CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, STEVE QUISENBERRY, MANAGER, GAMEDAY PROJECT 1 LLC, THE OWNERS AND DEVELOPERS OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO US IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 20671, PAGE 1, 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 FOR THE PURPOSES IDENTIFIED.

STEVE QUISENBERRY, MANAGER

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEVE QUISENBERRY KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20th DAY OF OCTOBER, 2026.

TATUM JACK FRANK
Notary Public, State of Texas
Comm. Expires 02-18-2030
Notary ID 133599042

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

APPROVAL OF THE CITY PLANNER

I, Allison Kay 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 27th DAY OF October, 2026

CITY PLANNER, BRYAN, TEXAS

GENERAL NOTES

BEARING SYSTEM SHOWN HEREON IS BASED ON TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).

DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00010391594953 (CALCULATED USING GEOID12B).

CONTOUR LINES AND ELEVATIONS SHOWN HEREON WERE CREATED BASED ON DATA COLLECTED IN THE FIELD BY KERR SURVEYING USING CONVENTIONAL SURVEY EQUIPMENT IN APRIL 2026. ELEVATION DATUM: NAVD 1988 (GEOID12B).

(CM) INDICATES A CONTROLLING MONUMENT FOUND AND USED AS THE BASIS FOR ESTABLISHING PROPERTY BOUNDARIES. OTHER MONUMENTS DESCRIBED AS "FOUND" ARE SHOWN AT THEIR LOCATED POSITIONS AND WERE CONSIDERED AS SUPPORTIVE EVIDENCE OF THE BOUNDARY SHOWN HEREON.

UNDERGROUND UTILITIES ARE APPROXIMATED BASED ON ABOVE-GROUND FEATURES, AVAILABLE MAPS, AND MARKINGS BY UTILITY PROVIDERS. THE SURVEYOR HAS NOT BEEN PROVIDED WITH CONSTRUCTION PLANS SHOWING THE LOCATION OF UNDERGROUND UTILITIES. UTILITY MARKINGS WERE REQUESTED THROUGH TEXAS 811 (TICKET NO. 2675764354). VISIBLE IMPROVEMENTS WERE LOCATED; NO SUBSURFACE PROBING, EXCAVATION, OR EXPLORATION WAS PERFORMED. ADDITIONAL UNDERGROUND UTILITIES AND IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY.

WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.

DETERMINATION OF THE OWNERSHIP, LOCATION, OR DEVELOPMENT OF MINERALS RELATED TO THE SUBJECT TRACT FALL OUTSIDE THE SCOPE OF THIS SURVEY. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT TO AN EXPERT CONSULTANT.

THIS SURVEY DOES NOT PROVIDE A DETERMINATION CONCERNING WETLANDS, FAULT LINES, TOXIC WASTE OR ANY OTHER ENVIRONMENTAL ISSUES. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.

FENCES SHOWN HEREON ARE GRAPHIC ONLY, WITH DIMENSIONAL TIES SHOWN AT SPECIFIC LOCATIONS WHERE THEY WERE PHYSICALLY MEASURED. THE FENCE LINE MAY MEANDER BETWEEN SAID MEASURED LOCATIONS. THE DIMENSIONS SHOWING THE DISTANCE BETWEEN THE FENCE AND THE PROPERTY LINE ALSO INDICATES WHICH SIDE OF THE PROPERTY LINE THE FENCE IS ON.

THIS TRACT LIES WITHIN THE CITY LIMITS OF BRYAN.

A PROPERTY OWNER'S ASSOCIATION (POA) SHALL BE ESTABLISHED WITH DIRECT RESPONSIBILITY TO, AND CONTROLLED BY, THE PROPERTY OWNERS INVOLVED TO PROVIDE FOR OPERATION, REPAIR AND MAINTENANCE OF ALL OPEN SPACE, STORM WATER DETENTION AREAS, LANDSCAPING, FENCING, AND OTHER FEATURES NOT LOCATED WITHIN WALLS OR A PRIVATELY-OWNED UNIT.

APPROVAL OF THE CITY ENGINEER

I, Jayson Bradford 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 26th DAY OF October, 2026

CITY ENGINEER, BRYAN, TEXAS EB

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, MICHAEL KONETSKI, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6531, 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.

