.
5. ZONING IS C-3 COMMERCIAL.
6. THE COMMON AREA/PRIVATE DRAINAGE EASEMENT IN THE AGGIELAND RV PARK SUBDIVISION WILL SERVE THE AGGIELAND RV PARK AND THE 6 AT 21 CROSSING COMMERCIAL SUBDIVISION.
7. EASEMENT TO GULF STATES, 130/385, NO LONGER APPLIES TO THIS TRACT AS CANCELED AND SUPERCEDED BY EASEMENT TO ENTERGY TEXAS, INC. RECORDED IN VOL. 10000, PG. 67 (SHOWN HEREON).
8. THE FOLLOWING BLANKET EASEMENTS DO APPLY TO THIS TRACT:
   A) HUMBLE PIPE LINE COMPANY 48/563
   B) CITY OF BRYAN 98/69
   C) LONE STAR GAS COMPANY 109/62
9. MAINTENANCE OF THE PRIVATE ACCESS EASEMENTS AND PRIVATE DRIVES WILL BE BY THE PROPERTY OWNERS ASSOCIATION (POA) AND THE INDIVIDUAL LOT OWNERS.

METES AND BOUNDS DESCRIPTION
OF A
7.219 ACRE TRACT
S. F. AUSTIN LEAGUE NO. 10, A-63
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE S. F. AUSTIN LEAGUE NO. 10, ABSTRACT NO. 63, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF A CALLED 8.45 ACRE TRACT AS DESCRIBED BY A DEED TO HWY 21 JOINT VENTURE RECORDED IN VOLUME 10201, PAGE 78 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½ INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF PLOT 3, COULTER'S SUBDIVISION OF McGEE TRACT, ACCORDING TO THE PLAT RECORDED IN VOLUME 92, PAGE 421 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE WEST CORNER OF SAID 8.45 ACRE TRACT AND THE NORTH CORNER OF THE REMAINDER OF BLOCK 4, SHIMEN & CARRABBA ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 122, PAGE 410 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF SAID BLOCK 4, SHIMEN & CARRABBA ADDITION, MARKING THE SOUTH CORNER OF SAID PLOT 3 BEARS: S 42° 31' 33" W FOR A DISTANCE OF 101.10 FEET;

THENCE: N 42° 31' 33" E ALONG THE COMMON LINE OF SAID PLOT 3 AND SAID 8.45 ACRE TRACT FOR A DISTANCE OF 173.62 FEET;

THENCE: S 47° 28' 27" E THROUGH SAID 8.45 ACRE TRACT FOR A DISTANCE OF 40.00 FEET;

THENCE: N 42° 31' 33" E CONTINUING THROUGH SAID 8.45 ACRE TRACT FOR A DISTANCE OF 95.19 FEET TO A POINT ON THE COMMON LINE OF SAID 8.45 ACRE TRACT AND A CALLED 7.40 ACRE TRACT AS DESCRIBED BY A DEED TO AGGIELAND RV PARK RECORDED IN VOLUME 10624, PAGE 233 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 55° 38' 48" E THROUGH SAID 8.45 ACRE TRACT FOR A DISTANCE OF 371.25 FEET;

THENCE: S 50° 01' 39" E CONTINUING THROUGH SAID 8.45 ACRE TRACT FOR A DISTANCE OF 236.12 FEET;

THENCE: N 40° 58' 17" E CONTINUING THROUGH SAID 8.45 ACRE TRACT, AT 85.81 FEET PASS A SOUTHERLY CORNER OF SAID 7.40 ACRE TRACT, CONTINUE ON ALONG THE COMMON LINE OF SAID 8.45 ACRE TRACT AND SAID 7.40 ACRE TRACT FOR A TOTAL DISTANCE OF 222.47 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF LOT 2, BLOCK 1, TRAILITE PLAZA, PHASE III, ACCORDING TO THE PLAT RECORDED IN VOLUME 2017, PAGE 219 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 49° 11' 42" E ALONG THE COMMON LINE OF SAID 8.45 ACRE TRACT AND SAID LOT 2, FOR A DISTANCE OF 224.40 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF LOT 1, BLOCK 1, TRAILITE PLAZA, PHASE II, ACCORDING TO THE PLAT RECORDED IN VOLUME 757, PAGE 29 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 41° 51' 45" W ALONG THE COMMON LINE OF SAID 8.45 ACRE TRACT AND SAID LOT 1 FOR A DISTANCE OF 199.75 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID LOT 1;

