

CERTIFICATE OF CITY ENGINEER

I, W. Paul Kasper, 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 13 day of MAY, 2013.

W. Paul Kasper
City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, Justin Lovick, 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 13 day of MAY, 2013.

Justin Lovick
City Planner
Bryan, Texas

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 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 Aggieldand 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.

Justin Whitworth
HWY 21 JOINT VENTURE
JUSTIN WHITWORTH

**STATE OF TEXAS
COUNTY OF BRAZOS**

Before me, the undersigned authority, on this day personally appeared JUSTIN WHITWORTH 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 13 day of MAY, 2013.

Ricky Se
Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Justin Whitworth, Managing Member of Aggieldand 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 9926, Page 190, and Volume 10826, Page 233, and designated herein as Aggieldand 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.

Justin Whitworth
AGGIELDAND R.V. PARK, L.L.C.
JUSTIN WHITWORTH

**STATE OF TEXAS
COUNTY OF BRAZOS**

Before me, the undersigned authority, on this day personally appeared JUSTIN WHITWORTH 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 13 day of MAY, 2013.

Ricky Se
Notary Public, Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Michael Kasper, 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 13 day of MAY, 2013, and same was duly approved on the 13 day of MAY, 2013, by said Commission.

Michael Kasper
Chair, Planning & Zoning Commission, 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

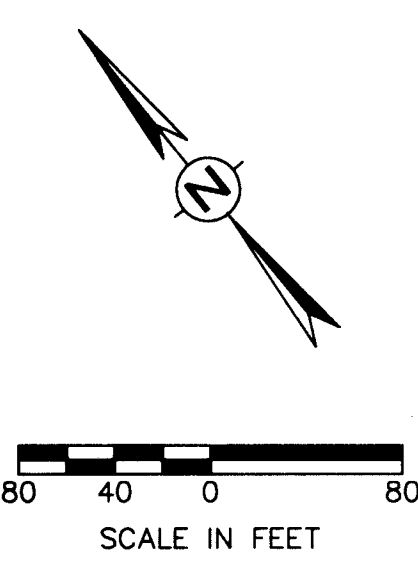
CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Richard C. Flores, County Clerk, in and for said county, do hereby certify that this plat together with its certificate of authentication was filed for record in my office the 13 day of MAY, 2013, in the Official Records of Brazos County in Volume 11012, Page 276.

Richard C. Flores
County Clerk,
Brazos County, Texas

Doc Blk Vol Pa
01205098 OR 12269 276

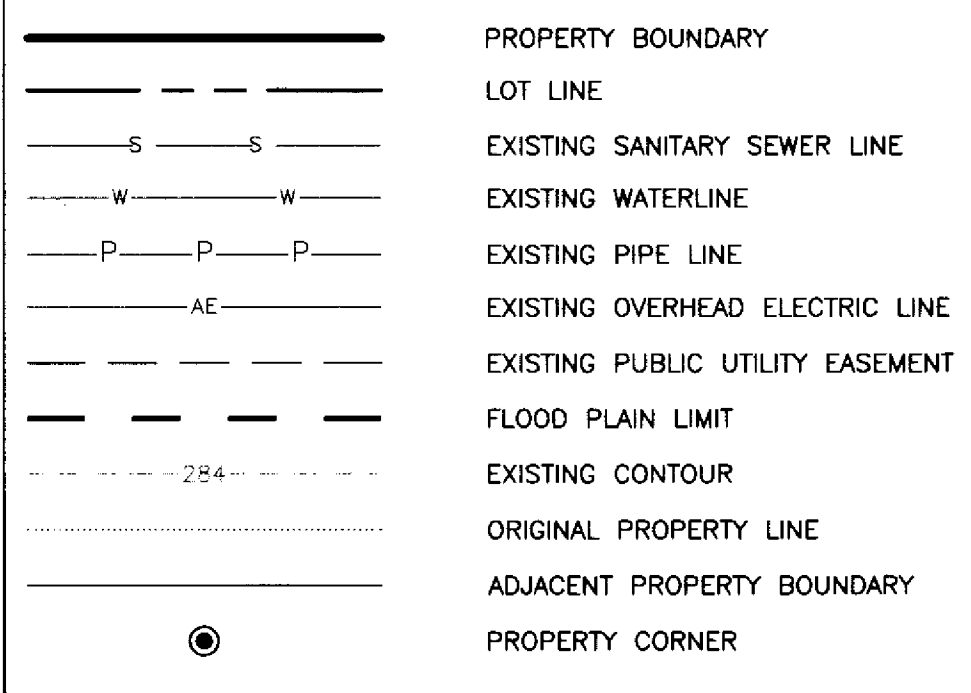


LINE #	LENGTH	DIRECTION
E2	42.87'	N87° 39' 58.15"E
E3	87.94'	S47° 20' 12.02"E
E4	20.00'	N42° 36' 47.98"E
E5	98.22'	N47° 20' 12.02"W
E12	31.66'	S87° 30' 58.15"W

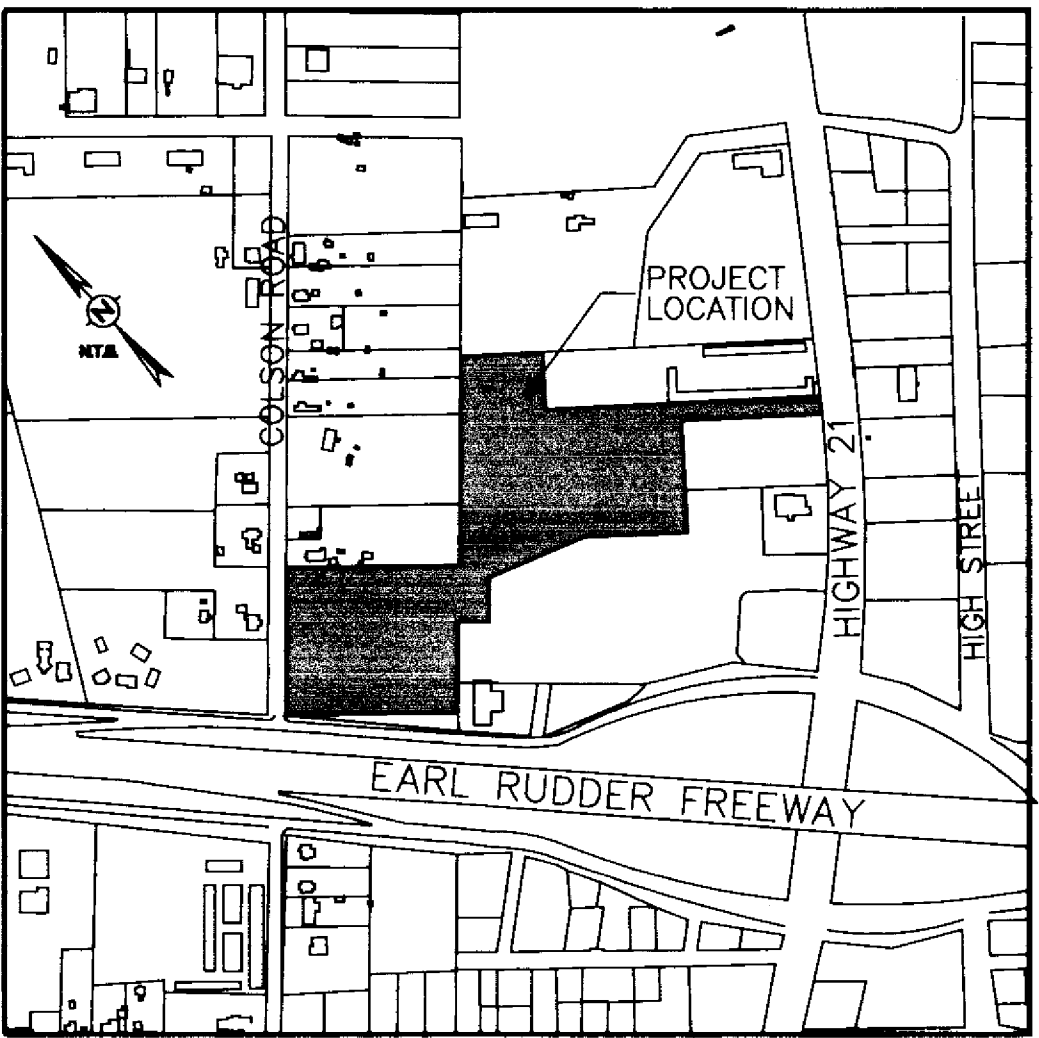
Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	50.01'	5586.09'	000°30'44"	25.00'	50.01'	S38°35'45"W

