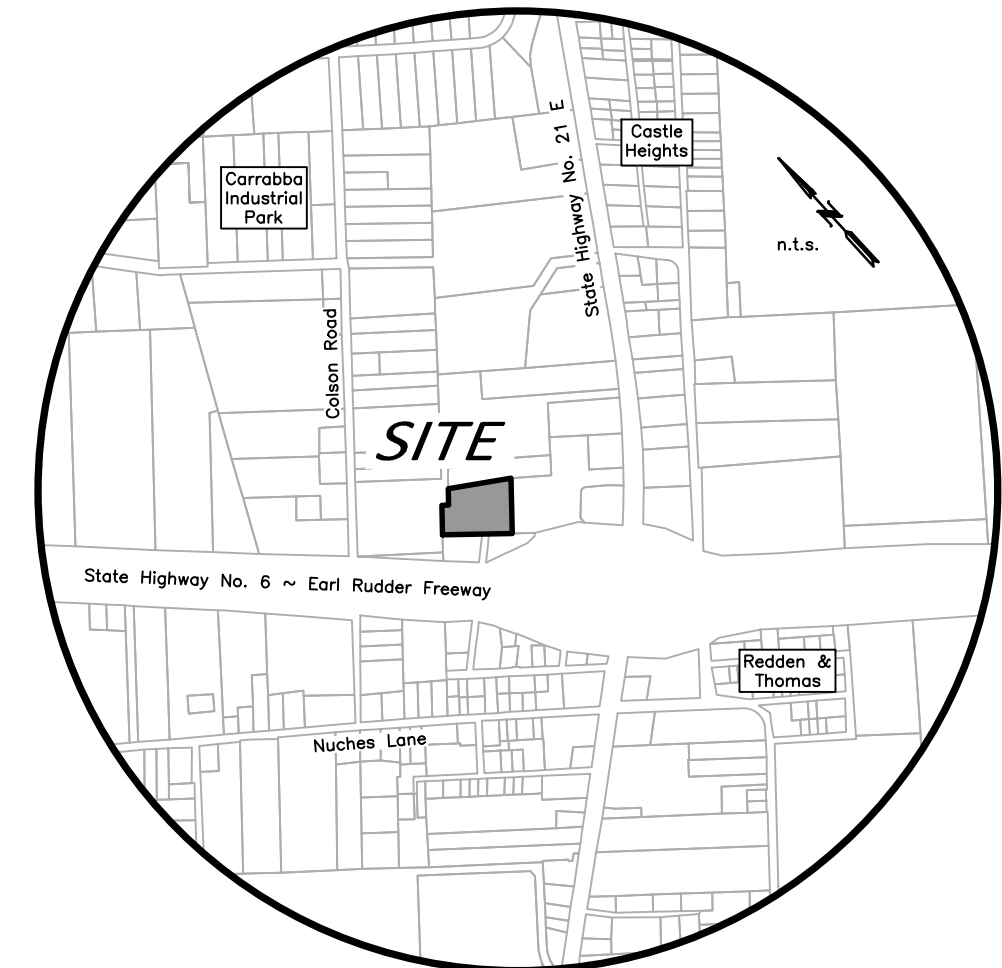
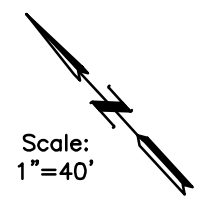
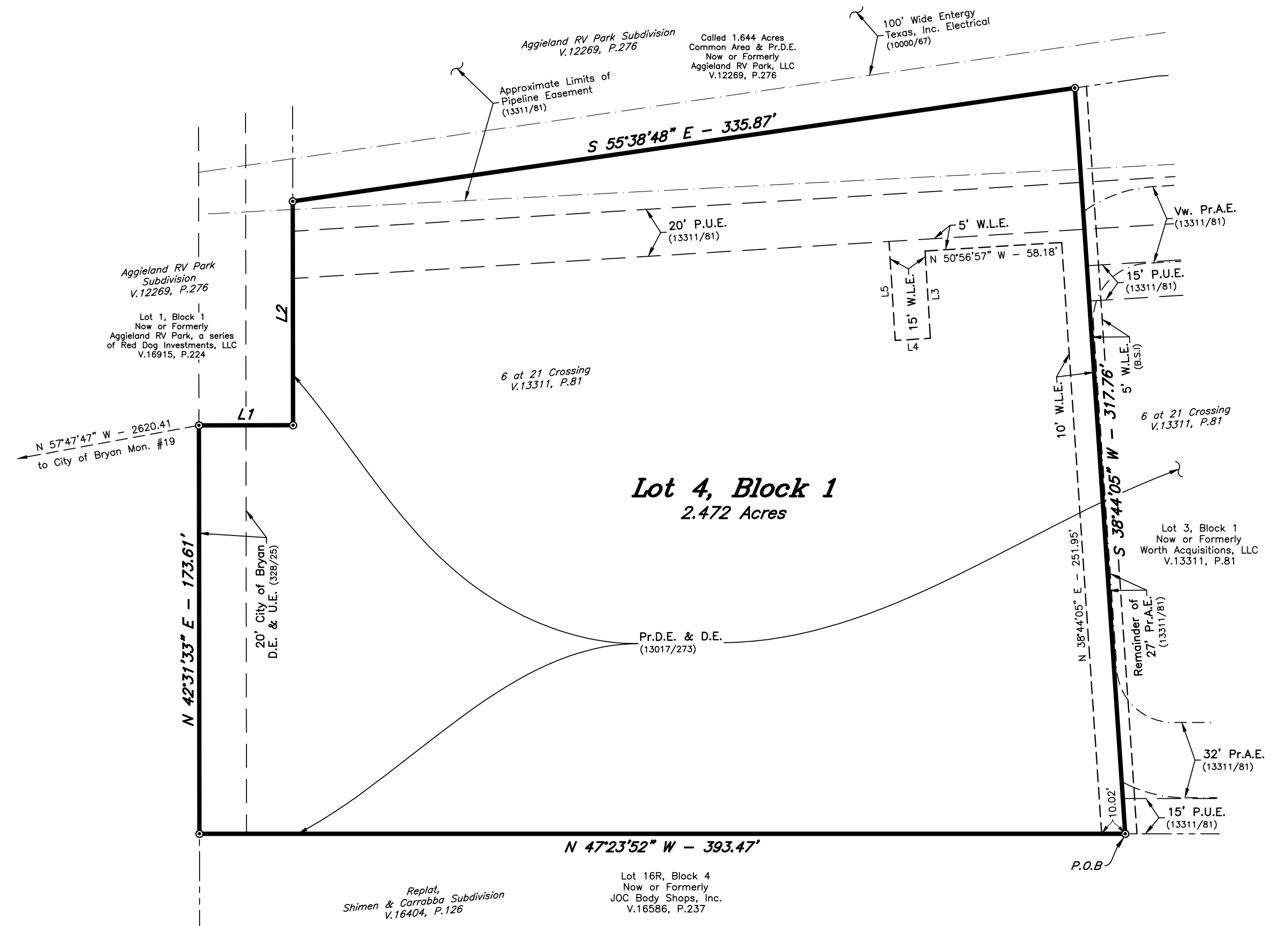


LINE	BEARING	DISTANCE
L1	S 47°28'27" E	40.00'
L2	N 42°31'40" E	95.19'
L3	S 39°03'03" W	37.18'
L4	N 50°56'57" W	15.00'
L5	N 39°03'03" E	42.18'



VICINITY MAP



**REPLAT**

**ORIGINAL PLAT**

LOT 4, BLOCK 1, 6 AT 21 CROSSING COMMERCIAL SUBDIVISION  
RECORDED IN VOLUME 13311, PAGE 81

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS  
We, AggieLand RV Park, a series of Red Dog Investments, L.L.C., owner and developer of the land shown on this plat, being all or part of the tracts of land as conveyed to me in the Official Records of Brazos County in Volume 17763, Page 285 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.

Kyle Grant, Managing Member

STATE OF TEXAS  
COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day personally appeared Kyle Grant, known to me to be the persons whose name are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose stated.  
Given under my hand and seal on this \_\_\_ day of \_\_\_, 20\_\_.

Notary Public, Brazos County, Texas

CERTIFICATION BY 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 \_\_\_ day of \_\_\_, 20\_\_ in the Official Records of Brazos County, Texas in Volume \_\_\_, Page \_\_\_.

County Clerk, Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, \_\_\_\_\_, 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 \_\_\_ day of \_\_\_, 20\_\_ and same was duly approved on the \_\_\_ day of \_\_\_, 20\_\_ by said Commission.

Chairman, Planning and Zoning Commission

APPROVAL OF THE CITY PLANNER

I, \_\_\_\_\_, 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 \_\_\_ day of \_\_\_, 20\_\_.

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 \_\_\_ day of \_\_\_, 20\_\_.

City Engineer, Bryan, Texas

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the STEPHEN F. AUSTIN LEAGUE NO. 10, Abstract No. 633, in Bryan, Brazos County, Texas and being all of Lot 4, Block 1, 6 AT 21 CROSSING COMMERCIAL SUBDIVISION, according to the Final Plat recorded in Volume 13311, Page 81 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 this herein described tract, said iron rod also marking the most south corner of said Lot 4, Block 1, the west corner of Lot 3, Block 1 of said 6 AT 21 CROSSING COMMERCIAL SUBDIVISION and being in the northeast line of Lot 16R, Block 4 of SHIMEN & CARRABBA SUBDIVISION according to the replat recorded in Volume 16404, Page 126 (O.R.B.C.);

THENCE: N 47°23'52" W along the common line of said Lot 4, Block 1 and said Lot 16R, Block 4 for a distance of 393.47 feet to a found 1/2-inch iron rod marking the east corner of this tract, said iron rod also marking the east corner of said Lot 4, Block 1 and being in the southwest line of Lot 1, Block 1 of AGGIELAND RV PARK SUBDIVISION according to the plat recorded in Volume 12269, Page 276 (O.R.B.C.);

THENCE: along the common line of said Lot 4, Block 1 and said Lot 1, Block 1 for the following three (3) calls:

- 1) N 42°31'33" E for a distance of 173.61 feet to a found 1/2-inch iron rod marking an exterior ell corner of this tract and said Lot 4, Block 1 and an interior ell corner of said Lot 1, Block 1,
- 2) S 47°28'27" E for a distance of 40.00 feet to a found 1/2-inch iron rod marking an interior ell corner of this tract and said Lot 4, Block 1 and an exterior ell corner of said Lot 1, Block 1, and
- 3) N 42°31'40" E for a distance of 95.19 feet to a found 1/2-inch iron rod marking the north corner of this tract and said Lot 4, Block 1 and the west corner of the 1.644 acre Common Area and Private Drainage Area tract for a distance of 335.87 feet to a found 1/2-inch iron rod marking the east corner of this tract, the east corner of said Lot 4, Block 1 and the north corner of said Lot 3, Block 1;

THENCE: S 55°38'48" E along the common line of said Lot 4, Block 1 and the said 1.644 acre Common Area and Private Drainage Area tract for a distance of 335.87 feet to a found 1/2-inch iron rod marking the east corner of this tract, the east corner of said Lot 4, Block 1 and the north corner of said Lot 3, Block 1;

THENCE: S 38°44'05" W departing the said AGGIELAND RV PARK SUBDIVISION and along the common line of said Lot 4, Block 1 and said Lot 3, Block 1 for a distance of 317.76 feet to the POINT OF BEGINNING and containing 2.472 acres of land.

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, 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.

Gregory Hopcus, R.P.L.S. No. 6047

- GENERAL NOTES:
1. ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distance to the monuments are consistent with the recorded plat in Volume 13311, Page 81 of the Official Records of Brazos County, Texas.
  2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0205F, Map Revised April 2, 2014, this property is not located in a Special Flood Hazard Area.
  3. This property is currently zoned C-3 - Commercial District.
  4. Building setback lines shall be in accordance with the City of Bryan Code of Ordinances.
  5. Abbreviations:
    - B.S.I. - By Separate Instrument
    - D.E. - Drainage Easement
    - P.O.B. - Point of Beginning
    - P.U.E. - Public Utility Easement
    - Pr.A.E. - Private Access Easement
    - Pr.D.E. - Private Drainage Easement
    - U.E. - Utility Easement
    - Vw. - Variable Width
    - W.L.E. - Water Line Easement
    - (330) - Contour Elevation

6. Unless otherwise indicated 1/2" Iron Rods are set at all corners.
  - o - 1/2" Iron Rod Found
7. The purpose of this replat is to remove the portion of the Pr.A.E. and P.U.E. located on the southeast side of Lot 4, Block 1 and add a W.L.E. for the relocated water service line.

**FINAL PLAT**

**LOT 4, BLOCK 1**

**BEING A REPLAT OF**

LOT 4, BLOCK 1 OF

6 AT 21 CROSSING COMMERCIAL SUBDIVISION,

AS RECORDED IN VOLUME 13311, PAGE 81

**2.472 ACRES**

STEPHEN F. AUSTIN LEAGUE NO. 10, A-63

BRYAN, BRAZOS COUNTY, TEXAS

MAY, 2022

SCALE: 1" = 40'

Owner:  
AggieLand RV Park, a series of  
Red Dog Investments, L.L.C.  
4400 Old College Road  
Bryan, Texas 77801

Surveyor:  
Texas Firm Registration No. 10103300  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3838