THENCE: S 49° 11' 37" E CONTINUING ALONG THE COMMON LINE OF SAID 8.45 ACRE TRACT AND SAID LOT 1 FOR A DISTANCE OF 199.88 FEET TO THE NORTHWEST LINE OF STATE HIGHWAY NO. 21 (VARIABLE WIDTH R.O.W.) MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 5586.09 FEET;

THENCE: ALONG THE NORTHWEST LINE OF STATE HIGHWAY NO. 21 AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 03' 42" FOR AN ARC DISTANCE OF 103.51 FEET (CHORD BEARS: S 43° 26' 33" W - 103.50 FEET) TO THE EAST CORNER OF LOT 1R, BLOCK 1, VALENTA SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 3622, PAGE 220 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE COMMON LINE OF SAID 8.45 ACRE TRACT AND SAID LOT 1R FOR THE FOLLOWING CALLS:

N 44° 40' 03" W FOR A DISTANCE OF 91.45 FEET TO A 5/8 INCH IRON ROD FOUND;

N 51° 08' 18" W FOR A DISTANCE OF 130.63 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 28.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83° 33' 24" FOR AN ARC DISTANCE OF 40.83 FEET (CHORD BEARS: S 87° 05' 05" W - 37.31 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE;

S 45° 18' 28" W FOR A DISTANCE OF 154.00 FEET TO A 5/8 INCH IRON ROD FOUND;

S 01° 37' 17" W FOR A DISTANCE OF 36.16 FEET TO A 5/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF STATE HIGHWAY NO. 6 (VARIABLE WIDTH R.O.W.);

THENCE: N 42° 03' 58" W ALONG THE NORTHEAST LINE OF STATE HIGHWAY NO. 6 FOR A DISTANCE OF 38.12 FEET TO A CONCRETE RIGHT-OF-WAY MARKER FOUND;

THENCE: N 60° 04' 07" W CONTINUING ALONG THE NORTHEAST LINE OF STATE HIGHWAY NO. 6 FOR A DISTANCE OF 260.06 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE MOST EASTERLY CORNER OF THE REMAINDER OF BLOCK 10, SHIMEN & CARRABBA ADDITION (PLAT 122/410);

THENCE: N 47° 23' 52" W ALONG THE COMMON LINE OF SAID 8.45 ACRE TRACT AND SAID SHIMEN & CARRABBA ADDITION FOR A DISTANCE OF 538.64 FEET TO THE **POINT OF BEGINNING** CONTAINING 7.219 ACRES OF LAND, MORE OF LESS, AS SURVEYED ON THE GROUND BETWEEN 2008 AND 2012. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Justin Whitworth, Managing Member of HWY 21 Joint Venture, a Texas Limited Partnership, owner of the 7.219 acre tract shown on this plat, being the tract of land as conveyed in the Official Records of Brazos County in Volume 10201, Page 78, and designated herein as 6 at 21 Crossing Commercial Subdivision, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

_____
HWY 21 Joint Venture
Justin Whitworth

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

Printed Name: _____

My Commission Expires: _____

CERTIFICATE OF 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 THE CITY PLANNER

I, _____, the undersigned, City Planner and/or designated Secretary of the Planning and 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, _____, Chair 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.

_____
Chair, Planning & Zoning Commission Bryan, Texas

CERTIFICATE OF 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 in Volume _____ Page _____.

_____
County Clerk
Brazos County, Texas

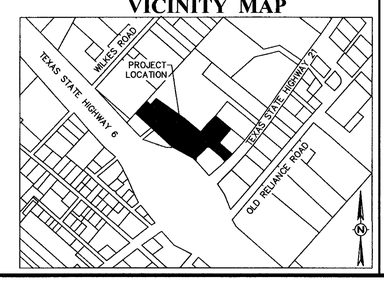
CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4502, 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 the property markers and monuments were placed under my supervision on the ground.