- NOTES:**
- THE BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 - BLANKET EASEMENT TO HUMBLE PIPE LINE CO., 269/631, DOES APPLY TO PLOT 3.
 - BLANKET EASEMENT TO CITY OF BRYAN, 713/589, DOES APPLY TO PLOT 3.
 - BLANKET EASEMENT TO HUMBLE PIPELINE 48/563 BY CARRABBA 6/14/1919 - NO WIDTH GIVEN
 - EASEMENT TO GULF STATES, 130/385, NO LONGER APPLIES TO THIS TRACT AS CANCELED AND SUPERSEDED BY EASEMENT TO ENTERGY TEXAS, INC. RECORDED IN VOL. 10000, PG. 67 (SHOWN HEREON).
 - 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
 - BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE.
 - A PORTION OF THIS SITE IS LOCATED IN A FLOOD HAZARD AREA ACCORDING TO THE F.I.R.M. COMMUNITY PANEL NO. 4804100131C, EFFECTIVE JULY 2, 1992.
 - 1/2" OR 5/8" IRON RODS ARE FOUND OR SET AT PROPERTY CORNERS.
 - THE COMMON AREA IS A PRIVATE DRAINAGE EASEMENT FOR DETENTION POND MAINTENANCE. NO FILL SHALL TAKE PLACE IN THE POND AREA.
 - REFER TO SHEET 2 OF 2 FOR METES AND BOUNDS DESCRIPTION.

LEGEND



VICINITY MAP



**FINAL PLAT
AGGIELDAND 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 AGGIELDAND 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 11871
COLLEGE STATION, TX 77842
979.314.9070

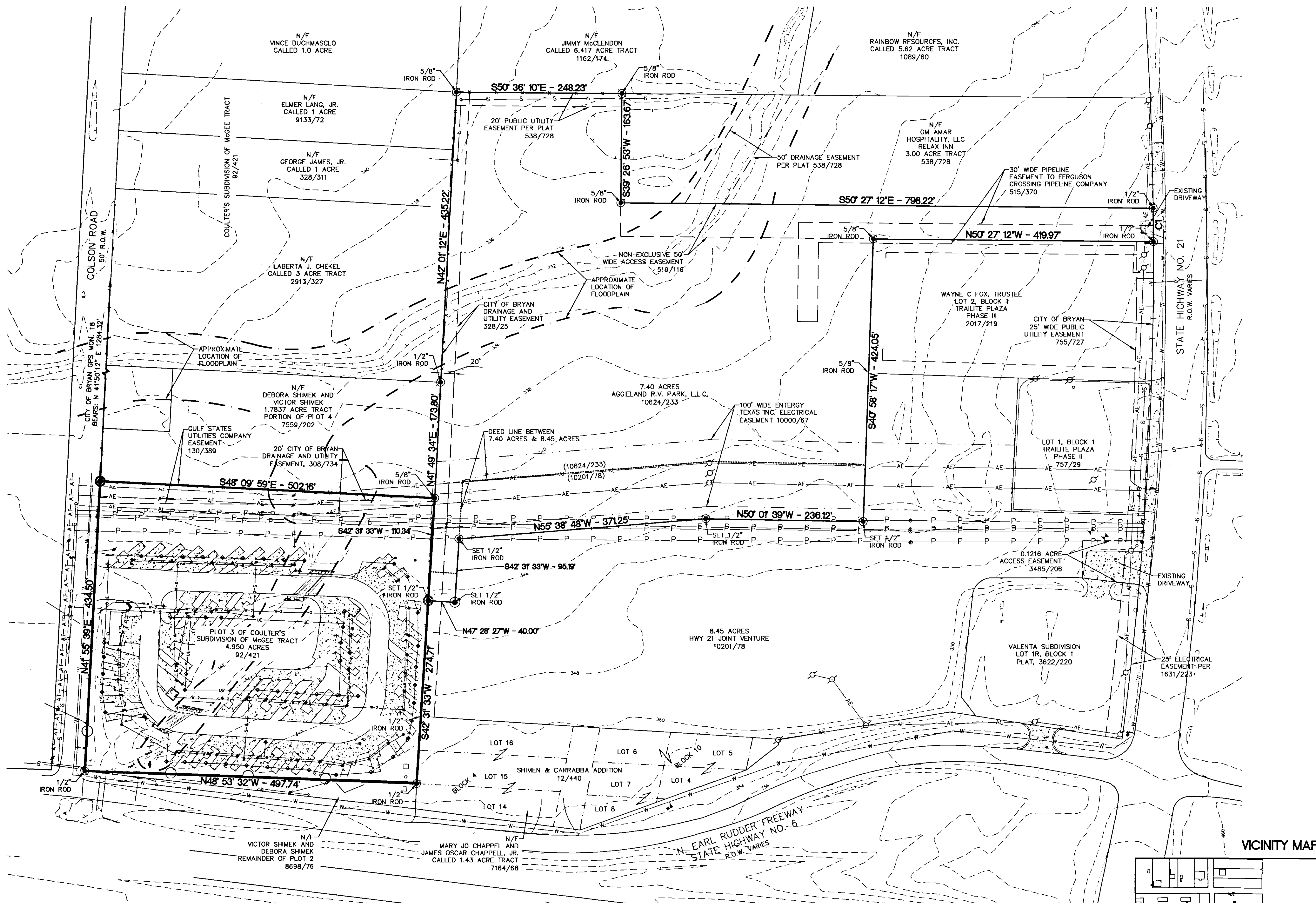
AGGIELDAND R.V. PARK, L.L.C.
4400 OLD COLLEGE ROAD
BRYAN, TEXAS 77801
979.314.9070

DEVELOPER:
BRAD KERR, R.P.L.S. NO. 4502
KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TX 77803
979.288.3162

ENGINEER:

2730 LONGHORN DR., SUITE A
COLLEGE STATION, TEXAS 77845
979.784.3900

SURVEYOR:
BRAD KERR, R.P.L.S. NO. 4502
KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TX 77803
979.288.3162



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 4950 ACRE TRACT AS DESCRIBED BY A DEED TO AGGIELAND R.V. PARK, L.L.C. RECORDED IN VOLUME 8926, PAGE 190 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID 4950 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 740 ACRE TRACT AS DESCRIBED BY A DEED TO AGGIELAND R.V. PARK, L.L.C. RECORDED IN VOLUME 10654, PAGE 233 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND A PORTION OF A CALLED 845 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 1/2 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 4950 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 4950 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 4950 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 740 ACRE TRACT MARKING THE EAST CORNER OF SAID 4950 ACRE TRACT;

THENCE: N 41° 49' 34" E ALONG THE COMMON LINE OF SAID 740 ACRE TRACT AND SAID 1.7837 ACRE TRACT FOR A DISTANCE OF 173.80 FEET TO A 1/2 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 740 ACRE TRACT AND SAID 3 ACRE TRACT FOR A DISTANCE OF 432.22 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 DUCHIMASLO AND A CALLED 6.417 ACRE TRACT AS DESCRIBED BY A DEED TO JIMMY McLENDON 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 740 ACRE TRACT AND SAID 6.417 ACRE TRACT FOR A DISTANCE OF 432.22 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 740 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 740 ACRE TRACT AND RELAX INN FOR A DISTANCE OF 798.22 FEET TO A 1/2 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 30° 30' 46" FOR AN ARC DISTANCE OF 50.01 FEET (CHORD BEARS: S 38° 35' 45" W - 50.01 FEET) TO A 1/2 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 740 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 740 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 845 ACRE TRACT, CONTINUE ON ALONG THE COMMON LINE OF SAID 740 ACRE TRACT AND SAID 845 ACRE TRACT, AND THE EXTENSION THEREOF, FOR A TOTAL DISTANCE OF 424.05 FEET TO A 1/2 INCH IRON ROD SET MARKING A SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: THROUGH SAID 845 ACRE TRACT FOR THE FOLLOWING CALLS:

N 50° 01' 39" W FOR A DISTANCE OF 236.12 FEET TO A 1/2 INCH IRON ROD SET;

N 55° 38' 48" W FOR A DISTANCE OF 371.25 FEET TO A 1/2 INCH IRON ROD SET ON THE COMMON LINE OF SAID 845 ACRE TRACT AND SAID 740 ACRE TRACT;

THENCE: S 42° 31' 33" W ALONG THE COMMON LINE OF SAID 740 ACRE TRACT AND SAID 845 ACRE TRACT AND THE EXTENSION THEREOF FOR A DISTANCE OF 95.19 FEET TO A 1/2 INCH IRON ROD SET;

THENCE: N 47° 28' 27" W THROUGH SAID 845 ACRE TRACT FOR A DISTANCE OF 40.00 FEET TO A 1/2 INCH IRON ROD SET ON THE COMMON LINE OF SAID 845 ACRE TRACT AND SAID 4950 ACRE TRACT;

THENCE: S 42° 31' 33" W ALONG THE COMMON LINE OF SAID 845 ACRE TRACT AND SAID 4950 ACRE TRACT, AT 173.61 FEET PASS A 1/2 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID 845 ACRE TRACT, CONTINUE ON ALONG THE COMMON LINE OF SAID 4950 ACRE TRACT AND SHIMEN & CARRABBA ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 12, PAGE 440 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, FOR A TOTAL DISTANCE OF 274.71 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 4950 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" E ALONG THE COMMON LINE OF SAID 4950 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 OR 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 11871
 COLLEGE STATION, TX 77842
 979.314.9070

AGGIELAND R.V. PARK, L.L.C.
 4400 OLD COLLEGE ROAD
 BRYAN, TEXAS 77801
 979.314.9070

ENGINEER:
 Schultz Engineering, LLC

2730 LONGHORN DR., SUITE A
 COLLEGE STATION, TEXAS 77845
 979.784.3900

DEVELOPER:
 AGGIELAND RV PARK, L.L.C.
 4400 OLD COLLEGE ROAD
 BRYAN, TEXAS 77801
 979.705.8925

SURVEYOR:
 BRAD KEHR, RPLS NO. 4502
 KEHR SURVEYING, L.L.C.
 408 N. TEXAS AVENUE
 BRYAN, TX 77803
 979.265.5155

ORIGINAL PLAT

Filed for Record in:
 BRAZOS COUNTY

On: Sep 15, 2014 at 03:37P

As a
 Plats

Document Number: 01208098

Amount: 67.00

Receipt Number - 522839

By:
 Kim Green

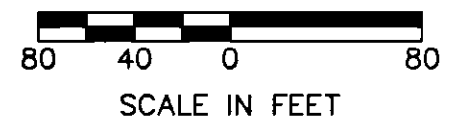
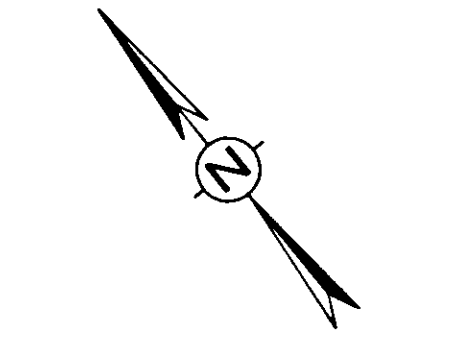
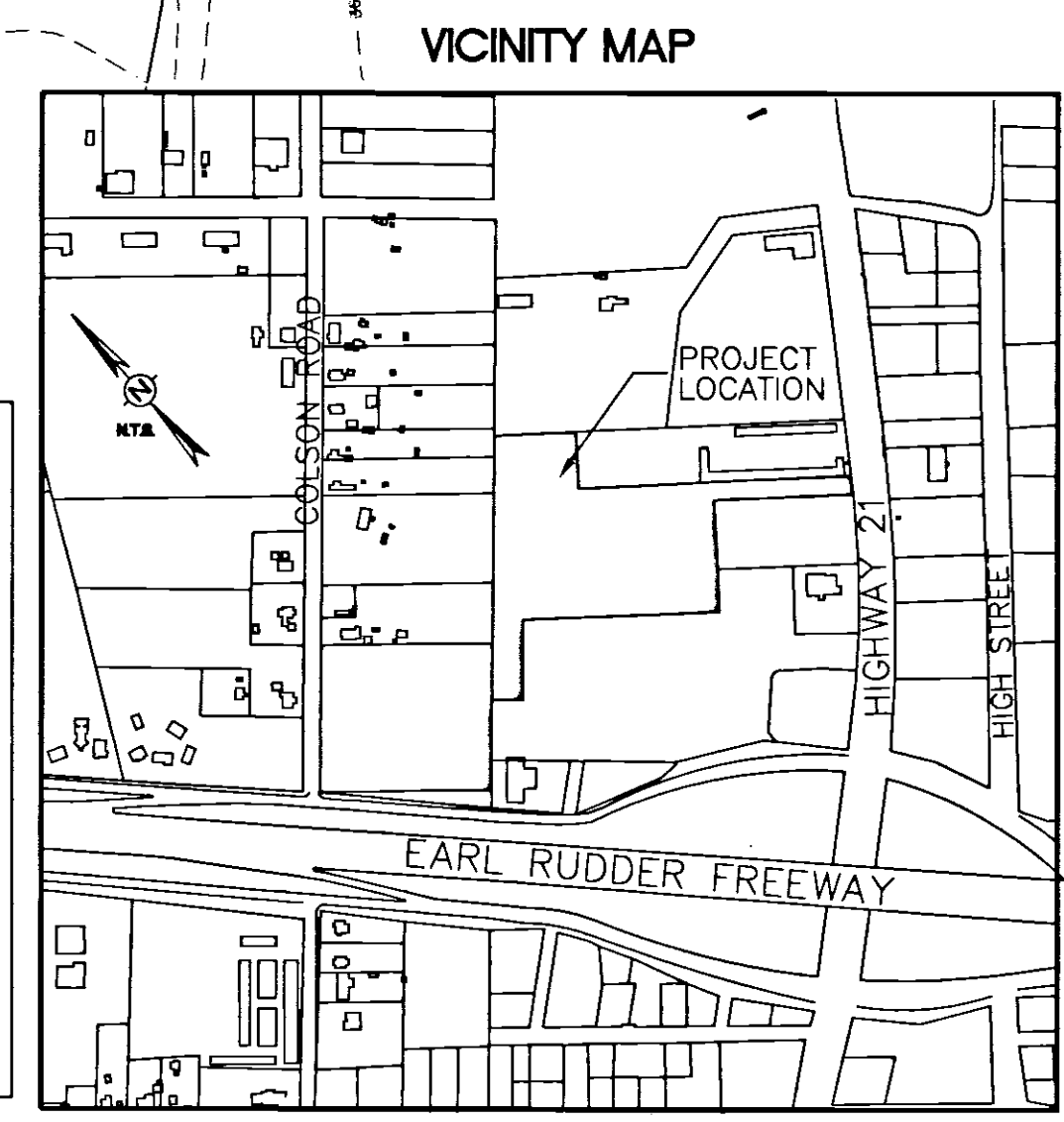
STATE OF TEXAS
 I, hereby certify that this instrument was
 filed on the date and time stamped hereon by me
 and was duly recorded in the volume and page
 of the Official Public Records of:

BRAZOS COUNTY
 as stamped hereon by me.
 Sep 15, 2014

Karen McQueen, Brazos County Clerk
 BRAZOS COUNTY

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



Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	30.01'	5586.09'	007°30'44"	25.00'	30.01'	S38°35'45"W

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