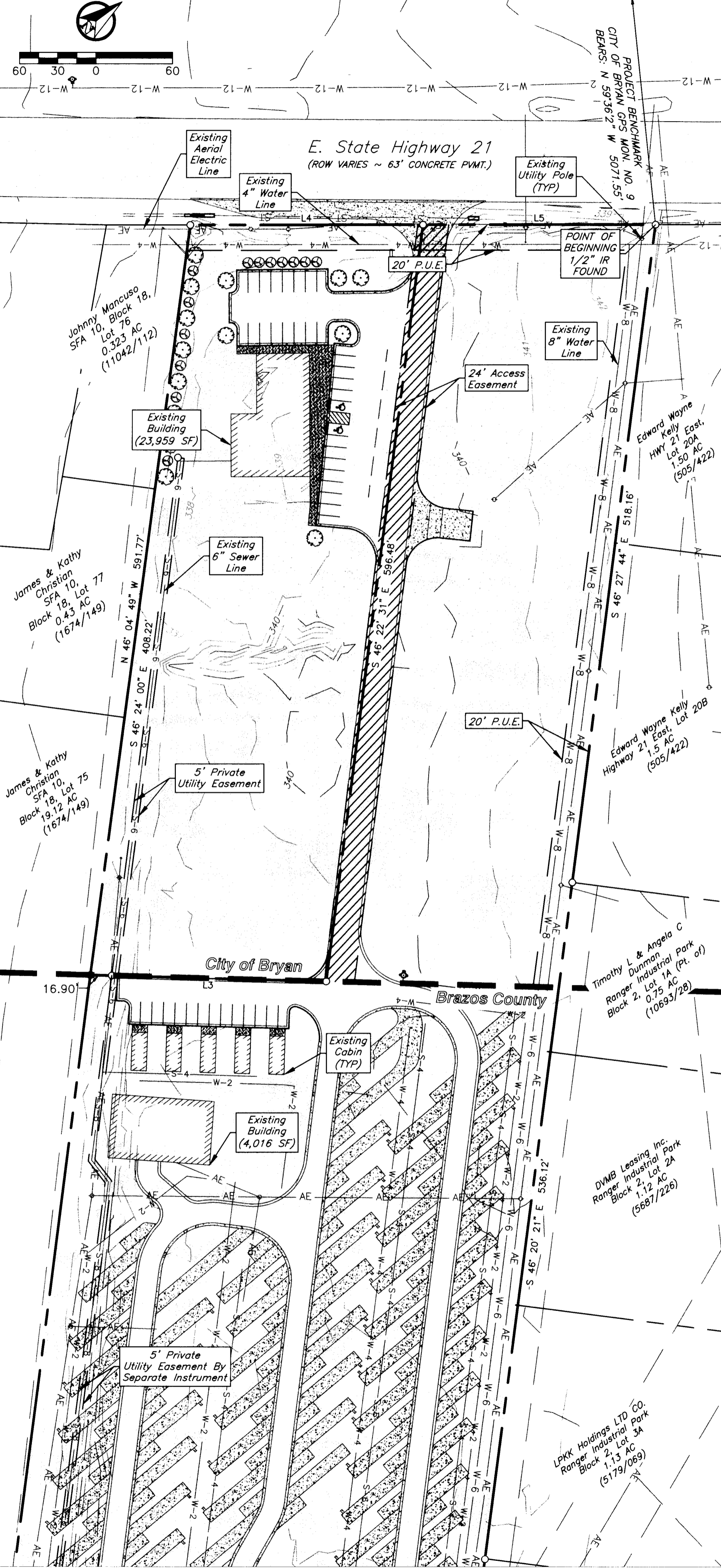
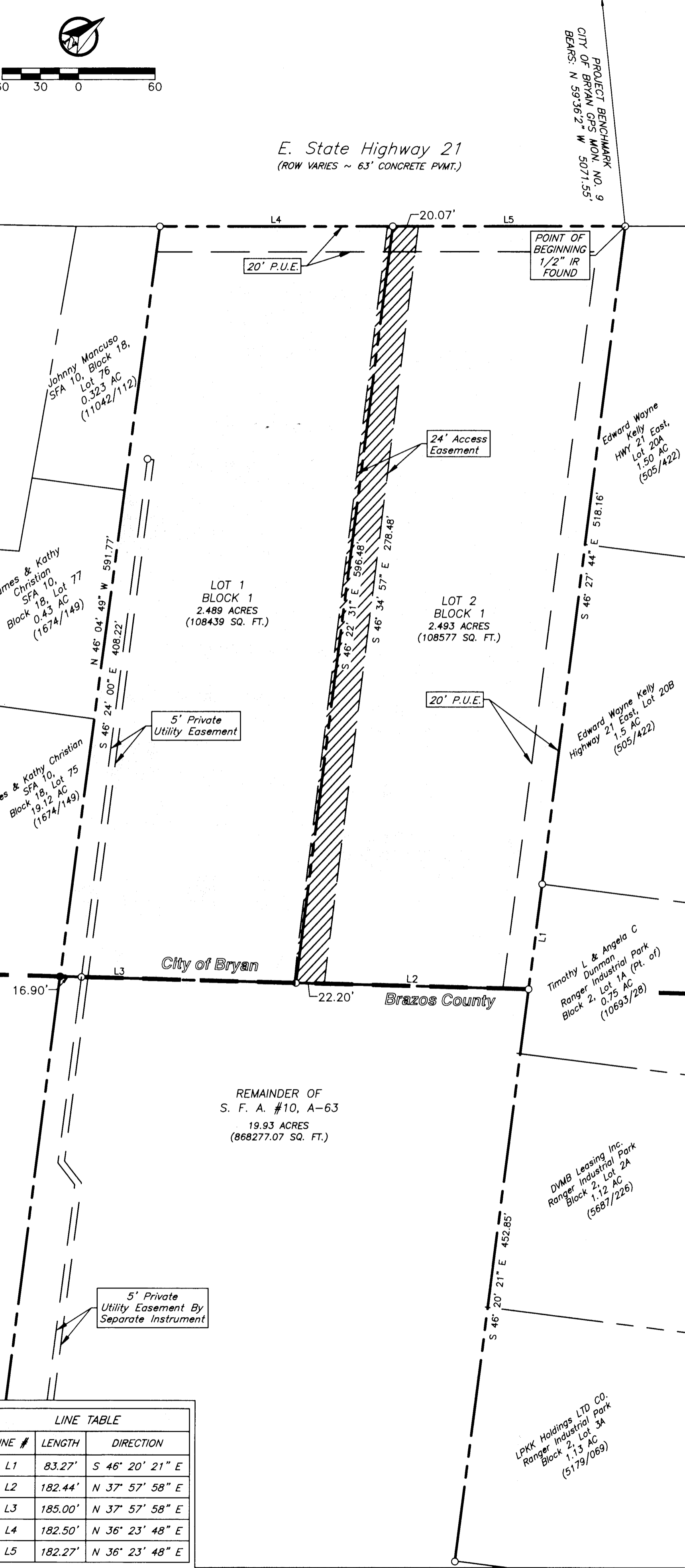


**PRELIMINARY PLAN**



**FINAL PLAT**



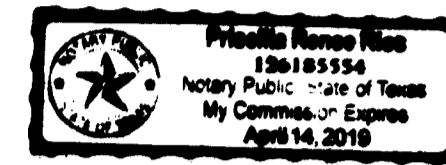
**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, ALAN BOEGNER, Manager of Hidden Creek RV LLC, owner of the 22.424 and 2.48 acre tracts shown on this plat, being the same tract of land situated in the Stephen F. Austin League No. 10, Abstract No. 63 and Stephen F. Austin League No. 10 Block 18, Lot 78, in Bryan, Brazos County, 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.

*[Signature]*  
 Manager Hidden Creek RV LLC

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 Before me, the undersigned authority, on this day personally appeared ALAN BOEGNER, 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 20th day of July, 2018.

*[Signature]*  
 Notary Public, Brazos County, Texas



**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, Kevin McClure, Registered Public 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 the property markers and monuments were placed under my supervision on the ground.

*[Signature]*  
 Kevin McClure, R.P.L.S. No. 5650

**APPROVAL OF THE CITY PLANNER**

I, Mark Zimmerman, 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 16th day of August, 2018.

*[Signature]*  
 City Planner  
 Bryan, Texas

**APPROVAL OF THE CITY ENGINEER**

I, Paul Kaspar, 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 16th day of August, 2018.

*[Signature]*  
 City Engineer, Bryan, Texas

**CERTIFICATION BY THE COUNTY CLERK**

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, Paul Kaspar, County Clerk authentication was filed for record in m County in Volume 2018-1338796 Page 276.

Filed for Record  
 Official Public Records Of:  
 Brazos County Clerk  
 On 8/21/2018 10:51:01 AM  
 in the PLAT Records



together with its certificates of in the Official Records of Brazos

Doc Number: 2018-1338796  
 Volume - Page: 14274-276  
 Number of Pages: 1  
 Amount: 73.00  
 Order#: 2018082100031  
 By: MG

**METES AND BOUNDS DESCRIPTION**

OF A  
 4.982 ACRE TRACT  
 S. F. AUSTIN LEAGUE NO. 10, A-63  
 & S. F. AUSTIN LEAGUE NO. 10 BLOCK 18, LOT 78  
 BRYAN, BRAZOS COUNTY, TEXAS

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE NO. 10, ABSTRACT NO. 63 IN BRYAN, BRAZOS COUNTY, TEXAS AND BEING PART OF THE CALLED 12.68 ACRE TRACT TWO DESCRIBED IN THE DEED FROM TAC REALTY, INC. TO MIDA, INC. RECORDED IN VOLUME 2219, PAGE 217 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (O.R.B.C.) AND ALL OF THE CALLED 2.480 ACRE TRACT ONE DESCRIBED IN THE DEED FROM MUD PUPPY, INC. TO ALLAN AND FELESA BOEGNER RECORDED IN VOLUME 8477, PAGE 148 (O.R.B.C.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: AT A FOUND 5/8-INCH IRON ROD MARKING THE NORTH CORNER OF THE CALLED MIDA, INC. TRACT, THE WEST CORNER OF THE CALLED 1.50 ACRE EDWARD WAYNE KELLY TRACT 20 A RECORDED IN VOLUME 505, PAGE 422 OF THE BRAZOS COUNTY DEED RECORDS (B.C.D.R.) AND BEING IN THE SOUTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 21;

THENCE: S 45° 27' 44" E ALONG THE FENCED COMMON LINE OF THIS TRACT, THE CALLED 1.50 ACRE KELLY TRACT 20A AND THE CALLED 1.50 ACRE EDWARD WAYNE KELLY TRACT 20B RECORDED IN VOLUME 505, PAGE 419 (B.C.D.R.) FOR A DISTANCE OF 518.16 FEET TO A FOUND 1/2-INCH IRON ROD MARKING THE WEST CORNER OF LOT 1A, BLOCK 2, RANGER INDUSTRIAL PARK SUBDIVISION, ACCORDING TO THE REPLAT RECORDED IN VOLUME 4470, PAGE 46 (O.R.B.C.) AND THE SOUTH CORNER OF THE CALLED 1.50 ACRE KELLY TRACT 20B;

