

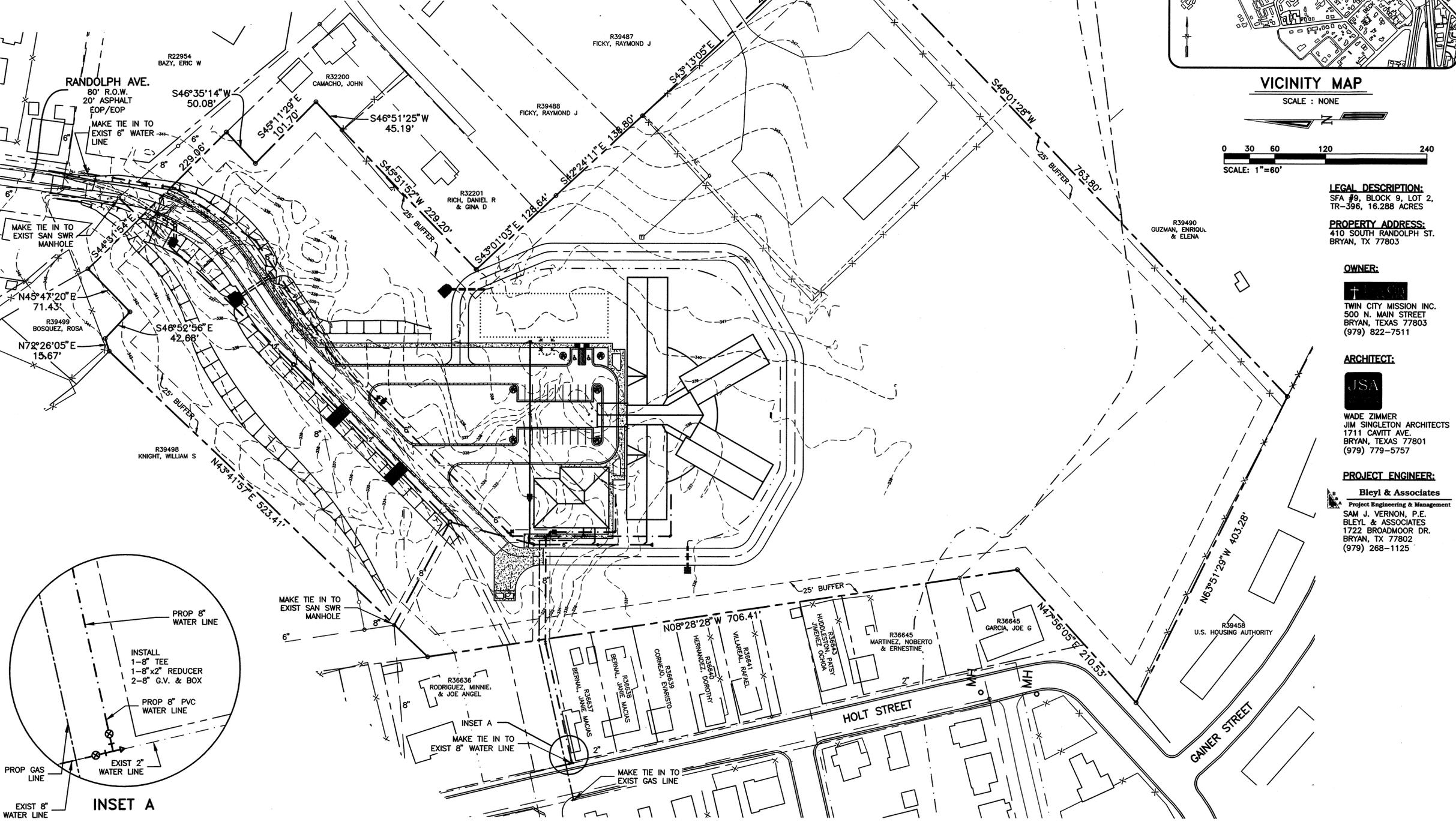
Bleyl & Associates

GENERAL NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, EITHER UNDERGROUND OR AERIAL, PRIOR TO CONSTRUCTION.
3. CONSTRUCT ALL CURB & GUTTER AS PER DETAIL ST1-01 OF THE LATEST B-CS STANDARD STREET DETAILS.
4. CONSTRUCT ALL RIBBON CURB AS PER DETAIL ST1-03 OF THE LATEST B-CS STANDARD STREET DETAILS.
5. ALL CURB RADII IS 2 FT UNLESS OTHERWISE NOTED.
6. ALL CONSTRUCTION WILL BE IN CONFORMANCE WITH BCS UNIFIED DESIGN GUIDELINES, SPECIFICATIONS AND DETAILS, LATEST EDITION.
7. ALL SIGNS SHALL BE PERMITTED SEPARATELY.
8. FIRE SUPPRESSION LINES SHALL HAVE A LOCKABLE LID ON THE ISOLATION VALVE. THE LOCKABLE LID SHALL, AT A MINIMUM SUPPLY PROTECTION AS THE AMP OR USA, LL562 LOCKING LID. ALTERNATE LOCKABLE LIDS SHALL BE APPROVED BY CITY OF BRYAN UTILITIES DIRECTOR OR HIS DESIGNEE.
9. ALL PROPOSED BUILDINGS WILL BE EQUIPPED WITH A SPRINKLER TYPE FIRE SUPPRESSION SYSTEM.
10. 4" FIRE SUPPRESSION LINE SHALL HAVE A MINIMUM OF 5' HORIZONTAL CLEARANCE FROM ANY WATER SERVICE.
11. GROSS FLOOR AREA IS DEFINED AS THE SUM OF THE FULLY ENCLOSED COVERED AREA AND THE UNENCLOSED COVERED FLOOR AREA. BUILDING AREA IS DEFINED AS THE TOTAL ENCLOSED COVERED FLOOR AREA.
