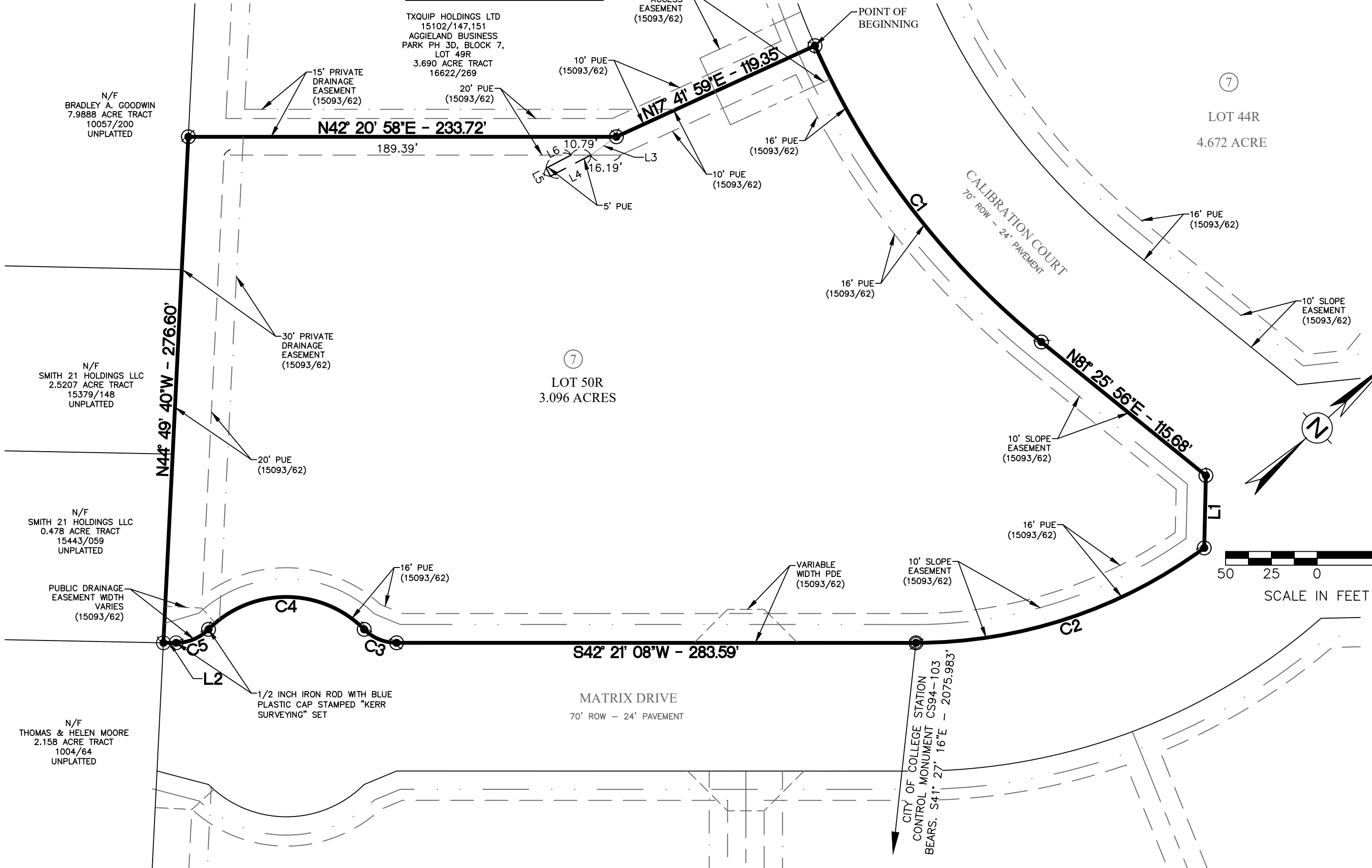


## ORIGINAL PLAT VOL. 15093, PG. 62

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	39.53'	S46° 19' 44"E
L2	6.92'	S42° 20' 58"W
L3	17.21'	S6° 48' 51"W
L4	24.78'	N14° 45' 26"E
L5	5.00'	S75° 14' 34"E
L6	15.22'	S14° 45' 26"W

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	205.51'	435.00'	027°04'08"	104.71'	203.61'	S85°02'00"E
C2	168.54'	265.00'	036°26'23"	87.23'	165.71'	S24°07'47"W
C3	19.67'	25.00'	045°05'25"	10.38'	19.17'	S64°53'50"W
C4	94.45'	60.00'	090°11'31"	60.20'	84.99'	S42°20'47"W
C5	19.68'	25.00'	045°05'57"	10.38'	19.17'	S19°48'00"W



## REPLAT

### CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS

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

WITNESS my hand and official Seal, at my office in Bryan, Texas.

