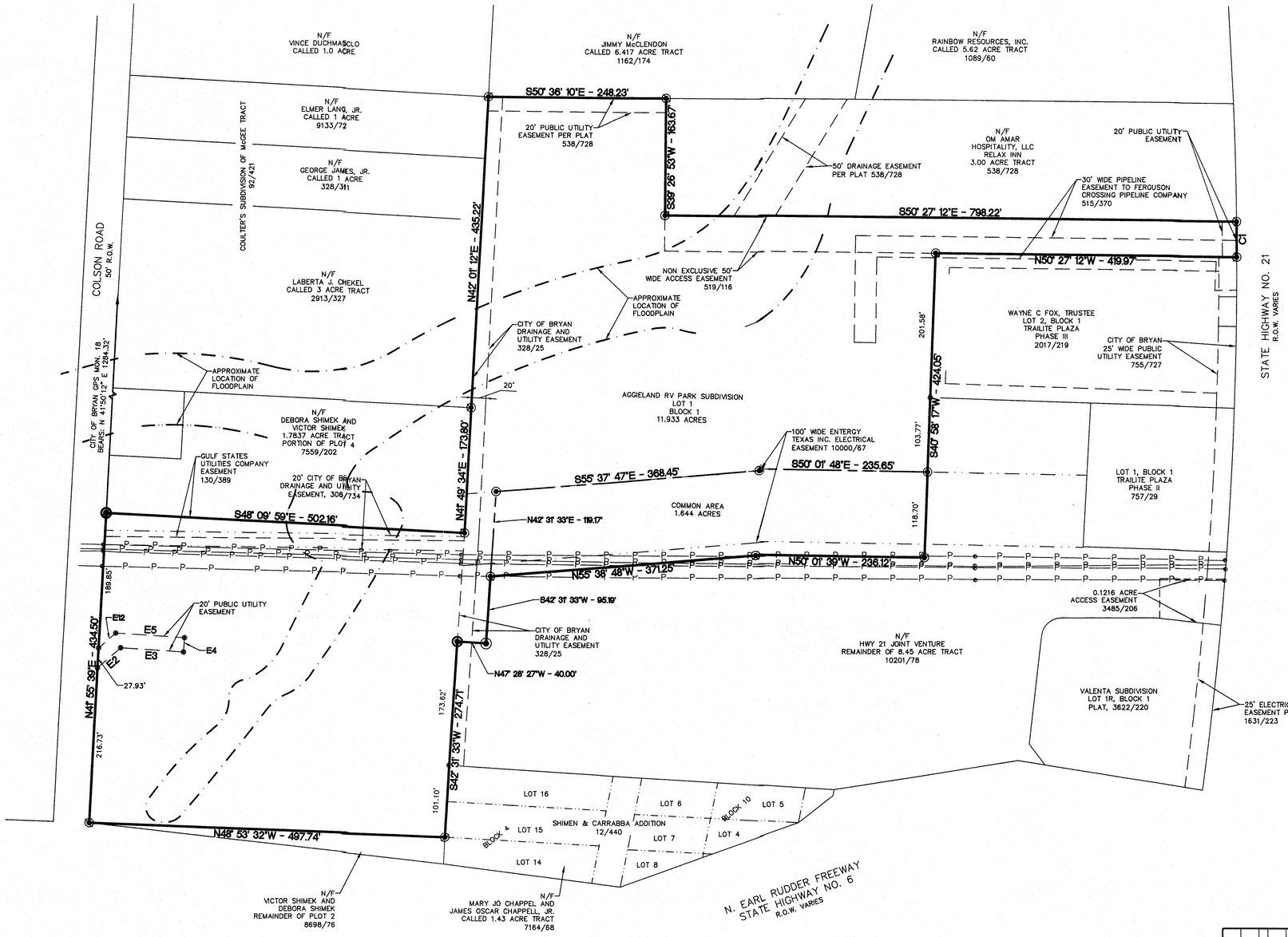


FINAL PLAT

NOTES:

1. THE BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. BLANKET EASEMENT TO HUMBLE PIPE LINE CO., 269/631, DOES APPLY TO PLOT 3.
3. BLANKET EASEMENT TO CITY OF BRYAN, 713/589, DOES APPLY TO PLOT 3.
4. BLANKET EASEMENT TO HUMBLE PIPELINE 48/563 BY CARRABBA 6/14/1919 – NO WIDTH GIVEN
5. EASEMENT TO GULF STATES, 130/385, NO LONGER APPLIES TO THIS TRACT AS CANCELED AND SUPERCEDED BY EASEMENT TO ENTERGY TEXAS, INC.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).
6. THE FOLLOWING BLANKET EASEMENTS DO APPLY TO THE 8.45 ACRE TRACT AND THE 7.40 ACRE TRACT SHOWN HEREON:
   HUMBLE PIPELINE COMPANY 48/563
   CITY OF BRYAN 98/69
   LONE STAR GAS COMPANY 102/62
7. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE.
8. A PORTION OF THIS SITE IS LOCATED IN A FLOOD HAZARD AREA ACCORDING TO THE F.I.R.M. COMMUNITY PANEL NO. 48041C0131C, EFFECTIVE JULY 2, 1992.
9. 1/2" OR 5/8" IRON RODS ARE FOUND OR SET AT PROPERTY CORNERS.
10. REFER TO SHEET 2 OF 2 FOR METES AND BOUNDS DESCRIPTION.

LINE TABLE

LINE #	LENGTH	DIRECTION
E2	42.87'	N87° 39' 58.15"E
E3	87.94'	S47° 20' 12.02"E
E4	20.00'	N42° 39' 47.98"E
E5	96.22'	N47° 20' 12.02"W
E12	31.66'	S87° 39' 58.15"W

80 40 0 80
SCALE IN FEET

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	50.01'	5588.09'	000°30'46"	25.00'	50.01'	S38°35'45"W

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- S — EXISTING SANITARY SEWER LINE
- W — EXISTING WATERLINE
- P — EXISTING PIPE LINE
- AE — EXISTING OVERHEAD ELECTRIC LINE
- EXISTING PUBLIC UTILITY EASEMENT
- FLOOD PLAIN LIMIT
- 284 — EXISTING CONTOUR
- ORIGINAL PROPERTY LINE
- ADJACENT PROPERTY BOUNDARY
- PROPERTY CORNER

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 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

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

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

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 OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Justin Whitworth, _____ of HWY 21 Joint Venture, a Texas Limited Partnership, owner of 1.227 acre portion of the tract shown on this plat, being a portion of the tract of land as conveyed in the Deeds Records of Brazos County in Volume 10201, Page 78, and designated herein as Aggieland RV Park Subdivision, Lot 1, Block 1, 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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Justin Whitworth, _____ of Aggieland RV Park, LLC, a Texas Limited Partnership, owner of a 4.95 acre and a 7.40 acre portion of the tract shown on this plat, being the tracts of land as conveyed in the Deeds Records of Brazos County in Volume 8926, Page 190, and Volume 10624, Page 233, and designated herein as Aggieland RV Park Subdivision, Lot 1, Block 1, 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.

