

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 Aggeland 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:

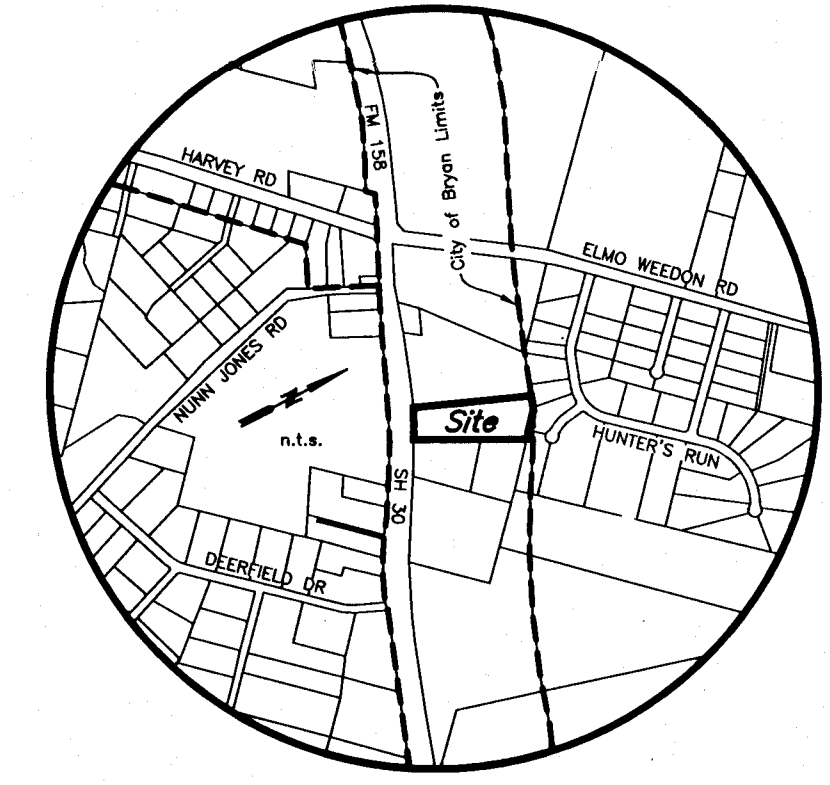
- 1) N 55° 36' 37" W for a distance of 120.11 feet to a 1/2-inch iron rod set for corner and
- 2) N 58° 21' 35" W for a distance of 120.70 feet to a found 3/8-inch iron rod marking the west corner of the said 5.605 acre tract and being in the southwest line of the called 10.84 acre Alta Thone tract recorded 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.B.C.);

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:

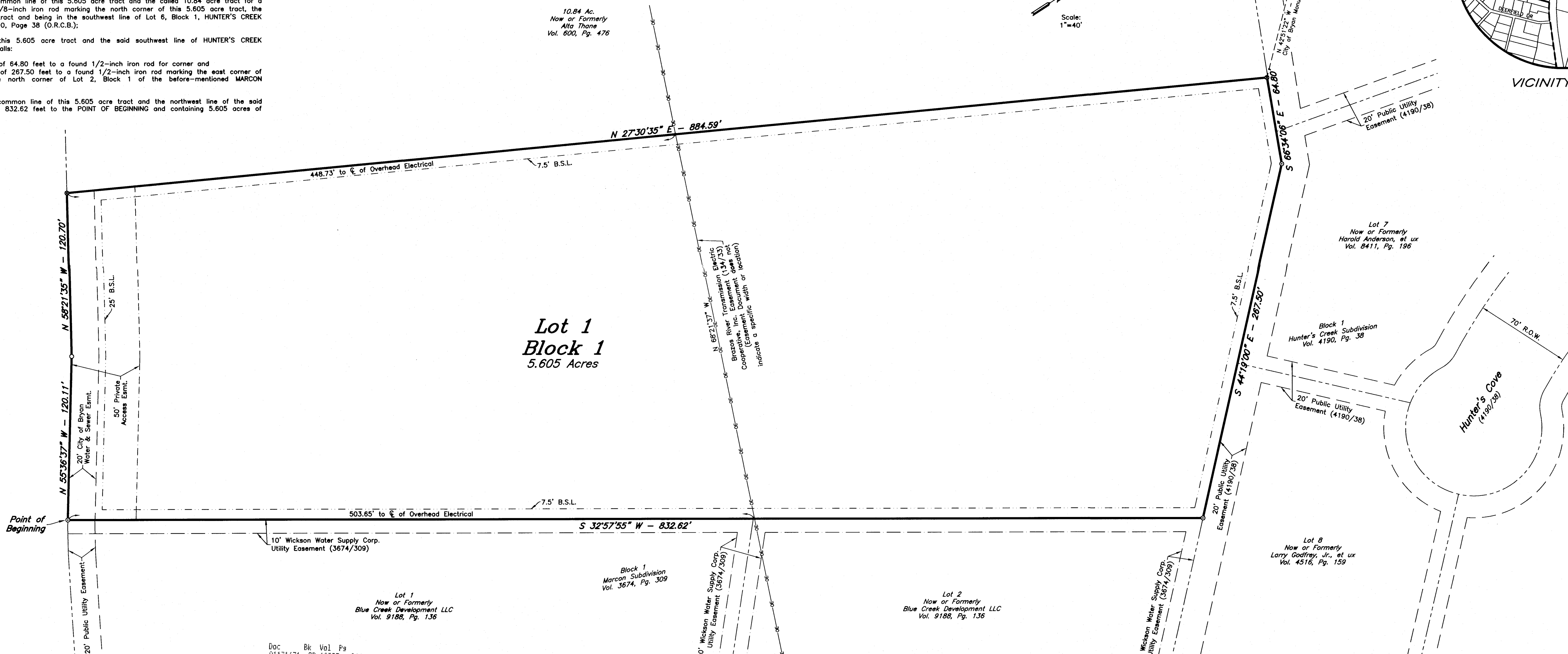
- 1) S 66° 34' 06" E for a distance of 64.80 feet to a found 1/2-inch iron rod for corner and
- 2) S 44° 19' 00" E for a distance of 287.50 feet to a found 1/2-inch iron rod marking the east corner of this 5.605 acre tract and the north corner of Lot 2, Block 1 of the before-mentioned MARCON SUBDIVISION;

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

State Highway No. 30
R.O.W. Width Varies



**Lot 1
Block 1
5.605 Acres**

Doc 01131431 Bk OR 10883 Pg 264

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public Records of:

On: Sep 04, 2012 at 01:29P
BRAZOS COUNTY

As a _____ Place as stamped hereon by me.

Document Number: 01131431 Sep 04, 2012

Amount 63.00

Receipt Number - 447361
Ashlie Peters

Lot 1
Now or Formerly
Blue Creek Development LLC
Vol. 9188, Pg. 136

Block 1
Marcon Subdivision
Vol. 3674, Pg. 309

Lot 2
Now or Formerly
Blue Creek Development LLC
Vol. 9188, Pg. 136

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS
I, Larry L. Godfrey, Jr. 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: Larry L. Godfrey, Jr.

APPROVAL OF THE CITY PLANNER

I, Linda Guindl, 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 21st day of August, 2012.

Linda Guindl
City Planner, Bryan, Texas

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 21st day of August, 2012.

W. Paul Blanton
City Engineer, Bryan, Texas

CERTIFICATION OF THE SURVEYOR

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 the same do describe a closed geometric form.

Kevin R. McClure
PROFESSIONAL LAND SURVEYOR
5650

APPROVAL OF THE COUNTY CLERK

(STATE OF TEXAS) (COUNTY OF BRAZOS)
I, Karen McQueen, 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 4 day of September, 2012, in the Official Records of Brazos County, Texas in Volume 10883 Page 264.

Karen McQueen
County Clerk, Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Michael Bechenpore, 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 11 day of November, 2011 and some was duly approved on the 11th day of November, 2011 by said Commission.

Michael Bechenpore
Chairman, Planning and Zoning Commission

APPROVAL OF PLANNING AND ZONING COMMISSION

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 the same do describe a closed geometric form.

Kevin R. McClure
PROFESSIONAL LAND SURVEYOR
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. Wixson 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.

LEGEND

- - 1/2" Iron Rod Found
- - 1/2" Iron Rod Set
- - 3/8" Iron Rod Found

FINAL PLAT

AGGIELAND GOLF ACADEMY SUBDIVISION

LOT 1, BLOCK 1

5.605 ACRES

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

SEPTEMBER, 2011
SCALE: 1" = 40'

Owner: Aggeland Golf, LLC
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

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