MICHAEL KONETSKI, RPLS NO. 6531

STATE OF TEXAS
REGISTERED
MICHAEL KONETSKI
6531
PROFESSIONAL
LAND SURVEYOR
10-20-26

LEGEND:

ORBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS

ORBCT = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS

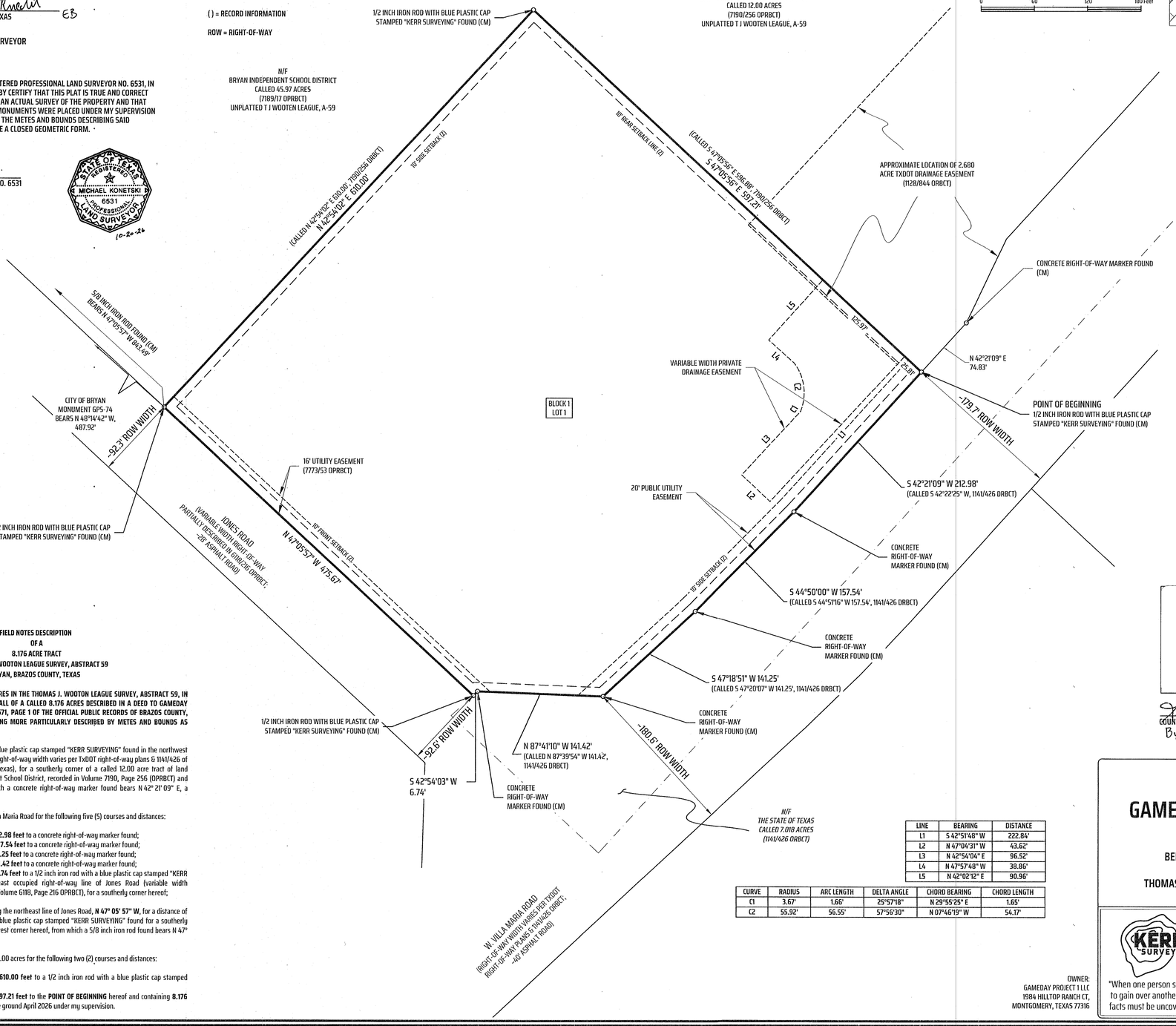
OPRBCT = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS

123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS

N/F = NOW OR FORMERLY

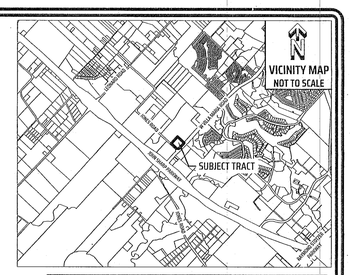
( ) = RECORD INFORMATION

ROW = RIGHT-OF-WAY



SCALE: 1" = 60'

0 60 120 180 Feet



ZONING SETBACK NOTES

ACCORDING TO THE CITY OF BRYAN ORDINANCE 2791 APPROVED ON JUNE 6TH, 2026 AND REFERENCED ON 09-14-2026, THIS TRACT IS ZONED PLANNED DEVELOPMENT (PD) AND IS SUBJECT TO THE FOLLOWING BUILDING SETBACKS (Z) AS SHOWN HEREON:

FRONT SETBACK - 10 FEET (MINIMUM)
SIDE SETBACK - 10 FEET (MINIMUM)
REAR SETBACK - 10 FEET (MINIMUM)

FLOOD PLAIN NOTES:

THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0285E, REVISED DATE: 05-16-2012, REFERENCED ON 09-14-2026.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS *MAY* BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

FIELD NOTES DESCRIPTION
OF A
8.176 ACRE TRACT
THOMAS J. WOOTON LEAGUE SURVEY, ABSTRACT 59
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 8.176 ACRES IN THE THOMAS J. WOOTON LEAGUE SURVEY, ABSTRACT 59, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF A CALLED 8.176 ACRES DESCRIBED IN A DEED TO GAMEDAY PROJECT 1 LLC RECORDED IN VOLUME 20671, PAGE 1 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 8.176 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" found in the northwest right-of-way line of W. Villa Maria Road (right-of-way width varies per TxDOT right-of-way plans & 1141/426 of the Official Records of Brazos County, Texas), for a southerly corner of a called 12.00 acre tract of land described in a deed to Bryan Independent School District, recorded in Volume 7190, Page 256 (OPRBCT) and being the east corner hereof, from which a concrete right-of-way marker found bears N 42° 21' 09" E, a distance of 74.83 feet;

THENCE, with the northwest line of W. Villa Maria Road for the following five (5) courses and distances:

1) **S 42° 21' 09" W**, for a distance of **212.98 feet** to a concrete right-of-way marker found;
2) **S 44° 50' 00" W**, for a distance of **157.54 feet** to a concrete right-of-way marker found;
3) **S 47° 18' 51" W**, for a distance of **141.25 feet** to a concrete right-of-way marker found;
4) **N 87° 41' 10" W**, for a distance of **141.42 feet** to a concrete right-of-way marker found;
5) **S 42° 54' 03" W**, for a distance of **6.74 feet** to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" found in the northeast occupied right-of-way line of Jones Road (variable width right-of-way partially described in Volume 6118, Page 216 OPRBCT), for a southerly corner hereof;

THENCE, generally along a fence and along the northeast line of Jones Road, **N 47° 05' 57" W**, for a distance of **475.67 feet** to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" found for a southerly corner of said 12.00 acres and being the west corner hereof, from which a 5/8 inch iron rod found bears N 47° 05' 57" W, a distance of 843.49 feet;

THENCE, with the southerly lines of said 12.00 acres for the following two (2) courses and distances:

1) **N 42° 54' 02" E**, for a distance of **610.00 feet** to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" found;
2) **S 47° 05' 56" E**, for a distance of **597.21 feet** to the **POINT OF BEGINNING** hereof and containing **8.176 acres**, more or less. Surveyed on the ground April 2026 under my supervision.

LINE	BEARING	DISTANCE
L1	S 42°51'48" W	222.84'
L2	N 47°04'31" W	43.62'
L3	N 42°54'04" E	96.52'
L4	N 47°57'48" W	38.86'
L5	N 42°02'12" E	90.96'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	3.67'	1.66'	25°57'18"	N 29°55'25" E	1.65'
C2	55.92'	56.55'	57°56'30"	N 07°46'19" W	54.17'

CERTIFICATION OF THE COUNTY CLERK

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 10/28/2026 2:41:15 PM
In the PLAT Records

Doc Number: 2026 – 1600314
Volume – Page: 20885 – 299
Number of Pages: 1
Amount: 72.00
Order#: 20261028000091
By: JS

COUNTY CLERK, BRAZOS COUNTY, TEXAS
By: Josephina Shaw

FINAL PLAT
OF
GAMEDAY SUITES AGGIELAND

8.176 ACRES
BLOCK 1, LOT 1
BEING ALL OF A CALLED 8.176 ACRE TRACT
VOLUME 20671, PAGE 1 OPRBCT
THOMAS J. WOOTON LEAGUE SURVEY, ABSTRACT 59
BRYAN, BRAZOS COUNTY, TEXAS

OWNER:
GAMEDAY PROJECT 1 LLC
1984 HILLTOP RANCH CT,
MONTGOMERY, TEXAS 77316

KERR SURVEYING
"When one person stands to gain over another, the facts must be uncovered"

SCALE: 1 INCH = 60 FEET
SURVEY DATE: 04-23-2026 | PLAT DATE: 10-20-2026
JOB NUMBER:26-1291|CAD NAME: 26-1291-S GSA MP
POINT FILE: 26-1291
DRAWN BY: MH CHECKED BY: MK
PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10018500
1718 BRIARCREST DRIVE, BRYAN, TEXAS 77802
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM