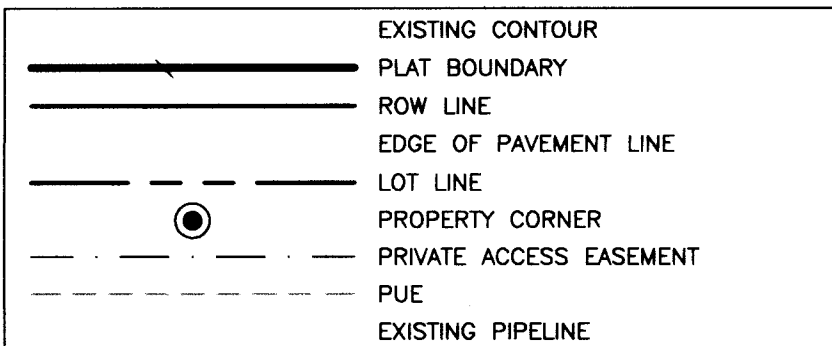


LEGEND



Curve Table							LINE TABLE	
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION	LINE #	DIRECTION
C1	103.68	5566.00	001°03'48"	51.84	103.68	S43°34'34"W	L1	40.00' S47°28'27"E
C2	40.83	28.00	08°33'24"	25.02	37.31	S87°00'05"W	L2	36.18' S16°18'17"E
C3	22.68	23.81	05°33'21"	12.28	21.83	N02°20'55"W	L3	36.12' N42°03'58"W
C4	84.18	56.00	08°07'57"	82.34	76.48	N04°19'53"W	L4	56.33' N40°58'17"E
C5	88.23	56.00	08°07'57"	86.28	79.38	N83°52'08"E	L5	55.38' N39°37'36"E
C6	3.32	46.00	00°52'48"	1.66	3.32	N48°54'15"W	L6	20.78' N50°22'24"W
C7	37.02	24.00	08°23'04"	23.33	33.46	S89°09'49"W	L7	20.00' N39°37'36"E
C8	6.18	34.00	01°24'28"	3.10	6.17	S33°46'03"W	L8	25.78' S50°22'24"E
C9	38.38	24.00	09°13'51"	24.69	34.42	N88°47'13"E	L9	17.88' N50°58'09"W
C10	36.08	24.00	08°07'57"	22.43	32.78	S04°19'53"E	L10	22.40' N39°28'23"E
C11	37.88	24.00	08°07'57"	24.26	34.12	S84°02'36"W	L11	15.50' N39°00'08"E
C12	36.38	24.00	09°13'51"	24.69	34.42	N04°50'18"W	L12	35.48' S39°00'08"W
							L13	84.68' S50°58'09"E
							L14	53.73' S5°58'09"E
							L15	40.32' N5°58'09"W
							L16	20.04' N42°31'33"E
							L17	15.00' S29°50'53"W
							L18	54.28' S60°00'21"E
							L19	40.83' N38°51'42"E
							L20	41.89' S38°51'42"W
							L22	38.89' N46°57'51"W

N/F DEBORA & VICTOR SHIMEK
COUTLERS SUB MCGEE
LOT 4
1.7837 ACRES
7559/202
ZONED A-C

AGGIELAND RV PARK, LLC
BLOCK 1, LOT 1
11.933 ACRES

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS
I, Justin Whitworth, Managing Member of WORTH ACQUISITIONS, LLC, a Texas Limited Partnership, owner of the 7.219 acre tract shown on this plat, being the tract of land as conveyed in the Official Records of Brazos County in Volume 10201, Page 78, and designated herein as 6 AT 21 Crossing Commercial Subdivision, 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.

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 31st day of MARCH, 2016.

Richard Christopher Flores
Notary Public, Brazos County, Texas
Printed Name: RICHARD FLORES
My Commission Expires: 03-29-2020

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 14th day of April, 2016.

W Paul Kasper
City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER
I, Martin 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 13th day of April, 2016.

Martin Zimmerman
City Planner
Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION
I, Bobby Gutierrez, 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 16th day of September, 2014, and some was duly approved on the 16th day of November, 2014 by said Commission.

Bobby Gutierrez
Chair, Planning & Zoning Commission Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS
I, Karen McGee, 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 21st day of April, 2016 in the Official Records of Brazos County in Volume 12211 Page 87-88.

Karen McGee
County Clerk
Brazos County, Texas

Debbie L. Cohen
Deputy Clerk

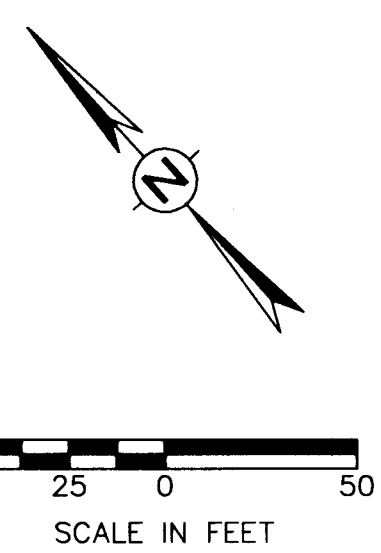
CERTIFICATE OF SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS
I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground.

Brad Kerr
R.P.L.S. No. 4502

N/F WAYNE FOX C. TRUSTEE
TRAILITE PLAZA, PHASE 3
BLOCK 1, LOT 2
2.0 ACRES
2017/219
ZONED C-3

N/F STEVEN D. SODOLAK
TRAILITE PLAZA, PH. 2
BLOCK 1, LOT 1
0.92 ACRE
757/29
ZONED C-3

N/F SUMA ENTERPRISES INC
VALENTA SUBDIVISION
BLOCK 1, LOT 1R
1.248 ACRES
3622/220
ZONED C-3



NOTES:

- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.
- THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NOS. 480410205-F, EFFECTIVE DATE: APRIL 2, 2014
- CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE CHORD LENGTHS.
- ZONING IS C-3 COMMERCIAL.
- THE COMMON AREA/PRIVATE DRAINAGE EASEMENT IN THE AGGIELAND RV PARK SUBDIVISION WILL SERVE THE AGGIELAND RV PARK AND THE 6 AT 21 CROSSING COMMERCIAL SUBDIVISION.
- 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).
- THE FOLLOWING BLANKET EASEMENTS DO APPLY TO THIS TRACT:
 - HUMBLE PIPE LINE COMPANY 48/563
 - CITY OF BRYAN 98/69
 - LONE STAR GAS COMPANY 102/62
- MAINTENANCE OF THE PRIVATE ACCESS EASEMENTS AND PRIVATE DRIVES WILL BE BY THE PROPERTY OWNERS ASSOCIATION (POA) AND THE INDIVIDUAL LOT OWNERS.

METES AND BOUNDS DESCRIPTION
OF A
7.219 ACRE TRACT
STEPHEN F. AUSTIN LEAGUE NO. 10, A-43
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE NO. 10, ABSTRACT NO. 43, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING THE REMAINDER OF A 15.846 ACRE TRACT OF LAND AS DESCRIBED BY A DEED 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 5/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF LOT 1, BLOCK 1, AGGIELAND RV PARK SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOLUME 12259, PAGE 276 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND MARKING THE WEST CORNER OF SAID 1.846 ACRE TRACT AND THE NORTH CORNER OF A CALLED 1.41 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO MARY LO CHAPPELL AND MARION O'CARROLL, RECORDED IN VOLUME 7164, PAGE 68 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

THENCE ALONG THE SOUTHWEST LINE OF SAID LOT 1 FOR THE FOLLOWING CALLS:
N 42° 31' 33" E FOR A DISTANCE OF 173.0 FEET (PLAT CALL AND MEASURED BEARING, 12269/276) TO A 1/2 INCH IRON ROD SET;
S 47° 28' 27" E FOR A DISTANCE OF 40.00 FEET (PLAT CALL AND MEASURED, 12269/276) TO A 1/2 INCH IRON ROD FOUND;
N 42° 31' 33" E FOR A DISTANCE OF 95.19 FEET (PLAT CALL AND MEASURED, 12269/276) TO A 1/2 INCH IRON ROD SET MARKING THE WEST CORNER OF A COMMON AREA AND PRIVATE DRAINAGE EASEMENT AS SHOWN ON SAID PLAT, 12269/276;
THENCE ALONG THE SOUTHWEST LINE OF SAID COMMON AREA FOR THE FOLLOWING CALLS:
S 53° 58' 48" E FOR A DISTANCE OF 571.25 FEET (PLAT CALL AND MEASURED, 12269/276) TO A 1/2 INCH IRON ROD FOUND;
S 59° 01' 39" E FOR A DISTANCE OF 236.12 FEET (PLAT CALL AND MEASURED, 12269/276) TO A 1/2 INCH IRON ROD FOUND;
N 40° 58' 17" E, PASS THE COMMON CORNER OF SAID COMMON AREA AND SAID LOT 1, CONTINUE ON ALONG THE SOUTHWEST LINE OF SAID LOT 1 FOR A TOTAL DISTANCE OF 222.57 FEET (PLAT CALL AND MEASURED BEARING, 12269/276) TO A 1/2 INCH IRON ROD FOUND MARKING THE WEST 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 S 49° 07' 31" E ALONG THE SOUTHWEST LINE OF SAID LOT 2 FOR A DISTANCE OF 234.36 FEET (DEED CALL S 49° 07' 31" E, 224.40 FEET, 10201/78) TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF LOT 1, BLOCK 1, TRAILITE PLAZA, PHASE III ACCORDING TO THE PLAT RECORDED IN VOLUME 257, PAGE 29 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

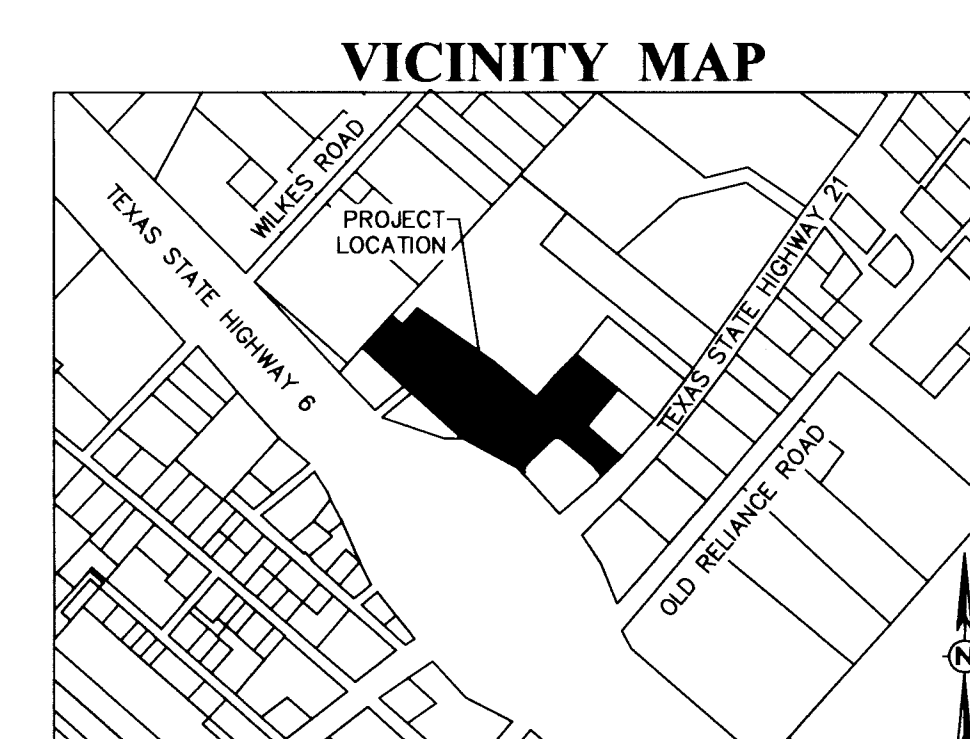
THENCE S 41° 51' 45" W ALONG THE NORTHWEST LINE OF SAID LOT 1 FOR A DISTANCE OF 199.75 FEET (DEED CALL S 41° 51' 45" W, 199.75 FEET, 10201/78) TO A 1/2 INCH IRON ROD SET MARKING THE WEST CORNER OF SAID LOT 1;

THENCE S 49° 11' 37" E ALONG THE SOUTHWEST LINE OF SAID LOT 1 FOR A DISTANCE OF 199.88 FEET (DEED CALL S 49° 11' 37" E, 199.88 FEET, 10201/78) TO A 1/2 INCH IRON ROD SET MARKING THE NORTH CORNER OF LOT 1, BLOCK 1, TRAILITE PLAZA, PHASE III ACCORDING TO THE PLAT RECORDED IN VOLUME 257, PAGE 29 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 07' 48" FOR AN ARC DISTANCE OF 10.84 FEET (CHORD BEARS S 47° 34' 34" W, 10.84 FEET) (DEED CALL CHORDS S 47° 32' 25" W, 10.50 FEET, 10201/78) TO A POINT ON AN EXISTING CURB MARKING THE END POINT OF SAID CURVE AND THE EAST CORNER OF LOT 1R, BLOCK 1, VALENTA SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOLUME 362, PAGE 220 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

THENCE ALONG THE NORTH LINE OF SAID LOT 1R FOR THE FOLLOWING CALLS:
N 44° 03' 03" W FOR A DISTANCE OF 91.45 FEET (PLAT CALL: N 44° 31' 59" W, 91.45 FEET, 3622/220) TO A 5/8 INCH IRON ROD FOUND;
N 51° 08' 18" W FOR A DISTANCE OF 130.63 FEET (PLAT CALL: N 51° 02' 14" W, 130.63 FEET, 3622/220) TO A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 28.00 FEET;
ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83° 33' 24" FOR AN ARC DISTANCE OF 40.81 FEET (CHORD BEARS S 87° 05' 05" W, 17.31 FEET) (PLAT CHORD: S 87° 11' 09" W, 17.31 FEET, 3622/220) TO A 5/8 INCH IRON ROD FOUND MARKING THE END POINT OF SAID CURVE;
S 45° 18' 28" W FOR A DISTANCE OF 154.00 FEET (PLAT CALL: S 45° 24' 32" W, 154.00 FEET, 3622/220) TO A 5/8 INCH IRON ROD FOUND;
S 01° 37' 17" W FOR A DISTANCE OF 36.16 FEET (PLAT CALL: S 01° 43' 21" W, 36.16 FEET, 3622/220) TO A 5/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF N. EARL RUDDER FREEWAY - STATE HIGHWAY NO. 21 R.O.W. VARIES MARKING THE WEST CORNER OF SAID LOT 1R;
THENCE N 42° 03' 58" W ALONG THE NORTHEAST LINE OF N. EARL RUDDER FREEWAY FOR A DISTANCE OF 38.12 FEET (DEED CALL: N 41° 57' 53" W, 38.12 FEET, 10201/78) TO THE REMAINS OF A CONCRETE RIGHT-OF-WAY MARKER FOUND;
THENCE N 47° 23' 27" W ALONG THE NORTHEAST LINE OF SAID 1.41 ACRE TRACT FOR A DISTANCE OF 58.64 FEET (DEED CALL: N 47° 17' 07" W, 58.64 FEET, 10201/78) TO THE POINT OF BEGINNING CONTAINING 7.219 ACRES OF LAND, AS SURVEYED ON THE GROUND JULY 2013. SEE PLAT PREPARED JULY 2015, FOR MORE DESCRIPTIVE INFORMATION, BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

Doc Ek Vol Pg
01122062 DR 12211 21



FINAL PLAT
6 AT 21 CROSSING
COMMERCIAL SUBDIVISION
7.219 TOTAL ACRES
Block 1, Lot 1: 1.748 Ac
Block 1, Lot 2: 1.696 Ac
Block 1, Lot 3: 1.303 Ac
Block 1, Lot 4: 2.472 Ac

STEPHEN F. AUSTIN LEAGUE No. 10, A-63
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 50'
OWNER/DEVELOPER: WORTH ACQUISITIONS, LLC
4400 OLD COLLEGE RD.
BRYAN, TX 77801
(979)703-8924

ENGINEER: Schultz Engineering, LLC
TBPE No. 12327
2730 LONGMIRE, SUITE A
College Station, Texas 77845
P.O. Box 11995
College Station, Texas 77842
(979) 764-3900

SURVEYOR: Brad Kerr, R.P.L.S. No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

MARCH 2016

SHEET 1 OF 2