\_\_\_\_\_  
County Clerk  
Brazos County, Texas

### NOTES:

- COORDINATES AND BEARING SYSTEM SHOWN ARE NAD 83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-103 (N: 10196124.38; E: 3536131.07) AND AS ESTABLISHED BY GPS OBSERVATION.
- DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 0.999989754548160 (CALCULATED USING GEOID12A).
- NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0285E, EFFECTIVE DATE: MAY 16, 2012.
- THE LAND USE IS COMMERCIAL.
- THIS DEVELOPMENT IS WITHIN EXTRA-TERRITORIAL JURISDICTION (ETJ) OF THE CITY COLLEGE STATION.
- CURVE LENGTHS SHOWN ARE CHORD LENGTHS.
- THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WELLBORN SPECIAL UTILITY DISTRICT. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS. A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS. ALL LOTS WILL NEED TO MEET IFC PER THE DECLARATION OF COVENANTS, CONDITIONS, RESERVATIONS, AND RESTRICTIONS.
- ELECTRIC SERVICE FOR THIS DEVELOPMENT WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU). THE ELECTRIC DISTRIBUTION LINES WILL BE LOCATED IN THE 16" UTILITY EASEMENT AT THE FRONT OF THE LOTS AND IN THE SIDE LOT EASEMENTS. ELECTRICAL DISTRIBUTION LINES MAY ALSO BE LOCATED IN THE 20" P.U.E. ALONG THE PERIMETER OF THE SUBDIVISION. ADDITIONAL EASEMENTS WILL BE PROVIDED AS REQUIRED BY BTU.
- LOTS ARE TO BE SEWERED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSFS) WHICH MUST COMPLY WITH ALL COUNTY & STATE OSSF REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN "AUTHORIZATION TO CONSTRUCT" PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT ENSURES COMPLIANCE WITH THE COUNTY ORDER ADOPTED BY THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE. ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENROACH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
- DRAINAGE OF THE LOTS WILL FOLLOW NATURAL DRAINAGE PATTERNS. BORROW DITCHES WILL CONVEY RUNOFF TO CULVERT STRUCTURE OR TO NATURAL DRAINAGE. THE EXISTING DRAINAGE WAYS SHALL BE PRESERVED IN THEIR CONDITIONS AND THE NATURAL FLOW OF WATER IN THE EXISTING DRAINAGE WAYS SHALL NOT BE OBSTRUCTED.
- THERE SHALL BE A 5' WIDE EASEMENT FOR ANCHORS AND GUY NECESSARY TO HELP SUPPORT OVERHEAD UTILITY LINES. SAID EASEMENTS WILL EXTEND 20' BEYOND ANY UTILITY EASEMENTS.
- BUILDING SETBACKS ARE 25' ADJACENT TO ALL STREETS.
- STORMWATER DETENTION WILL BE PROVIDED FOR EACH LOT. THE DETENTION FACILITY MAY BE LOCATED ON THE LOT OR PROVIDED DOWNSTREAM IN A DETENTION FACILITY THAT SERVES MORE THAN ONE LOT. PRIVATE DRAINAGE EASEMENTS ARE SHOWN ON THE PLAN TO ACCOMMODATE THE CROSS LOT RUNOFF FOR THE DETENTION FACILITY DISCHARGE OR TO CONVEY THE DEVELOPED CONDITIONS RUNOFF TO A SHARED DETENTION FACILITY. A SHARED DETENTION FACILITY MAY BE LOCATED IN THE PRIVATE DRAINAGE EASEMENT ON LOT 48. THIS FACILITY MAY PROVIDE DETENTION FOR SOME OF THE LOTS IN PHASES 3B & 3D. A SHARED DETENTION FACILITY MAY BE LOCATED ON LOTS 27 & 28. PRIVATE DRAINAGE EASEMENTS MAY PROVIDE DETENTION FOR SOME OF THE LOTS IN PHASE 3B AND PHASE 3D AS WELL AS A PORTION OF PHASE 1 AND PHASE 2A. A STORMWATER DETENTION FACILITY DESIGN WILL BE PROVIDED FOR EACH LOT WITH THE DEVELOPMENT OF THE LOT AND THE DESIGN SHOULD BE SUBMITTED TO THE BRAZOS COUNTY ENGINEER FOR REVIEW.
- DRIVEWAYS FOR EACH LOT ARE REQUIRED TO HAVE A PERMIT FROM THE BRAZOS COUNTY ROAD AND BRIDGE DEPARTMENT. ALL DRIVEWAY CONSTRUCTION TO BE IN ACCORDANCE WITH THEIR REQUIREMENTS.
- 1/2 INCH IRON ROD FOUND (CM) WITH YELLOW PLASTIC CAP STAMPED "KERR 4502" AT ALL CORNERS UNLESS OTHERWISE INDICATED.
- NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE BRAZOS COUNTY FLOODPLAIN ADMINISTRATOR. THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE (1) FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE (5) FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR TWO (2) FEET ABOVE THE BASE FLOOD ELEVATION ("BFE"), WHICHEVER IS HIGHER. IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATING AND DEVELOPMENT OF THIS PROPERTY. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY THE OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
- RURAL MAILBOXES SHALL BE SET FIVE (5) FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND CURBS, WHEN USED. ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHT-OF-WAY SHALL MEET THE CURRENT TxDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY BRAZOS COUNTY. FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS, MULTI-UNIT RESIDENTIAL DEVELOPMENTS, MANUFACTURED HOME COMMUNITIES, NEIGHBOR DELIVERY AND COLLECTION BOX UNITS ("NOCBUS") OR COMMUNITY MAILBOXES, SHALL BE REQUIRED. IF POSSIBLE, THESE MAILBOX UNITS SHOULD BE INSTALLED ON LOW VOLUME INTERSECTING ROADWAYS OR ON PRIVATE PROPERTY. LOCATIONS FOR THE NOCBUS SHALL BE SHOWN ON THE CONSTRUCTION PLANS.
- IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, TEXAS. SAID COMMISSIONER'S COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.
- IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATING AND DEVELOPMENT OF THIS PROPERTY. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY THE OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
- THE PROPERTY IS IN BRYAN ISD.
- BRAZOS COUNTY WILL NOT BE RESPONSIBLE FOR MAINTAINING THE PRIVATE DRAINAGE EASEMENTS. PRIVATE DRAINAGE EASEMENTS WILL BE OWNED AND MAINTAINED BY THE LOT OWNERS. THE INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR THE PORTION OF THE PRIVATE DRAINAGE EASEMENT THAT IS LOCATED ON THEIR LOT.
- NO CONSTRUCTION, LANDSCAPING, GRADING, FENCES, OR STRUCTURES SHALL IMPEDE, CONSTRICT, OR BLOCK THE FLOW OF WATER IN THE PRIVATE DRAINAGE EASEMENTS.
- THIS SURVEY PLAT WAS PREPARED TO REFLECT THE SURVEYOR LETTER ISSUED BY LAWYERS TITLE COMPANY, OF NO. S45366, EFFECTIVE DATE: 09/14/2022. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
  - BUILDING LINES AND EASEMENTS AS SET FORTH IN THE PLAT RECORDED IN VOLUME 15093, PAGE 62 (OPRBC) DO AFFECT THESE LOTS AS SHOWN.
  - BUILDING LINES AND EASEMENTS AS SET FORTH IN THE RESTRICTIONS RECORDED IN VOLUME 7959, PAGE 1 (OPRBC) DO AFFECT THESE LOTS AS SHOWN.
  - EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 88, PAGE 299 (DRBC) DOES AFFECT THIS TRACT BUT THIS EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE.
  - EASEMENT TO BRUSHY WATER SUPPLY RECORDED IN VOLUME 269, PAGE 272 (DRBC) DOES AFFECT THIS TRACT BUT THIS EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE.
- ALL TREES AND BRUSH SHALL BE REMOVED FROM THE ROADWAY RIGHTS-OF-WAY, RIGHTS-OF-WAY DEDICATIONS AREAS AND PUBLIC UTILITY EASEMENTS.
- LOT 51 AREA ON THE ORIGINAL PLAT WAS INCORRECT, IT SHOULD HAVE BEEN 1.486 ACRES
- DRIVEWAY CULVERT SIZE FOR LOT 50R
  - MATRIX DRIVE - 2 - 24" CULVERTS

### CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Steve Adkisson, Vice President, of Aggieldand Houston Partners, LLC., owner and developer of the land shown on this plat, and designated herein as the Aggieldand Business Park Phase 3D, Lot 50R, in Brazos County, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

\_\_\_\_\_  
Steve Adkisson, Vice President  
Aggieldand Houston Partners, LLC

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Steve Adkisson, 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 and consideration therein stated.

Given under my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public, Brazos County, Texas

### CERTIFICATE OF APPROVAL

This subdivision was duly approved by the Commissioners Court of Brazos County, Texas, as the Final Plat of such subdivision on \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signed this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
County Judge, Brazos County

### CERTIFICATE OF CITY ENGINEER

I, \_\_\_\_\_, City Engineer of the City of College Station, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of College Station.

\_\_\_\_\_  
City Engineer  
City of College Station

### CERTIFICATE OF CITY PLANNER

I, \_\_\_\_\_, City Planner of the City of College Station, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of College Station.

\_\_\_\_\_  
City Planner  
City of College Station, Texas

### CERTIFICATE 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 the property markers and monuments were placed under my supervision on the ground.

\_\_\_\_\_  
R.P.L.S. No. 6531

A FIELD NOTES DESCRIPTION OF 3.096 ACRES IN THE JOHN H. JONES LEAGUE SURVEY, ABSTRACT 26, IN COLLEGE STATION, BRAZOS COUNTY, TEXAS, BEING ALL OF LOT 50 AND ALL OF LOT 51, BLOCK 7, AS SHOWN ON A PLAT OF AGGIELAND BUSINESS PARK, PHASE 3D, RECORDED IN VOLUME 15093, PAGE 62 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBC), SAID 3.096 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "KERR 4502" FOUND ON THE SOUTH LINE OF CALIBRATION COURT (70' WIDE RIGHT-OF-WAY, 15093/62 OPRBC) FOR THE COMMON CORNER OF SAID LOT 50 AND LOT 49R OF SAID AGGIELAND BUSINESS PARK, PHASE 3D AND BEING A NORTHERLY CORNER HEREOF;

**THENCE**, WITH THE COMMON LINE OF CALIBRATION COURT AND SAID LOT 50 FOR THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) WITH A CURVE TO THE LEFT, HAVING A RADIUS OF **435.00 FEET**, AN ARC LENGTH OF **205.51 FEET**, A DELTA ANGLE OF **37° 04' 08"**, AND A CHORD WHICH BEARS **S 85° 02' 00" E**, A DISTANCE OF **203.61 FEET** TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "KERR 4502" FOUND;
- 2) **N 81° 25' 56" E**, FOR A DISTANCE OF **115.68 FEET** TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "KERR 4502" FOUND;
- 3) **S 46° 19' 44" E**, FOR A DISTANCE OF **39.53 FEET** TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "KERR 4502" FOUND;
- 4) **S 42° 20' 58" W**, FOR A DISTANCE OF **6.92 FEET** TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "KERR 4502" FOUND ON THE NORTHWEST LINE OF MATRIX DRIVE (70' WIDE RIGHT-OF-WAY, 15093/62 OPRBC);

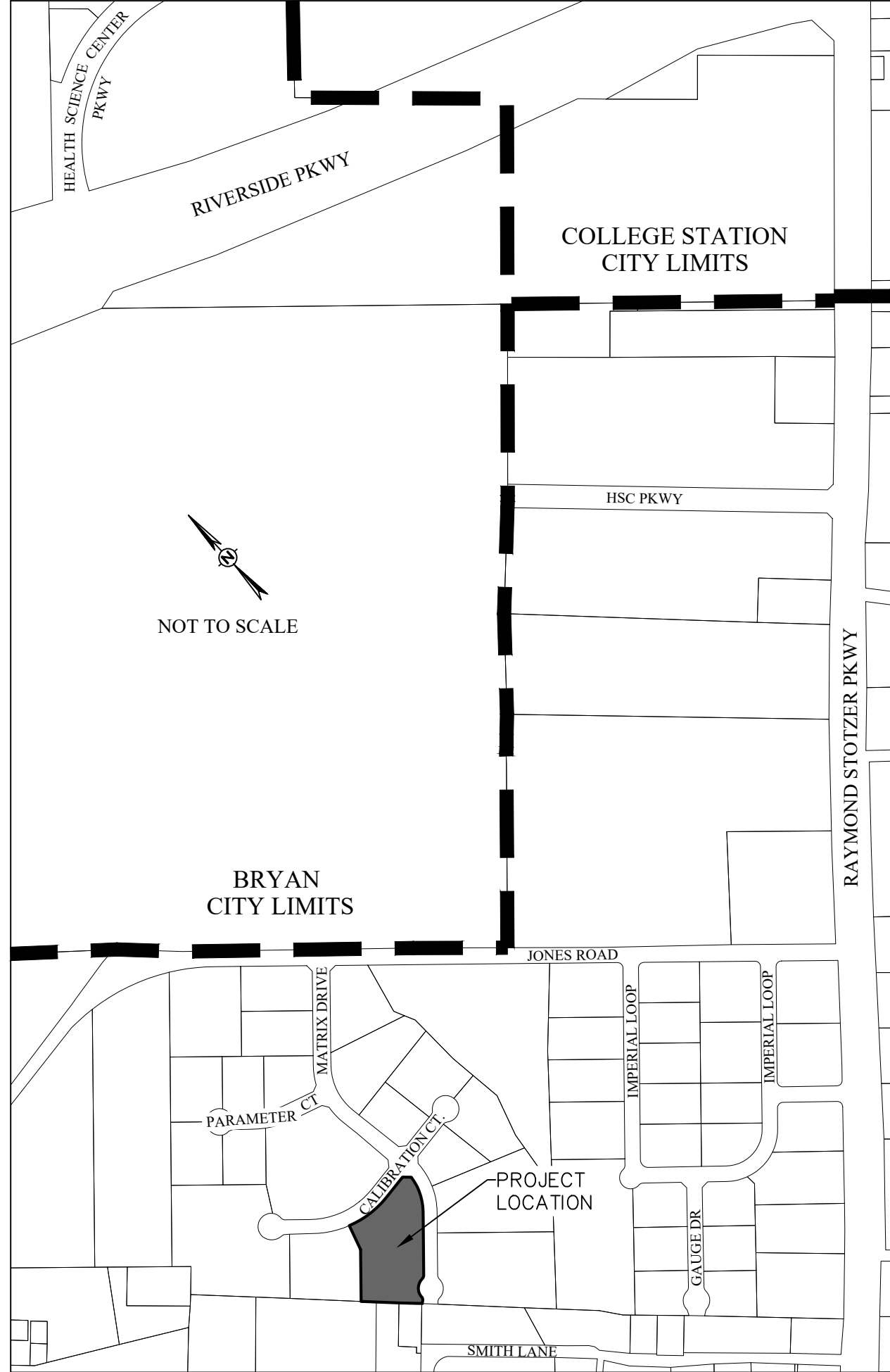
**THENCE**, WITH THE COMMON LINE OF SAID LOT 50, LOT 51 AND MATRIX DRIVE FOR THE FOLLOWING SIX (6) COURSES AND DISTANCES:

- 1) WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF **265.00 FEET**, AN ARC LENGTH OF **168.54 FEET**, A DELTA ANGLE OF **36° 26' 23"**, AND A CHORD WHICH BEARS **S 24° 07' 47" W**, A DISTANCE OF **165.71 FEET** TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "KERR 4502" FOUND;
- 2) **S 42° 21' 08" W**, PASSING AT A DISTANCE OF **163.57 FEET** A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "KERR 4502" FOUND MARKING THE COMMON CORNER OF SAID LOT 50 AND SAID LOT 51 AND CONTINUING WITH THE COMMON LINE OF SAID LOT 51 AND MATRIX DRIVE FOR A TOTAL DISTANCE OF **283.59 FEET** TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "KERR 4502" FOUND;
- 3) WITH A CURVE TO THE LEFT, HAVING A RADIUS OF **25.00 FEET**, AN ARC LENGTH OF **19.67 FEET**, A DELTA ANGLE OF **45° 05' 25"**, AND A CHORD WHICH BEARS **S 64° 53' 50" W**, A DISTANCE OF **19.17 FEET** TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "KERR 4502" FOUND;
- 4) WITH A CURVE TO THE LEFT, HAVING A RADIUS OF **60.00 FEET**, AN ARC LENGTH OF **94.45 FEET**, A DELTA ANGLE OF **90° 11' 31"**, AND A CHORD WHICH BEARS **S 42° 20' 47" W**, FOR A DISTANCE OF **84.99 FEET** TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET;
- 5) WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF **25.00 FEET**, AN ARC LENGTH OF **19.68 FEET**, A DELTA ANGLE OF **45° 05' 57"**, AND A CHORD WHICH BEARS **S 19° 48' 00" W**, A DISTANCE OF **19.17 FEET** TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET;
- 6) **S 42° 20' 58" W**, FOR A DISTANCE OF **6.92 FEET** TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "KERR 4502" FOUND FOR THE SOUTH CORNER OF SAID LOT 51, AND BEING THE EAST CORNER OF A CALLED 0.478 ACRE TRACT OF LAND DESCRIBED IN A DEED TO SMITH 21 HOLDING, LLC RECORDED IN VOLUME 15443, PAGE 59 (OPRBC) AND BEING THE SOUTH CORNER HEREOF;
- THENCE**, WITH THE COMMON LINES OF SAID LOT 51, SAID 0.478 ACRES, A CALLED 2.597 ACRE TRACT OF LAND DESCRIBED IN A DEED TO SMITH 21 HOLDING, LLC RECORDED IN VOLUME 15379, PAGE 148 (OPRBC), AND A CALLED 0.7888 ACRE TRACT OF LAND DESCRIBED IN A DEED TO BRADLEY GOODWIN RECORDED IN VOLUME 10057, PAGE 20 (OPRBC), **N 44° 49' 40" W**, FOR A DISTANCE OF **276.66 FEET** TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "KERR 4502" FOUND ON THE NORTHEAST LINE OF SAID 0.7888 ACRES, FOR THE SOUTH CORNER OF SAID LOT 49R AND BEING THE EAST CORNER OF LOT 51 AND THE EAST CORNER HEREOF;
- THENCE**, WITH THE COMMON LINE OF SAID LOT 49R AND SAID LOT 51, **S 42° 20' 58" E**, FOR A DISTANCE OF **233.72 FEET** TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "KERR 4502" FOUND FOR THE COMMON CORNER OF SAID LOT 51 AND SAID LOT 50;
- THENCE**, WITH THE COMMON LINE OF SAID LOT 49R AND SAID LOT 50, **N 17° 41' 59" E**, FOR A DISTANCE OF **119.35 FEET** TO THE POINT OF BEGINNING HEREOF AND CONTAINING **3.096 ACRES**, MORE OR LESS.

### LEGEND

	PROPERTY BOUNDARY
	PROPERTY ADJACENT
	EXISTING RIGHT OF WAY
	EXISTING LOT LINE
	PUBLIC UTILITY EASEMENT (PUE)
	EXISTING PUBLIC UTILITY EASEMENT (PUE)
	EXISTING PUBLIC DRAINAGE EASEMENT (PDE)
	EXISTING PRIVATE DRAINAGE EASEMENT (PDE)
	EXISTING PRIVATE ACCESS EASEMENT (PAE)
	PROPERTY CORNER
	NOW OR FORMERLY
	VOLUME AND PAGE FROM OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBC)
	CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH BOUNDARY LINES
	RIGHT-OF-WAY

## VICINITY MAP



## FINAL PLAT AGGIELAND BUSINESS PARK

PHASE 3D  
3.096 ACRES  
BLOCK 7, LOT 50R  
BEING A

## MINOR REPLAT

OF  
BLOCK 7, LOTS 50 & 51  
AGGIELAND BUSINESS PARK, PHASE 3D  
VOLUME 15093, PAGE 62 OPRBC  
J.H. JONES SURVEY, A-26  
BRAZOS COUNTY, TEXAS

SCALE 1" = 50'  
APRIL 2023

OWNER/DEVELOPER:  
Aggieldand Houston Partners, LLC  
Houston, TX 77077  
(346) 701 - 5541

### SURVEYOR:

Michael Konetski, RPLS No. 6531  
Kerr Surveying, LLC  
409 N. Texas Ave.  
Bryan, TX 77803  
(979) 268-3195  
TBPELS FIRM # 10018500  
Kerr Job 22-801

### ENGINEER:

TBPE No. 12327  
911 SOUTHWEST PKWY E  
College Station, Texas 77840  
\*\*\*  
(979) 764-3900