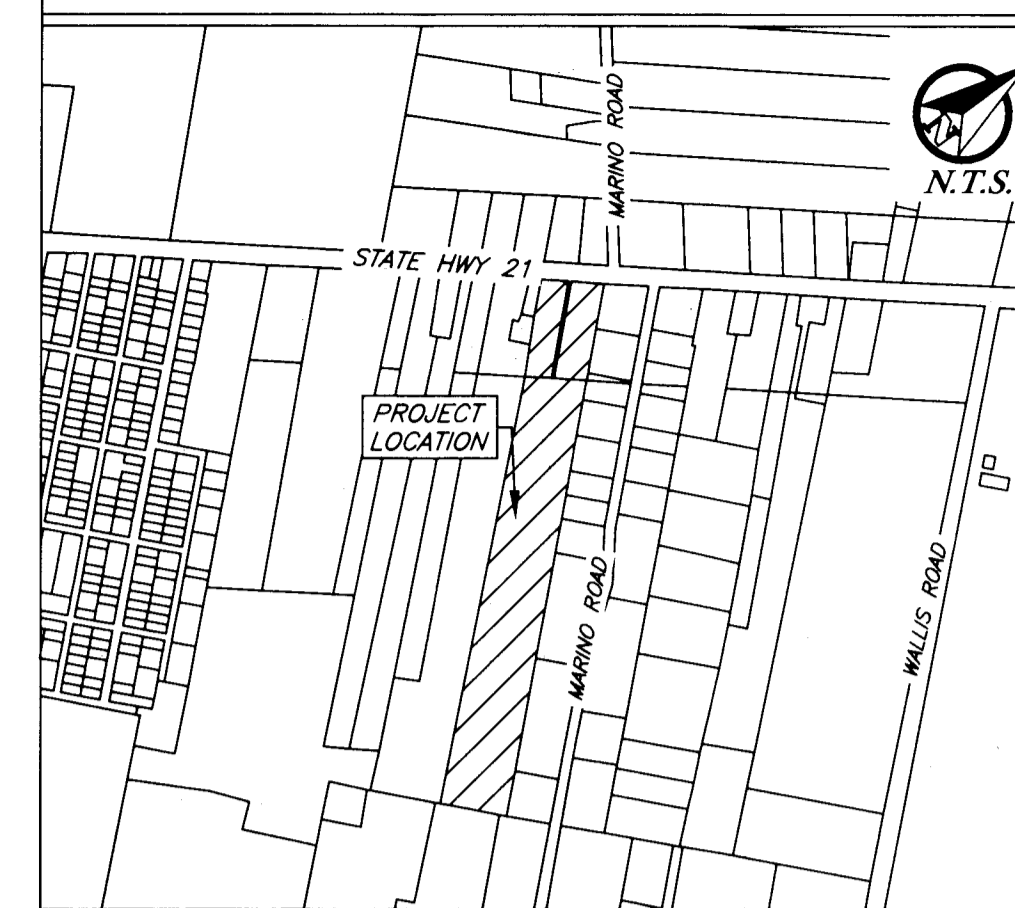
THENCE: S 45° 20' 24" E CONTINUING ALONG THE COMMON LINE OF THIS TRACT AND THE SAID RANGER INDUSTRIAL PARK SUBDIVISION AS REPLATED FOR A DISTANCE OF 83.27 FEET TO A 1/2-INCH IRON ROD SET MARKING THE EAST CORNER OF THIS TRACT, FROM WHENCE A FOUND 1/2-INCH IRON ROD MARKING THE COMMON MOST WESTERLY CORNER OF LOTS 1A AND 2A, BLOCK 2, RANGER INDUSTRIAL PARK SUBDIVISION BEARS S 46° 20' 24" E AT A DISTANCE OF 50.73 FEET FOR REFERENCE;

THENCE: S 37° 57' 58" W, INTO AND THROUGH THE CALLED 12.68 ACRE MIDA, INC. TRACT, PASS AT 182.45 FEET A FOUND 5/8-INCH IRON ROD MARKING THE EASTERLY CORNER OF THE CALLED 2.480 ACRE BOEGNER TRACT AND THE NORTH CORNER OF THE CALLED 9.92 ACRE TAC REALTY, INC. TRACT ONE RECORDED IN VOLUME 2219, PAGE 217 (O.R.B.C.), CONTINUE ALONG THE SOUTHWEST LINE OF THE CALLED 2.480 ACRE BOEGNER TRACT AND THE NORTHWEST LINE OF THE CALLED 9.92 ACRE TAC REALTY, INC. TRACT FOR A TOTAL DISTANCE OF 367.44 FEET TO A FOUND 1/2-INCH IRON ROD MARKING THE SOUTH CORNER OF THIS TRACT, THE SOUTH CORNER OF THE CALLED 2.480 ACRE BOEGNER TRACT, SAID IRON ROD ALSO BEING IN THE NORTHEAST LINE OF THE CALLED 19.12 ACRE JAMES AND KATHY CHRISTIAN TRACT RECORDED IN VOLUME 1674, PAGE 149 (O.R.B.C.), FROM WHENCE A FOUND 1/2-INCH IRON ROD MARKING THE SOUTH CORNER OF THE CALLED 9.92 ACRE TAC REALTY, INC. TRACT BEARS S 42° 04' 59" W AT A DISTANCE OF 31.84 FEET FOR REFERENCE;

THENCE: N 45° 04' 49" W (DEED CALL N 45° 00' 00" W) ALONG THE COMMON LINE OF THIS TRACT, THE CALLED 19.12 ACRE JAMES AND KATHY CHRISTIAN TRACT, THE CALLED 0.43 ACRE JAMES AND KATHY CHRISTIAN TRACT RECORDED IN VOLUME 1674, PAGE 149 (O.R.B.C.) AND THE CALLED 0.323 ACRE JOHNNY MANCUSO TRACT RECORDED IN VOLUME 11042, PAGE 112 (O.R.B.C.) FOR A DISTANCE OF 591.77 FEET TO A FOUND 5/8-INCH IRON ROD MARKING THE WEST CORNER OF THIS TRACT AND THE NORTH CORNER OF THE CALLED 0.323 ACRE MANCUSO TRACT, SAID IRON ROD ALSO BEING IN THE SOUTHWEST RIGHT-OF-WAY LINE OF THE BEFORE-SAID STATE HIGHWAY NO. 21;

THENCE: N 36° 23' 48" E (DEED CALL N 36° 30' 00" E) ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 21, PASSING AT 182.50 FEET A FOUND CHISELED "X" IN CONCRETE MARKING THE NORTH CORNER OF THE CALLED 2.480 ACRE BOEGNER TRACT AND THE MOST NORTHWESTERLY CORNER OF THE CALLED 12.68 ACRE TAC REALTY, INC. TRACT, CONTINUE FOR A TOTAL DISTANCE OF 364.77 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.982 ACRES OF LAND.

**Vicinity Map:**



**Legend**

Line Types	Proposed Conditions
—	Existing Conditions
W-B	Water Line (Size Noted)
S-B	Sanitary Sewer (Size Noted)
AE	Aerial Electrical
—	Contour
—	Easement
---	Property Line
GAS	Gas Line
ST	Storm Sewer Line
○	Chainlink Fence
⊙	Power Pole
⊙	Sewer Manhole
⊙	Light Pole
⊙	Gas Meter
⊙	Water Meter

**General Notes:**

- The property is currently zoned as Agricultural Open District (A-O).
- Bearing system shown hereon is based on grid north as established from GPS observation.
- Approximate location of water and sewer lines shown hereon per map provided by the City of Bryan.
- Existing contours shown here are from field data.
- Iron rods will be set at all property corners and angle points, unless otherwise noted.
- Building setback lines shall be in accordance with the City of Bryan.
- No portion of this tract of land is within a designated 100 year floodplain according to the firm map #48041C0205F, revised April 2, 2014.
- Easement executed by Ben Ponzio, et al to Lone Star Gas Company, dated October 10, 1999, recorded in volume 102, page 41, deed records of Brazos County, Texas. (no width or specific description - not shown)
- Easement executed by Ben Ponzio, et al Brazos River Transmission Electric of Brazos County, Texas. (no width or specific description - not shown)
- Easement executed by Ray Hazlewood to City of Bryan, dated March 4, 1983, recorded in volume 570, page 679, deed records of Brazos County, Texas. (20' wide with no specific description - not shown)

**FINAL PLAT**

**Hidden Creek Subdivision  
 Block 1, Lots 1-2**

Being 4.982 acres out of SFA #10, A-63

March 2017

Owner:  
 Hidden Creek RV LLC  
 1144 Fawn Lake Dr.  
 Bryan, TX 77808

Engineer:  
 I4 Engineering

Surveyor:  
 Cure & Browne  
 Engineering & Surveying Inc.  
 1008 Woodcreek Dr.  
 College Station, TX 77845  
 979-693-3838

PO Box 5192  
 Bryan, TX 77805  
 979-739-0567  
 TBPE F-9951