12. A SIGNED GRADING PERMIT FROM THE CITY OF BRYAN WILL BE OBTAINED FOR THE PROJECT SITE BEFORE ANY EARTHWORK OR GRADING.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.

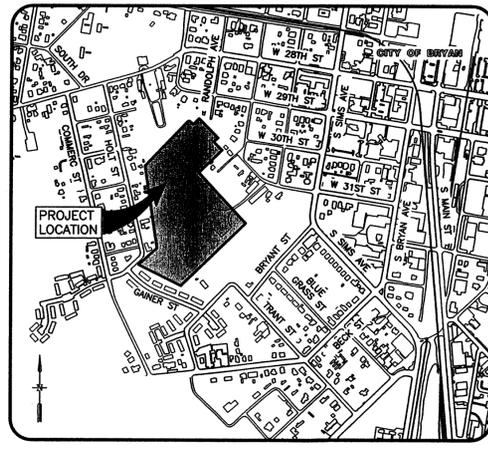
ZONING:

C-1 OFFICE: APPLICABLE FOR CHARITABLE USES



Z:\7000\7064 - TWIN CITY MISSION CD-7064\7064-SITE-SHT1.SHT SITE PLAN 8/27/2008 11:22 AM KYLE

Bleyl & Associates



LEGAL DESCRIPTION:
SFA #9, BLOCK 9, LOT 2,
TR-396, 16.288 ACRES

PROPERTY ADDRESS:
410 SOUTH RANDOLPH ST.
BRYAN, TX 77803

OWNER:

TWIN CITY MISSION INC.
500 N. MAIN STREET
BRYAN, TEXAS 77803
(979) 822-7511

ARCHITECT:

WADE ZIMMER
JIM SINGLETON ARCHITECTS
1711 CAVITT AVE.
BRYAN, TEXAS 77801
(979) 779-5757

PROJECT ENGINEER:

Bleyl & Associates
Project Engineering & Management
SAM J. VERNON, P.E.
1722 BROADMOOR DR.
BRYAN, TX 77802
(979) 268-1125

REV	DATE	BY	APP	COMMENT

PREPARED FOR:
TWIN CITY MISSION
P O BOX 340
BRYAN, TX 77802-0340
PHONE: (979) 822-7511
FAX: (979) 822-2574

SCALE AS SHOWN
DATE: August 2008
DRAWN BY: KGN
PROJECT MANAGER: SAM J. VERNON, P.E.

Bleyl & Associates
Project Engineering & Management

100 NUCCENT STREET
CONROE, TEXAS 77301
(936) 441-7833 PHONE
(936) 760-3833 FAX

1722 BROADMOOR, STE. 210
BRYAN, TEXAS 77802
(979) 268-1125 PHONE
(979) 260-3649 FAX

(979) 822-7511

SITE PLAN SHEET 1

TWIN CITY MISSION
16.288 ACRES LOCATED IN THE
STEPHEN F. AUSTIN SURVEY, No. 9, A-02
BLOCK 9, LOT 2
BRYAN, BRAZOS COUNTY, TEXAS

SAM J. VERNON
99353
LICENSED PROFESSIONAL ENGINEER

8/25/2008

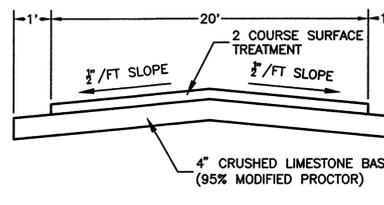
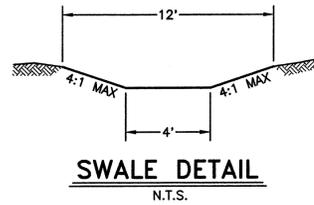
PROJECT NUMBER
7064

FILE NAME: 7064-SITE_SHT1.DWG
SHEET: **C.1**

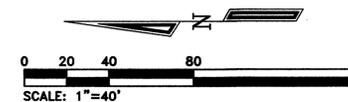
Bleyl & Associates

WATER DEMAND:	
MIN. WATER DEMAND	0 gpm
MAX. WATER DEMAND	148 gpm
SEWER LOADING:	
MIN. SEWER LOADING	16.98 gpm
MAX. SEWER LOADING	67.92 gpm

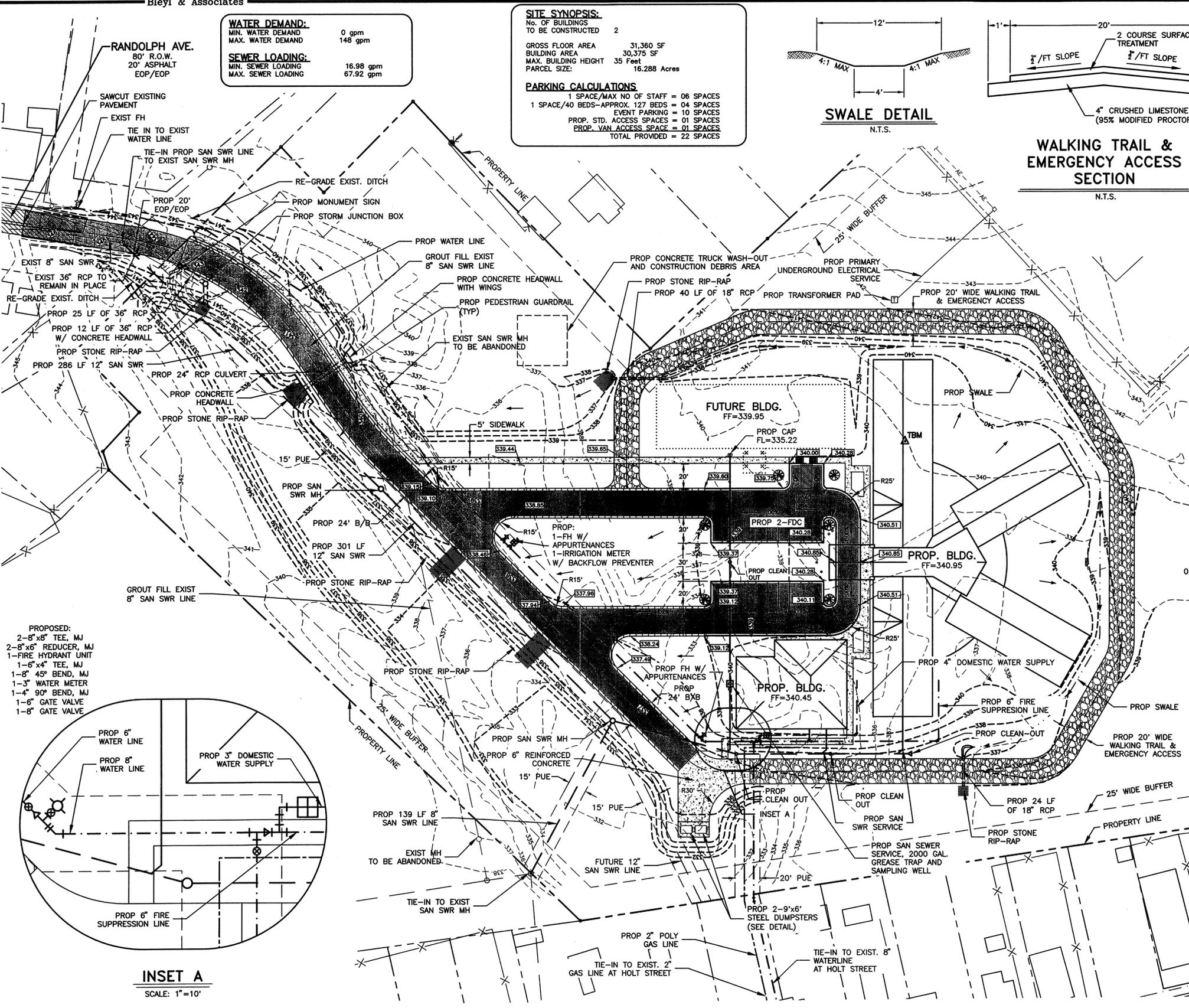
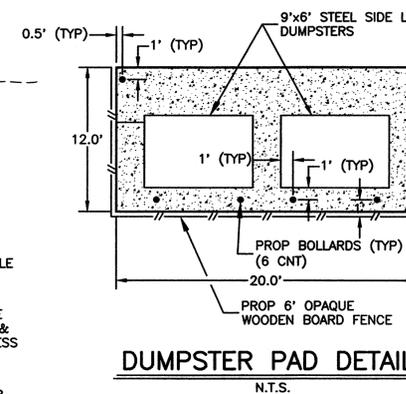
SITE SYNOPSIS:	
NO. OF BUILDINGS TO BE CONSTRUCTED	2
GROSS FLOOR AREA	31,360 SF
BUILDING AREA	30,375 SF
MAX. BUILDING HEIGHT	35 Feet
PARCEL SIZE:	16,288 Acres
PARKING CALCULATIONS:	
1 SPACE/MAX NO OF STAFF	= 06 SPACES
1 SPACE/40 BEDS-APPROX.	127 BEDS = 04 SPACES
EVENT PARKING	= 10 SPACES
PROP. STD. ACCESS SPACES	= 01 SPACES
PROP. VAN ACCESS SPACE	= 01 SPACES
TOTAL PROVIDED	= 22 SPACES



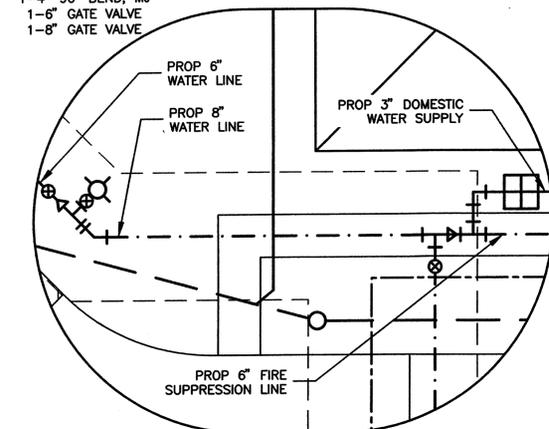
LEGEND	
FF	FINISH FLOOR
PUE	PUBLIC UTILITY EASEMENT
-o-	EXIST UTILITY POLE
-x-	EXIST GUY WIRE ANCHOR
-x-	EXISTING BARBED WIRE FENCE
-//-	EXISTING WOODEN FENCE
-o-	EXISTING CHAIN LINK FENCE
-AE-	EXISTING AERIAL ELECTRIC LINES
- - -	EXISTING WATER LINES
- - -	PROPOSED WATER LINES
- - -	EXISTING SANITARY SEWER LINES
- - -	PROPOSED SAN SWR SERVICE
-275-	EXISTING CONTOURS
-275-	PROPOSED CONTOURS
-GB-	GRADE BREAK
- - -	PROPOSED CURB & GUTTER
- - -	PROPOSED RIBBON CURB
->	DRAINAGE FLOW
[Pattern]	PROPOSED HOT-MIXED ASPHALTIC CONCRETE PAVED SURFACE
[Pattern]	PROPOSED CONCRETE SIDEWALK/PAVEMENT
[Symbol]	PROPOSED CANOPY TREE



BENCHMARK:
TEMPORARY BENCHMARK IS A HALF-INCH IRON ROD APPROXIMATELY 665 FEET SOUTH OF THE MOST NORTHERLY POINT ON THIS TRACT. ALL ELEVATIONS ARE ASSUMED FROM THIS POINT. ELEVATION = 339.95



- PROPOSED:
- 2-8"x8" TEE, MJ
 - 2-8"x6" REDUCER, MJ
 - 1-FIRE HYDRANT UNIT
 - 1-6"x4" TEE, MJ
 - 1-6" 45° BEND, MJ
 - 1-3" WATER METER
 - 1-4" 90° BEND, MJ
 - 1-6" GATE VALVE
 - 1-8" GATE VALVE



INSET A
SCALE: 1"=10"

REV	DATE	BY	APP	COMMENT

Bleyl & Associates
Project Engineering & Management
1722 BROADMOOR, STE. 210
BRYAN, TEXAS 77802
(979) 268-1125 PHONE
(979) 260-3648 FAX

100 AUGUST STREET
CONROE, TEXAS 77301
(936) 441-7200 PHONE
(936) 760-3833 FAX

PREPARED FOR: TWIN CITY MISSION
DRAWN BY: KGN
DATE: August 2008
PROJECT MANAGER: SAM J. VERNON, P.E.

SITE PLAN SHEET 2

TWIN CITY MISSION
16,288 ACRES LOCATED IN THE
STEPHEN F. BLOCK 9, LOT 2
BRYAN, BRAZOS COUNTY, TEXAS

SAM J. VERNON
99353
LICENSED PROFESSIONAL ENGINEER
08/25/2008

PROJECT NUMBER
7064

FILE NAME: 7064-SITE_SHT2.DWG

SHEET: C.2

Bleyl & Associates

Z:\7064\7064 - TWIN CITY MISSION\CD-7064-SITE_SHT2\SITE PLAN 8/27/2008 11:26 AM KYLE

PRELIMINARY PLAN

THIS TRACT WAS CONVEYED TO THE TWIN CITY MISSION IN THE DEED RECORDED IN VOLUME 7797, PAGE 69, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

