

H:\Land Projects R2\041\John Austin A-2\Book\Draw\Austin's Colony Church\Drawing\Preliminary & Final Plat.dwg 1/2/2008 3:24:21 PM GST

88 Joint Venture  
2.76 Acre Tract  
John Austin Survey, A-2  
Bryan, Brazos County, Texas  
Field notes of a 2.76 acre tract or parcel of land, lying and being situated in the John Austin Survey, Abstract No. 2, Bryan, Brazos County, Texas, and being part of the called 405.010 acre tract described in the deed from First Bank and Trust, Bryan, Texas, to 88 Joint Venture, recorded in Volume 1029, Page 850, of the Official Records of Brazos County, Texas, and said 2.76 acre tract being more particularly described as follows:

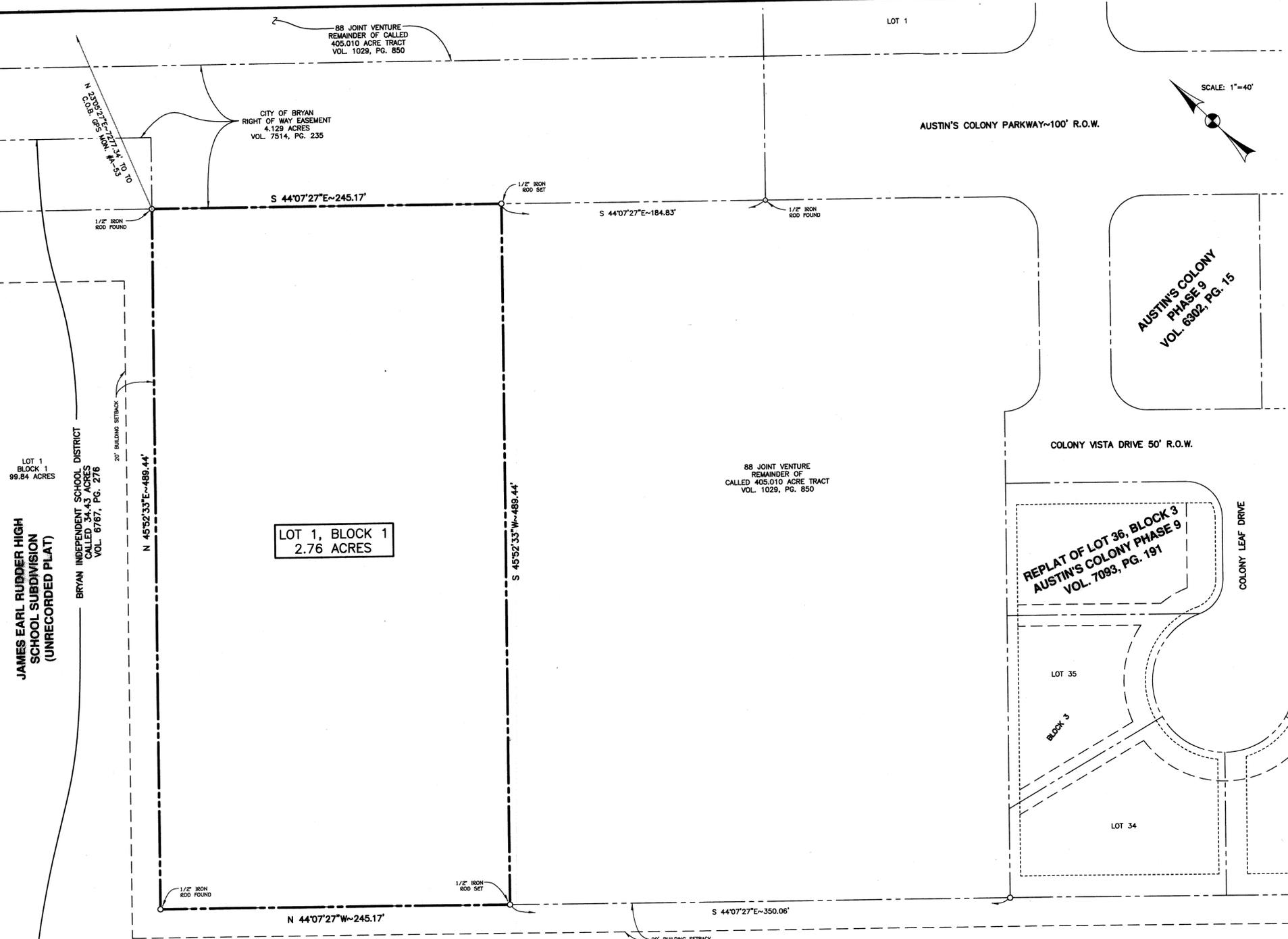
BEGINNING at a 1/2" iron rod found in the southwest right-of-way line of Austin's Colony Parkway - 100' wide right-of-way, and in the southeast line of a 34.43 acre tract described in the deed to Bryan Independent School District, recorded in Volume 6767, Page 276, of the Official Records of Brazos County, Texas, the east corner of the said 34.43 acre tract bears N 45° 52' 33" E - 50.00 feet;

THENCE S 44° 07' 27" E along the southwest right-of-way line of the aforementioned Austin's Colony Parkway, for a distance of 245.17 feet to a 1/2" iron rod set;

THENCE S 45° 52' 33" W for a distance of 489.44 feet to a 1/2" iron rod set in the common line between the aforementioned 405.010 acre tract and a 65.42 acre tract described in the deed to Bryan Independent School District, recorded in Volume 6770, Page 124, of the Official Records of Brazos County, Texas;

THENCE N 44° 07' 27" W along the common line between the aforementioned 405.010 acre tract and the 65.42 acre tract for a distance of 245.17 feet to a 1/2" iron rod found marking the south corner of the aforementioned 34.43 acre tract;

THENCE N 45° 52' 33" E along the southeast line of the aforementioned 34.43 acre tract for a distance of 489.44 feet to the PLACE OF BEGINNING, containing 2.76 acres of land, more or less.



CERTIFICATE OF OWNERSHIP AND DEDICATION  
STATE OF TEXAS  
COUNTY OF BRAZOS  
We, FAITH UNITED CHURCH OF CHRIST OF BRYAN, TEXAS, 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 8381, Page 275, 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.

STATE OF TEXAS  
COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the persons whose names 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 of office this \_\_\_\_\_ day of \_\_\_\_\_, 2008.  
Notary Public, Brazos County, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION  
I, \_\_\_\_\_, 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 & Zoning Commission of the City of Bryan on the \_\_\_\_\_ day of \_\_\_\_\_, 2008 and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2008 by said Commission.

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 \_\_\_\_\_, 2008, in the Official Records of Brazos County, Texas, in Volume \_\_\_\_\_, Page \_\_\_\_\_.  
Karen McQueen, County Clerk,  
Brazos County, 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 \_\_\_\_\_, 2008.  
City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER  
I, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2008.

CERTIFICATION OF THE SURVEYOR  
I, S. M. Kling, Registered Professional Land Surveyor No. 2003, 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.

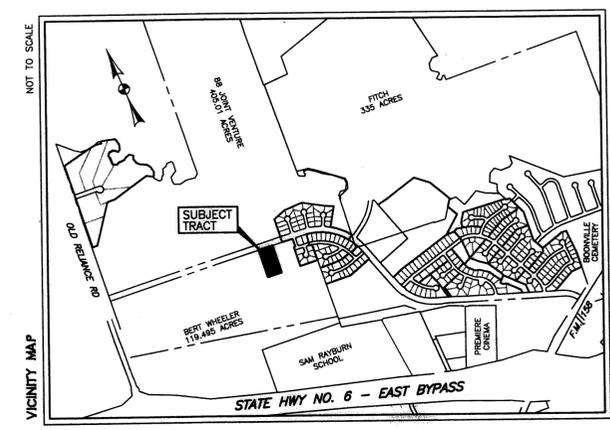


S. M. Kling, R.P.L.S. No. 2003

Received  
JAN 11 2008  
Development & Engineering Services

- NOTES:
1. THE BASIS OF BEARING IS THE MONUMENTED SOUTHWEST LINE OF BLOCK 4, VACATING & RESUBDIVISION PLAT, PECAN RIDGE PHASE 1, ACCORDING TO THE PLAT RECORDED IN VOLUME 467, PAGE 291, WITH A RECORD BEARING OF N 45° 36' 39" W.
  2. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48041C0134 C, EFFECTIVE DATE: JULY 2, 1992.
  3. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. LIMITED DEED RESEARCH WAS CONDUCTED TO DETERMINE APPLICABLE EASEMENTS.
  4. ALL SETBACKS WILL BE IN ACCORDANCE WITH THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE.

JAMES EARL RUDDER HIGH  
SCHOOL SUBDIVISION  
(UNRECORDED PLAT)

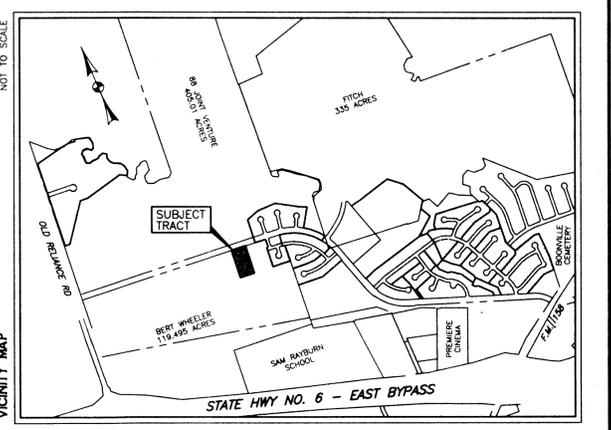
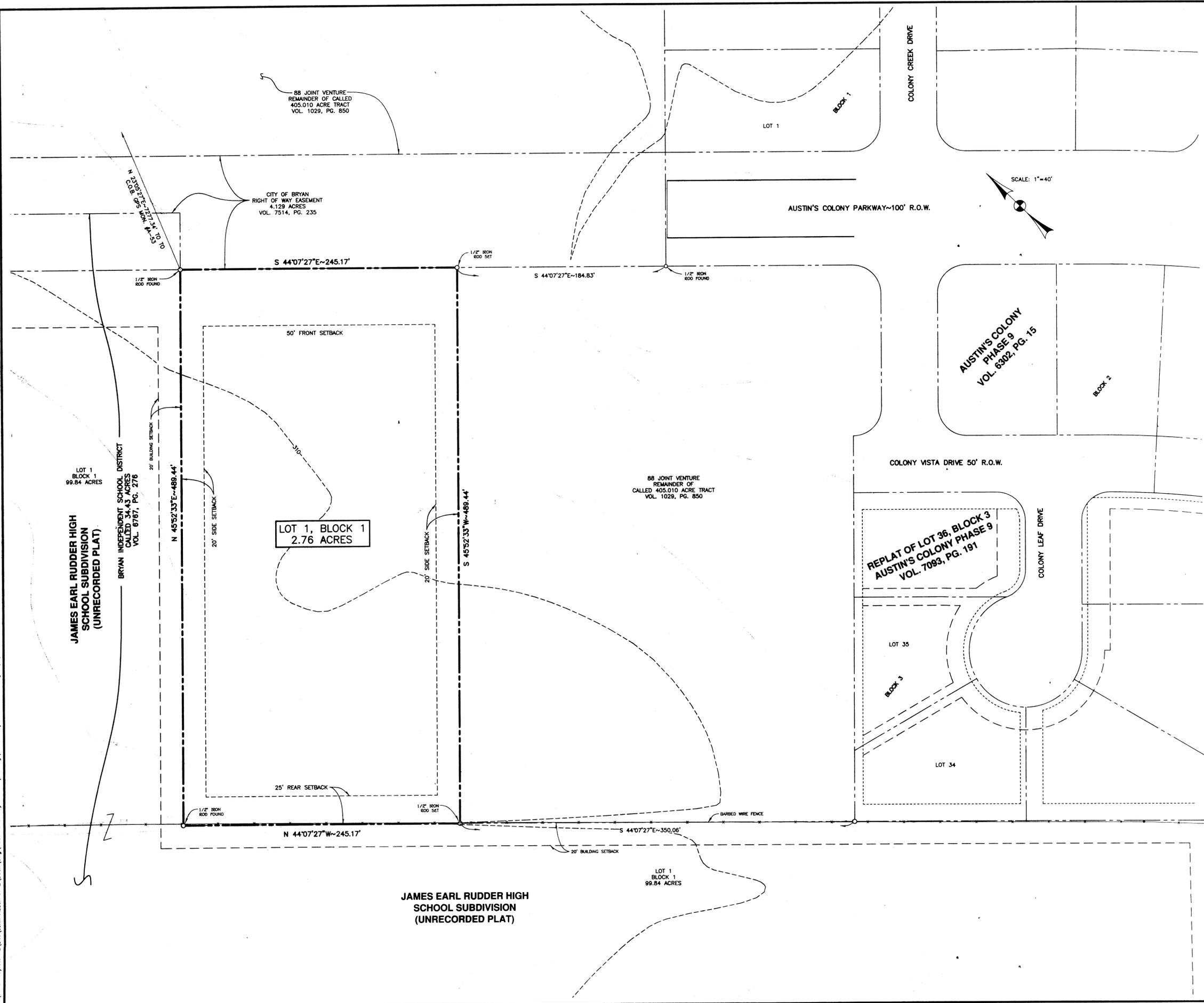


FINAL PLAT  
OF  
AUSTIN'S COLONY CHURCH  
2.76 ACRE TRACT

JOHN AUSTIN SURVEY, A-2  
BRYAN, BRAZOS COUNTY, TEXAS  
OWNED AND DEVELOPED BY:  
FAITH UNITED CHURCH OF  
CHRIST OF BRYAN, TEXAS  
2402 SOUTH COLLEGE  
AVENUE  
BRYAN, TEXAS 77801

SCALE: 1"=40' JANUARY, 2008  
PREPARED BY:  
KLING ENGINEERING & SURVEYING  
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.979/846-6212

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  4. ALL SETBACKS WILL BE IN ACCORDANCE WITH THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE.
  5. CURRENT ZONING: AO - AGRICULTURAL OPEN.
- SETBACKS FOR AO ZONING:  
 FRONT=50'  
 SIDE=20'  
 REAR=25'
6. CONTOURS SHOWN HEREON ARE TAKEN FROM CITY OF BRYAN ELECTRONIC FILES.

**Received**  
 JAN 11 2008  
 Development & Engineering  
 Services

**PRELIMINARY PLAN  
 (NOT FOR RECORD)  
 OF  
 AUSTIN'S COLONY CHURCH  
 2.76 ACRE TRACT**

JOHN AUSTIN SURVEY, A-2  
 BRYAN, BRAZOS COUNTY, TEXAS  
 OWNED AND DEVELOPED BY:  
 FAITH UNITED CHURCH OF  
 CHRIST OF BRYAN, TEXAS  
 2402 SOUTH COLLEGE  
 AVENUE  
 BRYAN, TEXAS 77801

SCALE: 1"=40' JANUARY, 2008

PREPARED BY:  
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