_____
Brad Kerr, R.P.L.S. No. 4502

VICINITY MAP



FINAL PLAT

6 AT 21 CROSSING COMMERCIAL SUBDIVISION

7.219 TOTAL ACRES
Block 1, Lot 1: 1.750 Ac
Block 1, Lot 2: 1.694 Ac
Block 1, Lot 3: 1.303 Ac
Block 1, Lot 4: 2.472 Ac

STEPHEN F. AUSTIN LEAGUE No. 10, A-83
BRYAN, BRAZOS COUNTY, TEXAS

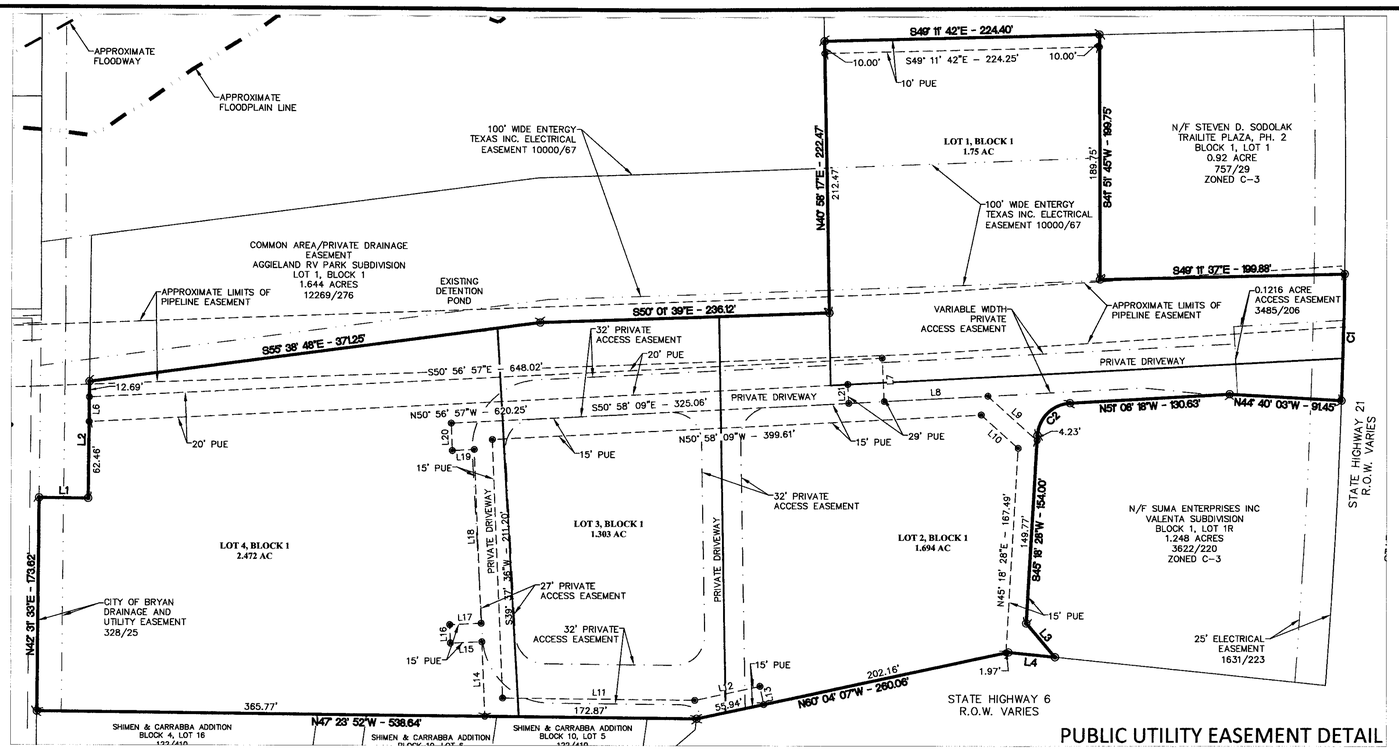
SCALE: 1" = 50'
OCTOBER 2014

OWNER/DEVELOPER:
HWY 21 JOINT VENTURE
4400 OLD COLLEGE RD.
BRYAN, TX 77801
(979)703-8924

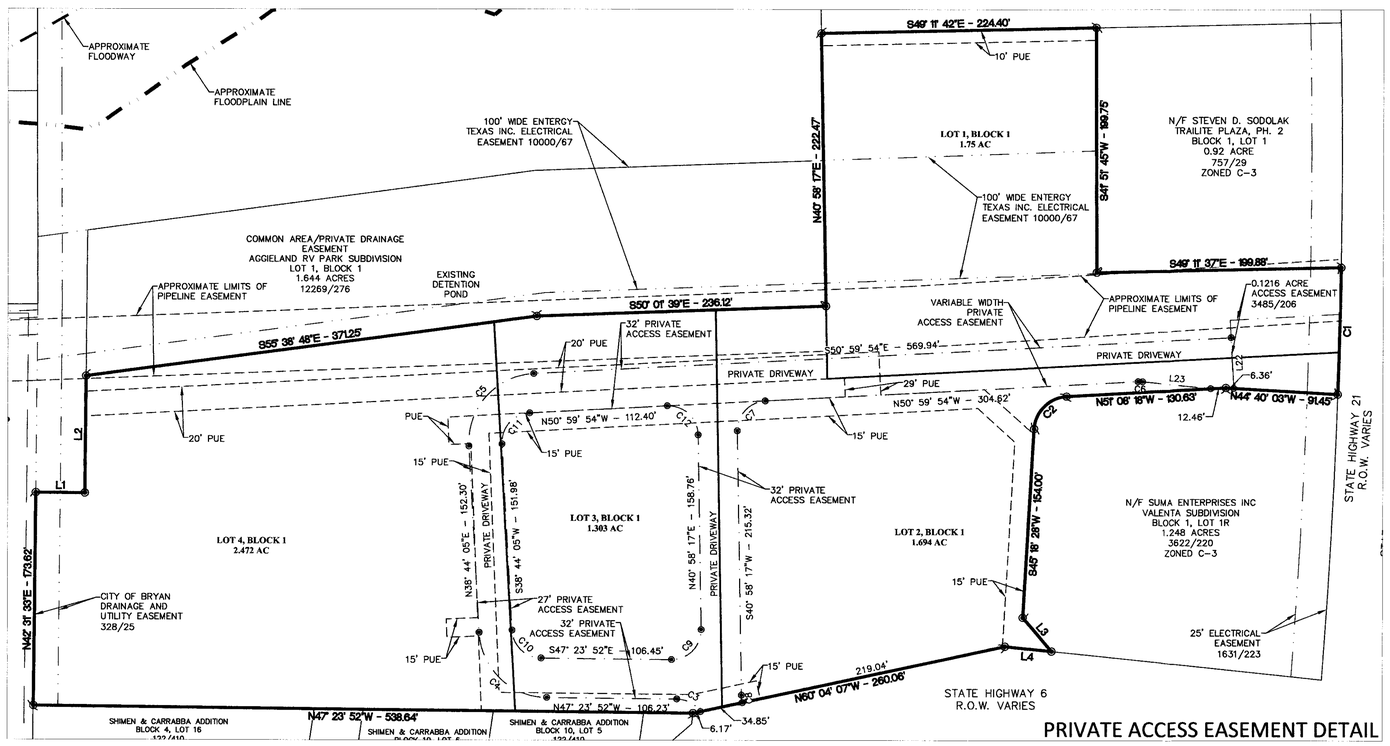
SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

ENGINEER:
Schultz Engineering, LLC
TBPE NO. 12327
2730 LONGMIRE, SUITE A
College Station, Texas 77845
P.O. Box 11995
College Station, Texas 77842
(979) 764-3900

SHEET 1 OF 2



PUBLIC UTILITY EASEMENT DETAIL



PRIVATE ACCESS EASEMENT DETAIL

60 30 0 60
SCALE IN FEET

Curve Table						
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L15	25.76'	N50° 22' 24"W
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ENGINEER:
Schultz Engineering, LLC
TBPE NO. 12327
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College Station, Texas 77845
P.O. Box 11995
College Station, Texas 77842
(979) 764-3900

SHEET 2 OF 2