16.288 ACRES TRACT
S. F. AUSTIN LEAGUE NO. 9, A-62
BRYAN, BRAZOS COUNTY, TEXAS

FIELD Notes of a 16.288 acres tract or parcel of land lying and being situated in the S. F. Austin League No. 9, A-62, Bryan, Brazos County, Texas, and being composed of the following tracts of land:

- (1) All of the called 8.60 acres tract described in the Deed recorded in Volume 515, Page 572, D.R.B.C.T.
- (2) All of the called 5.73 acres tract described as FOURTH TRACT in the Deed recorded in Volume 347, Page 527, D.R.B.C.T.
- (3) Part of the called 1.2 acres tract described as THIRD TRACT in the Deed recorded in Volume 347, Page 527, D.R.B.C.T.
- (4) Part of the called 2.85 acres tract described as FIRST TRACT in the Deed recorded in Volume 347, Page 527, D.R.B.C.T.
- (5) Part of the 50-foot x 522-foot tract described as SECOND TRACT in the Deed recorded in Volume 347, Page 527, D.R.B.C.T.
- (6) Part of the 1.44 acres tract described in the Deed recorded in Volume 284, Page 750, D.R.B.C.T.

Said 16.288 acres tract being more particularly described as follows:

BEGINNING at a 14-inch Hackberry Tree found marking the southeast corner of the called 8.60 acres tract, said tree marking the southeast corner of the Oliver Addition (Revised - 120/59), said tree being located in the northwest line of the called 5.73 acres FOURTH TRACT;

THENCE N 08° 28' 28" W along the southwest line of the called 8.60 acres tract, same being the northwest line of the Oliver Addition (Revised), for a distance of 706.41 feet to a 2-inch Steel Post found for corner, said post marking the northwest corner of the called 8.60 acres tract and the southwest corner of the William S. Knight 4.43 acres tract (6248/51);

THENCE N 43° 41' 57" E along the northeast line of the called 8.60 acres tract, same being the southeast line of the Knight 4.43 acres tract, for a distance of 523.41 feet to a 2-inch Steel Post found for corner, said post marking a north corner of the called 8.60 acres tract, the southeast corner of the Knight 4.43 acres tract and a southeast corner of the Diego Bosquez 0.26 acre tract (123/578);

THENCE along the northerly lines of the called 8.60 acres tract, same being the southerly lines of the Bosquez 0.26 acre tract, for the following values:

N 72° 26' 05" E for a distance of 15.67 feet to a 1/2-inch iron rod set for angle point;

S 46° 52' 56" E for a distance of 42.68 feet to a 1/2-inch iron rod set for angle point;

N 45° 47' 20" E for a distance of 71.43 feet to a 1/2-inch iron rod set for corner marking a northeast corner of the called 8.60 acres tract the southeast corner of the Bosquez 0.26 acre tract and located in the southwest line of the Bryan Original Townsite, same being the southwest line of the Block 204;

THENCE S 44° 31' 54" E along a northeast line of the called 8.60 acres tract, same being the northwest line of the Bryan Original Townsite, same being the southwest line of the Block 204, Randolph Street and Block 190, for a distance of 229.06 feet to a 1/2-inch iron rod set for corner marking a southeast corner of the called 8.60 acres tract and the north corner of the John Camacho Tract (339/682);

THENCE S 46° 35' 14" W along a southeast line of the called 8.60 acres tract, same being the northwest line of the Camacho Tract, for a distance of 50.08 feet to a 1/2-inch iron rod set for corner marking an interior ell corner of the called 8.60 acres tract and the northwest corner of the Camacho Tract;

THENCE S 45° 11' 29" E along a northeast line of the called 8.60 acres tract, same being a southwest line of the Camacho Tract, for a distance of 101.70 feet to a 4-inch Post found for corner marking an interior ell corner of the Camacho Tract and a southeast corner of the called 8.60 acres tract;

