METES AND BOUNDS DESCRIPTION
OF A
5.43 ACRE TRACT
JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING THE REMAINDER OF A CALLED 1.428 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO CENTRAL CHURCH OF CHRIST RECORDED IN VOLUME 232, PAGE 575 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, THE REMAINDER OF A CALLED 3.999 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO CENTRAL CHURCH OF CHRIST RECORDED IN VOLUME 220, PAGE 327 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF A CALLED 10,061.28 SQUARE FOOT TRACT OF LAND AS DESCRIBED BY A DEED TO CENTRAL CHURCH OF CHRIST, INC. RECORDED IN VOLUME 273, PAGE 651 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET ON THE NORTHEAST LINE OF E. 29TH STREET (R.O.W. VARIES) AND THE SOUTHEAST LINE OF LUZA STREET MARKING THE WEST CORNER OF SAID REMAINDER OF 1.428 ACRE TRACT;

THENCE: N 41° 22' 33" E ALONG THE SOUTHEAST LINE OF LUZA STREET, AT 270.00 FEET PASS THE COMMON CORNER OF SAID REMAINDER OF 1.428 ACRE TRACT AND SAID REMAINDER OF 3.999 ACRE TRACT, CONTINUE ON FOR A TOTAL DISTANCE OF 769.83 FEET (CALCULATED DEED CALL DISTANCE: 770.20 FEET) TO A 1/2 INCH IRON ROD SET MARKING THE NORTH CORNER OF SAID 10,061.28 SQ. FT. TRACT;

THENCE: S 48° 35' 55" E ALONG THE NORTHEAST LINE OF SAID 10,061.28 SQ. FT. TRACT AND SAID REMAINDER OF 3.999 ACRE TRACT, BEING THE SOUTHWEST LINE OF BLOCK 3, WOOD FOREST, PHASE 3 – INSTALLMENT 'A' (PLAT, 861/619), AT 8.97 FEET PASS A 1/2 INCH IRON ROD FOUND, AT 331.31 FEET PASS A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF LOTS 2 AND 3 OF SAID BLOCK 3, CONTINUE ON FOR A TOTAL DISTANCE OF 350.72 FEET (CALCULATED DEED CALL: S 79° 49' 00" E – 350.72 FEET, 273/651–653) TO A 1/2 INCH IRON ROD SET MARKING THE EAST CORNER OF SAID REMAINDER OF 3.999 ACRE TRACT AND THE NORTH CORNER OF A 20' PRIVATE ALLEY WITH PUBLIC ACCESS AS SHOWN ON SAID PLAT, 861/619. FOR REFERENCE, A 3/8 INCH IRON ROD FOUND DISTURBED BEARS: S 21° 11' 00" E FOR A DISTANCE OF 4.76 FEET AND A 3/8 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF HOLLOWHILL DRIVE MARKING THE EAST CORNER OF SAID ALLEY AND THE SOUTH CORNER OF LOT 1 OF SAID BLOCK 3 BEARS: S 48° 35' 55" E FOR A DISTANCE OF 144.36 FEET (PLAT CALL: S 46° 43' 09" E – 144.36 FEET, 861/619);

THENCE: S 41° 20' 15" W ALONG THE COMMON LINE OF SAID REMAINDER OF 3.999 ACRE TRACT AND SAID 20' ALLEY, AT 482.79 FEET PASS A POINT MARKING THE END OF SAID ALLEY AND THE NORTHEAST CORNER OF LOT 1A, BLOCK 1, WOOD FOREST ADDITION, PHASE 3 – INSTALLMENT 'A' ACCORDING TO THE PLAT RECORDED IN VOLUME 863, PAGE 771 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, CONTINUE ON ALONG THE COMMON LINE OF SAID REMAINDER OF 3.999 ACRE TRACT AND SAID LOT 1A FOR A TOTAL DISTANCE OF 502.79 FEET (CALCULATED DEED CALL: S 45° 00' 00" W – 494.05 FEET, 220/327 & 273/653)(PLAT CALL: S 43° 22' 18" W – 501.63', 861/619) TO A POINT MARKING THE SOUTH CORNER OF SAID REMAINDER OF 3.999 ACRE TRACT. FOR REFERENCE, A 3/8 INCH IRON ROD FOUND BENT BEARS: N 58° 09' 14" E FOR A DISTANCE OF 1.19 FEET;

THENCE: N 48° 11' 33" W CONTINUING ALONG SAID COMMON LINE FOR A DISTANCE OF 126.12 FEET (PLAT CALL: N 46° 05' 31" W – 126.12 FEET, 863/771) TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID LOT 1A AND THE EAST CORNER OF SAID REMAINDER OF 1.428 ACRE TRACT;

THENCE: S 41° 22' 10" W ALONG THE COMMON LINE OF SAID LOT 1A AND SAID REMAINDER OF 1.428 ACRE TRACT, AT 250.69 FEET PASS A POINT MARKING THE WEST CORNER OF SAID LOT 1A, CONTINUE ON FOR A TOTAL DISTANCE OF 268.81 FEET (DEED CALL DISTANCE: 270.00 FEET, 232.575) TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF E. 29TH STREET MARKING THE SOUTH CORNER OF SAID REMAINDER OF 1.428 ACRE TRACT;

THENCE: N 48° 22' 34" W ALONG THE NORTHEAST LINE OF E. 29TH STREET FOR A DISTANCE OF 224.96 FEET (DEED CALL DISTANCE: 225.00 FEET, 232/575) TO THE POINT OF BEGINNING CONTAINING 5.43 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND NOVEMBER, 2014. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED BY GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

CERTIFICATION OF CITY PLANNER

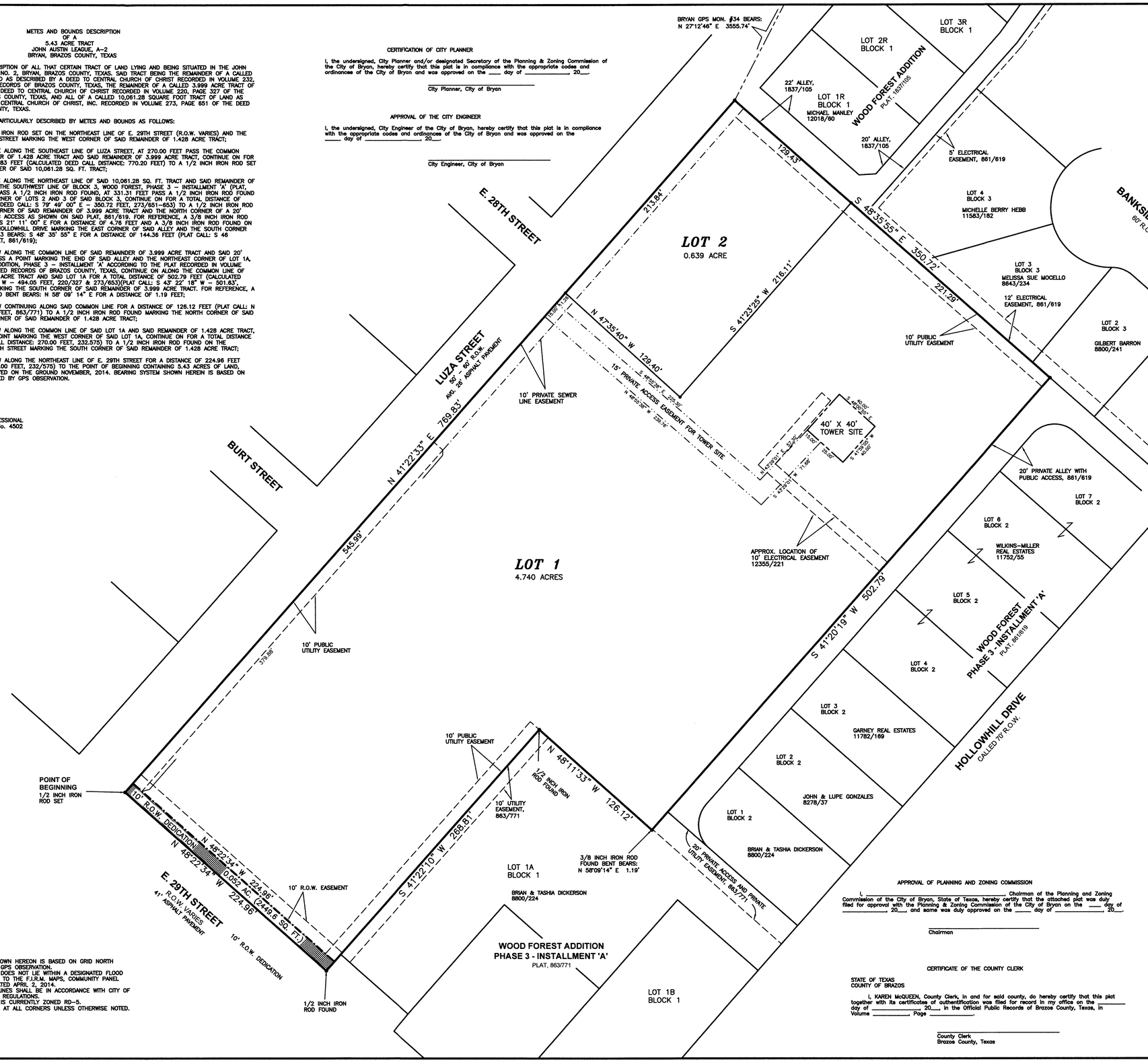
I, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the ____ day of _____, 20__.

_____
City Planner, City of Bryan

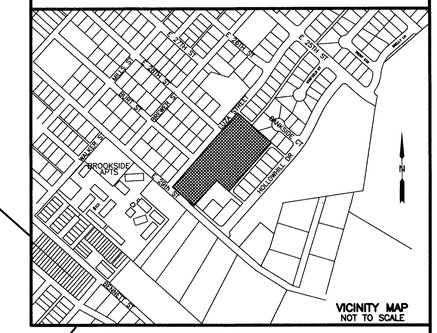
APPROVAL OF THE CITY ENGINEER

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, City of Bryan




SCALE: 1" = 40'
40 0 40 80 120 Feet




VICINITY MAP
NOT TO SCALE

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, CENTRAL CHURCH OF CHRIST, owner and developer of the land shown on this plat, being part of the tract of land as conveyed to us in the Official Records of Brazos County, in Volumes 232, 220 & 273, Pages 575, 327 & 651, 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.

_____
Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose stated.

Given under my hand and seal on this _____ day of _____, 20__.

_____
Notary Public, Brazos County, Texas

RECEIVED
DEC 16 2015

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 property markers and monumenta were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

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

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 & Zoning Commission of the City of Bryan on the ____ day of _____, 20__, and same was duly approved on the ____ day of _____, 20__.

_____
Chairman

CERTIFICATE OF 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 authentification was filed for record in my office on the _____ day of _____, 20__, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

_____
County Clerk
Brazos County, Texas

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0215 F, DATED APRIL 2, 2014.
3. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.
4. SUBJECT PROPERTY IS CURRENTLY ZONED RD-5.
5. 1/2 INCH IRON ROD AT ALL CORNERS UNLESS OTHERWISE NOTED.

# *FINAL PLAT*
OF
LOTS 1 & 2
# *CCOC ADDITION*
5.43 ACRES, JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS

KSC

SCALE: 1 INCH = 40 FEET
SURVEY DATE: 08-26-14
PLAT DATE: 06-15-15
REVISED: 12-17-15
JOB NUMBER: 14-653
CAD NAME: 14-653
CR5 FILE: 14-653

PREPARED BY: KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195

PREPARED FOR:
CENTRAL CHURCH OF CHRIST
1600 E. 29TH STREET
BRYAN, TEXAS 77802