_____
AGGIELAND RV PARK, LLC
JUSTIN WHITWORTH

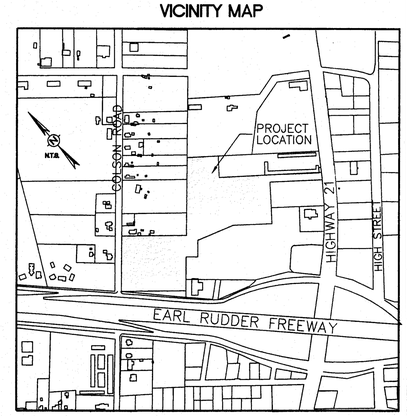
STATE OF TEXAS
COUNTY OF BRAZOS

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

VICINITY MAP



FINAL PLAT

AGGIELAND RV PARK SUBDIVISION

LOT 1, BLOCK 1

13.577 ACRES

BEING A RE-PLAT OF 4.95 ACRES OF PLOT 3 OF COULTER'S SUBDIVISION OF McGEE TRACT VOLUME 92, PAGE 421 AND THE ADJACENT UNPLATTED 8.63 ACRES FROM THE 7.40 AND 8.45 ACRE TRACTS OF THE S. F. AUSTIN LEAGUE NO. 10, A-63 TO CREATE THE AGGIELAND RV PARK SUBDIVISION 13.577 ACRES

S.F. AUSTIN LEAGUE NO. 10, A-63
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=80'

APRIL 2012

OWNERS:
HWY 21 JOINT VENTURE
P.O. BOX 11671
COLLEGE STATION, TX 77842
979.314.9070

AGGIELAND RV PARK, LLC
4400 OLD COLLEGE ROAD
BRYAN, TEXAS 77801
979.314.9070

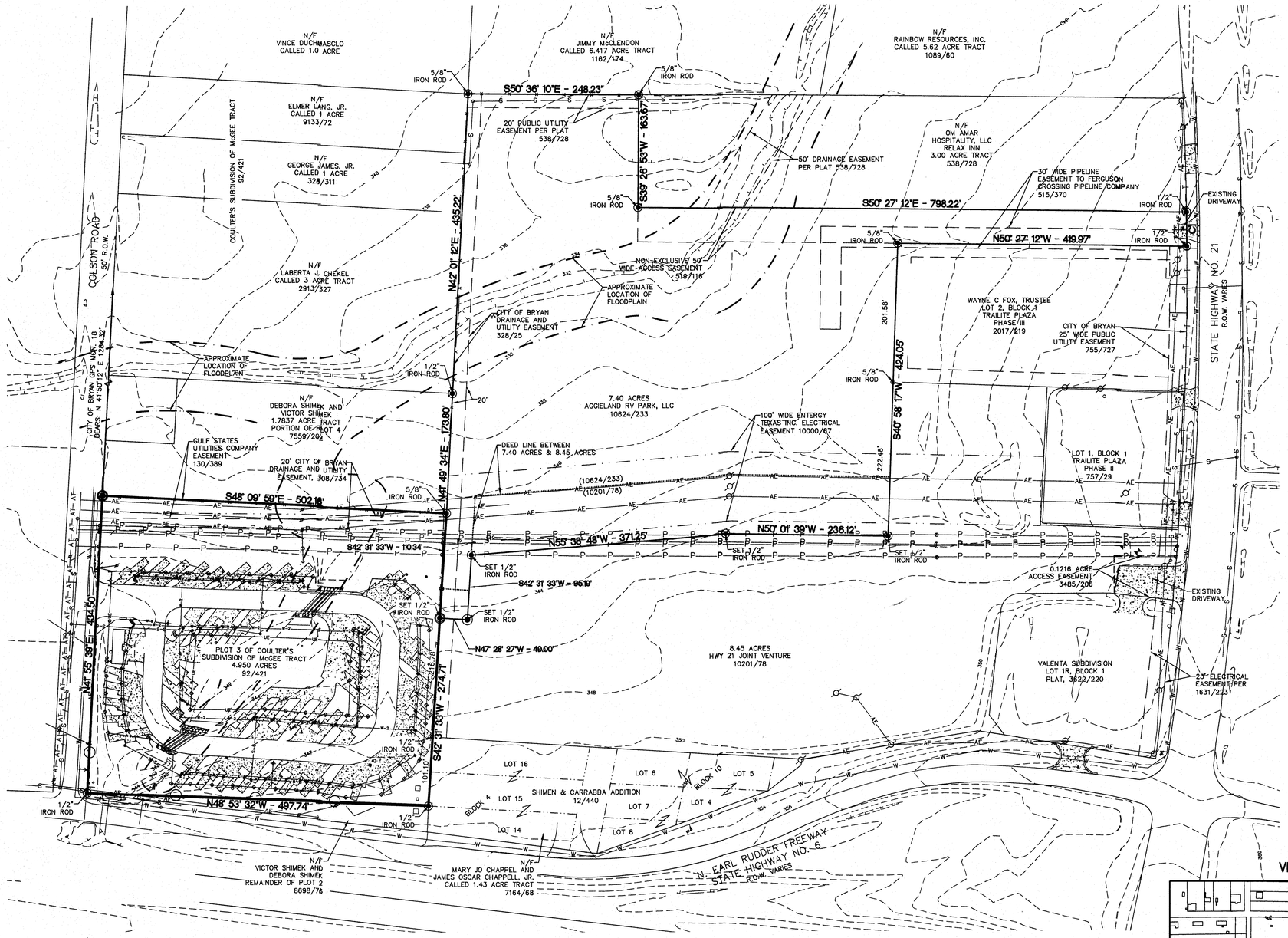
DEVELOPER:
AGGIELAND RV PARK, LLC.
4400 OLD COLLEGE ROAD
BRYAN, TEXAS 77801
979.314.9070

ENGINEER:
Schultz Engineering, LLC
2730 LONGMIRE DR., SUITE A
COLLEGE STATION, TEXAS 77845
979.764.3900

SURVEYOR:
BRAD KERR, RPLS NO. 4502
KERR SURVEYING, LLC
P.O. BOX 4234
COLLEGE STATION, TEXAS 77841
979.268.5195

RECEIVED
APR 25 2012
Development & Engineering Services

SHEET 1 OF 2



ORIGINAL PLAT

80 40 0 80

SCALE IN FEET

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	50.01'	5586.09'	000°30'48"	25.00'	50.01'	S38°35'45"W

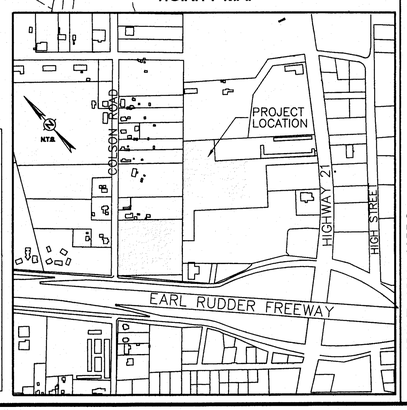
NOTE:

1. THE TOPOGRAPHY SHOWN IS A COMBINATION OF AERIAL TOPOGRAPHY AND CONSTRUCTION TOPOGRAPHY IN THE EXISTING RV PARK AREA.

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATERLINE
- EXISTING PIPE LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING PUBLIC UTILITY EASEMENT
- FLOOD PLAIN LIMIT
- EXISTING CONTOUR
- ORIGINAL PROPERTY LINE
- ADJACENT PROPERTY BOUNDARY
- PROPERTY CORNER

VICINITY MAP



METES AND BOUNDS DESCRIPTION
OF A
13.577 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 ALL OF A CALLED 4.950 ACRE TRACT AS DESCRIBED BY A DEED TO AGGIELAND R.V. PARK, LLC, RECORDED IN VOLUME 8926, PAGE 190 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID 4.950 ACRE TRACT BEING KNOWN AS 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, ALL OF A CALLED 7.40 ACRE TRACT AS DESCRIBED BY A DEED TO AGGIELAND RV PARK, LLC, RECORDED IN VOLUME 10624, PAGE 233 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND 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 AT THE INTERSECTION OF THE NORTHEAST LINE OF STATE HIGHWAY NO. 6 (VARIABLE WIDTH R.O.W.) AND COLSON ROAD (50' R.O.W.) MARKING THE WEST CORNER OF SAID 4.950 ACRE TRACT;

THENCE: N 41° 55' 39" E ALONG THE SOUTHEAST LINE OF COLSON ROAD FOR A DISTANCE OF 434.50 FEET TO THE NORTH CORNER OF SAID 4.950 ACRE TRACT AND THE WEST CORNER OF A CALLED 1.7837 ACRE TRACT AS DESCRIBED BY A DEED TO DEBORA SHIMEK AND VICTOR SHIMEK RECORDED IN VOLUME 7559, PAGE 202 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 48° 09' 59" E ALONG THE COMMON LINE OF SAID 4.950 ACRE TRACT AND SAID 1.7837 ACRE TRACT FOR A DISTANCE OF 502.16 FEET TO A 5/8 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF SAID 7.40 ACRE TRACT MARKING THE EAST CORNER OF SAID 4.950 ACRE TRACT;

THENCE: N 41° 49' 34" E ALONG THE COMMON LINE OF SAID 7.40 ACRE TRACT AND SAID 1.7837 ACRE TRACT FOR A DISTANCE OF 173.80 FEET TO A ½ INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID 1.7837 ACRE TRACT AND A CALLED 3 ACRE TRACT AS DESCRIBED BY A DEED TO LABERTA J. CHEKEL RECORDED IN VOLUME 2913, PAGE 327 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 42° 01' 12" E ALONG THE COMMON LINE OF SAID 7.40 ACRE TRACT AND SAID 3 ACRE TRACT FOR A DISTANCE OF 435.22 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF A CALLED 1 ACRE TRACT AS DESCRIBED BY A DEED TO ELMER LANG, JR. RECORDED IN VOLUME 9133, PAGE 72 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, A CALLED 1 ACRE TRACT AS OWNED BY VINCE DUCHMASCLO AND A CALLED 6.417 ACRE TRACT AS DESCRIBED BY A DEED TO JIMMY McCLENDON RECORDED IN VOLUME 1162, PAGE 174 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 50° 36' 10" E ALONG THE COMMON LINE OF SAID 7.40 ACRE TRACT AND SAID 6.417 ACRE TRACT FOR A DISTANCE OF 248.23 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF RELAX INN, ACCORDING TO THE PLAT RECORDED IN VOLUME 538, PAGE 728 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 39° 26' 53" W ALONG THE COMMON LINE OF SAID 7.40 ACRE TRACT AND RELAX INN FOR A DISTANCE OF 163.67 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF RELAX INN;

THENCE: S 50° 27' 12" E CONTINUING ALONG THE COMMON LINE OF SAID 7.40 ACRE TRACT AND RELAX INN FOR A DISTANCE OF 798.22 FEET TO A ½ INCH IRON ROD FOUND ON THE NORTHWEST LINE OF STATE HIGHWAY NO. 21 (VARIABLE WIDTH R.O.W.) MARKING THE SOUTH CORNER OF RELAX INN, SAID IRON ROD FOUND BEING IN A COUNTERCLOCKWISE 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 00° 30' 46" FOR AN ARC DISTANCE OF 50.01 FEET (CHORD BEARS: S 38° 35' 45" W - 50.01 FEET) TO A ½ INCH IRON ROD FOUND MARKING THE EAST 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: N 50° 27' 12" W ALONG THE COMMON LINE OF SAID 7.40 ACRE TRACT AND SAID LOT 2 FOR A DISTANCE OF 419.97 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID LOT 2;

THENCE: S 40° 58' 17" W CONTINUING ALONG THE COMMON LINE OF SAID 7.40 ACRE TRACT AND SAID LOT 2, AT 201.58 FEET PASS A 5/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID LOT 2 AND A NORTHEASTERLY CORNER OF SAID 8.45 ACRE TRACT, CONTINUE ON ALONG THE COMMON LINE OF SAID 7.40 ACRE TRACT AND SAID 8.45 ACRE TRACT, AND THE EXTENSION THEREOF, FOR A TOTAL DISTANCE OF 424.05 FEET TO A ½ INCH IRON ROD SET MARKING A SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: THROUGH SAID 8.45 ACRE TRACT FOR THE FOLLOWING CALLS:

N 50° 01' 39" W FOR A DISTANCE OF 236.12 FEET TO A ½ INCH IRON ROD SET;

N 55° 38' 48" W FOR A DISTANCE OF 371.25 FEET TO A ½ INCH IRON ROD SET ON THE COMMON LINE OF SAID 8.45 ACRE TRACT AND SAID 7.40 ACRE TRACT;

THENCE: S 42° 31' 33" W ALONG THE COMMON LINE OF SAID 7.40 ACRE TRACT AND SAID 8.45 ACRE TRACT AND THE EXTENSION THEREOF FOR A DISTANCE OF 95.19 FEET TO A ½ INCH IRON ROD SET;

THENCE: N 47° 28' 27" W THROUGH SAID 8.45 ACRE TRACT FOR A DISTANCE OF 40.00 FEET TO A ½ INCH IRON ROD SET ON THE COMMON LINE OF SAID 8.45 ACRE TRACT AND SAID 4.950 ACRE TRACT;

THENCE: S 42° 31' 33" W ALONG THE COMMON LINE OF SAID 8.45 ACRE TRACT AND SAID 4.950 ACRE TRACT, AT 173.61 FEET PASS A ½ INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID 8.45 ACRE TRACT, CONTINUE ON ALONG THE COMMON LINE OF SAID 4.950 ACRE TRACT AND SAID LAST SHIMEK TRACT FOR A DISTANCE OF 274.71 FEET TO A ½ INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 4.950 ACRE TRACT AND THE MOST EASTERLY CORNER OF A CALLED TRACT OF LAND AS DESCRIBED BY A DEED TO VICTOR SHIMEK AND DEBORA SHIMEK RECORDED IN VOLUME 8698, PAGE 76 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 48° 53' 32" W ALONG THE COMMON LINE OF SAID 4.950 ACRE TRACT AND SAID LAST SHIMEK TRACT FOR A DISTANCE OF 497.74 FEET TO THE **POINT OF BEGINNING** CONTAINING 13.577 ACRES OF LAND, MORE OF LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

FINAL PLAT

AGGIELAND RV PARK SUBDIVISION

13.577 ACRES

BEING A RE-PLAT OF 4.95 ACRES OF PLOT 3 OF COULTER'S SUBDIVISION OF McGEE TRACT VOLUME 92, PAGE 421 AND THE ADJACENT UNPLATTED 8.63 ACRES FROM THE 7.40 AND 8.45 ACRE TRACTS OF THE S. F. AUSTIN LEAGUE NO. 10, A-63 TO CREATE THE AGGIELAND RV PARK SUBDIVISION 13.577 ACRES

S.F. AUSTIN LEAGUE NO. 10, A-63
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=80'

APRIL 2012

OWNERS:
HWY 21 JOINT VENTURE
P.O. BOX 11671
COLLEGE STATION, TX 77842
979.314.9070

AGGIELAND RV PARK, LLC
4400 OLD COLLEGE ROAD
BRYAN, TEXAS 77801
979.314.9070

DEVELOPER:
AGGIELAND RV PARK, LLC.
4400 OLD COLLEGE ROAD
BRYAN, TEXAS 77801
979.314.9070

ENGINEER:
Schultz Engineering, LLC
2730 LONGMIRE DR., SUITE A
COLLEGE STATION, TEXAS 77845
979.764.3900

SURVEYOR:
BRAD KERR, RPLS NO. 4502
KERR SURVEYING, LLC
P.O. BOX 4234
COLLEGE STATION, TEXAS 77841
979.268.3195