THENCE S 46° 21' 25" W along a southeast line of the called 8.60 acres tract, same being a northeast line of the Camacho Tract, for a distance of 45.14 feet to a 3/4-inch Pipe found for angle point, said pipe marking the northwest corner of the Camacho Tract and the north corner of the Daniel Rich 0.526 acre tract (6063/14);

THENCE S 45° 51' 52" W along a southeast line of the called 8.60 acres tract, same being the northwest line of the Rich 0.526 acre tract, for a distance of 229.20 feet to a 1/2-inch iron rod found for corner marking an interior ell corner of the called 8.60 acres tract and the west corner of the Rich 0.526 acre tract;

THENCE S 41° 01' 03" E along a northeast line of the Rich 0.526 acre tract, same being the southwest line of the Rich 0.526 acre tract, at a distance of 100 feet pass the south corner of the Rich 0.526 acre tract, for a distance of 128.64 feet to a 1/2-inch iron rod found for corner marking a southeast corner of the called 8.60 acres tract and located in the northerly line of the Pickley 1.2 acres THIRD TRACT;

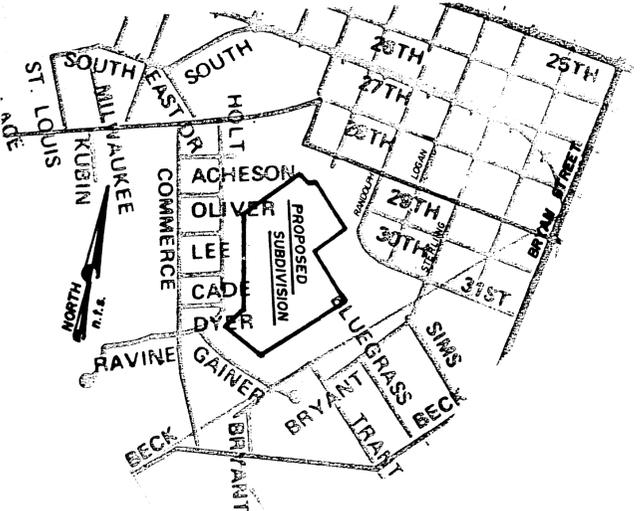
THENCE S 42° 24' 11" E across the Pickley 1.2 acres THIRD TRACT for a distance of 139.80 feet to a 3-inch pipe fence corner for angle point;

THENCE S 43° 13' 05" E across the Pickley 1.2 acres THIRD TRACT, the Pickley FIRST TRACT, the Pickley SECOND TRACT and the Pickley 1.44 acres tract, for a distance of 321.69 feet to a 1/2-inch iron rod set for corner in the southeast line of the Pickley 1.44 acres tract, same being the northeast line of the Kenneth Olexy 2.00 acres tract (SECOND TRACT-D/T-779/697);

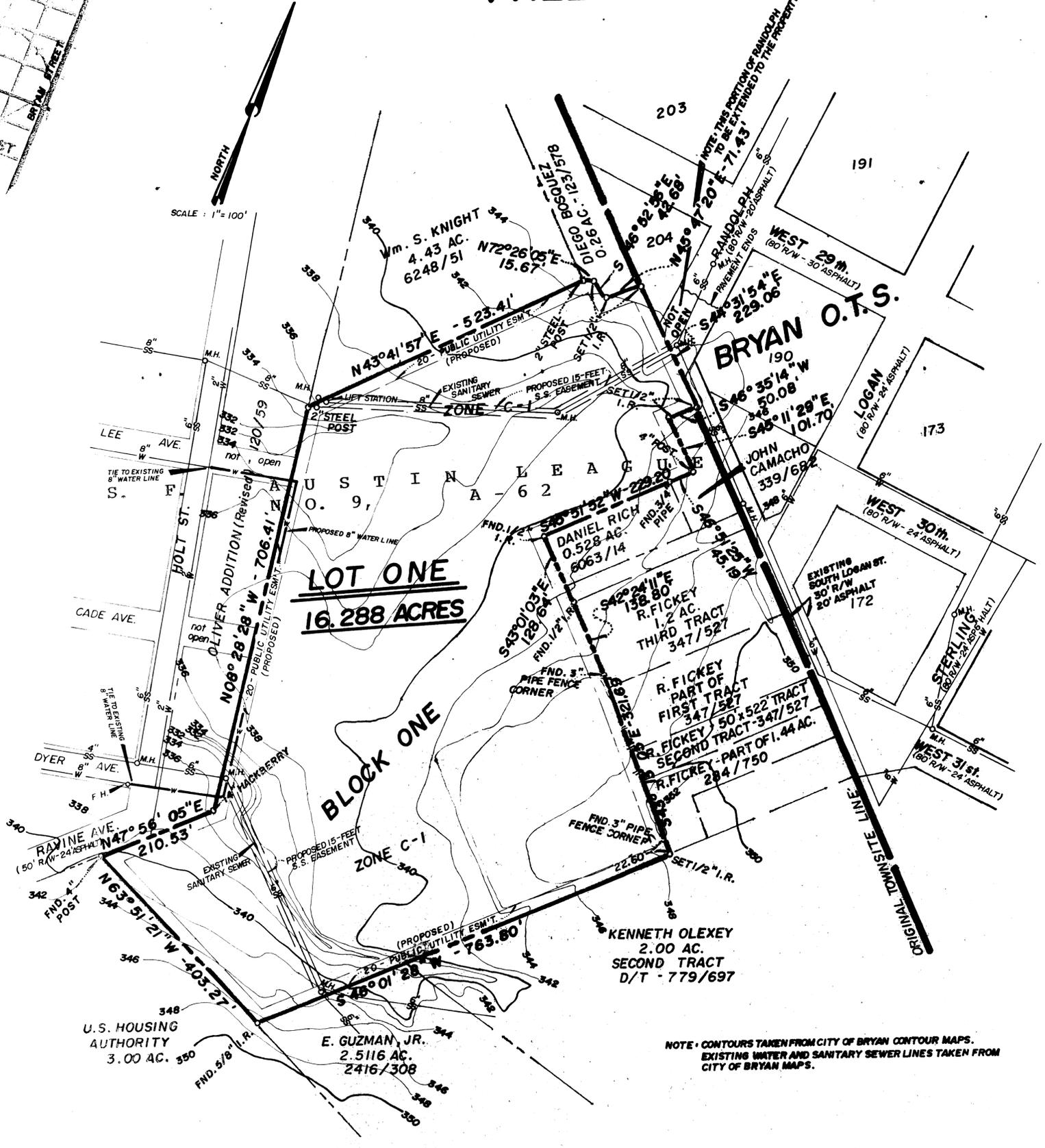
THENCE S 46° 01' 28" W along the southeast lines of the Pickley 1.44 acres tract and the called 5.73 acres tract, same being the northeast lines of the tract and the E. Guzman, Jr. 2.5116 acres tract (2416/308), Olexy 2.00 acres tract and the E. Guzman, Jr. 2.5116 acres tract, for a distance of 763.80 feet to a 5/8-inch iron rod found for corner, said iron rod marking the south corner of the 5.73 acres tract, the northwest corner of the Guzman 2.5116 acres tract and located in the northeast line of the U.S. Housing Authority 3.00 acres tract;

THENCE N 63° 51' 21" W along the southwest line of the 5.73 acres tract, same being the northeast line of the U.S. Housing Authority 3.00 acres tract, for a distance of 403.27 feet to a 4-inch Post found for corner marking the westerly corner of the called 5.73 acres tract, the north corner of the U.S. Housing Authority 3.00 acres tract and located in the southeast right-of-way line of Ravine Street;

THENCE N 47° 56' 05" E along the northeast line of the called 5.73 acres tract, same being the southeast right-of-way line of Ravine Street and the southeast line of the Oliver Addition (Revised), for a distance of 210.53 feet to the PLACE OF BEGINNING containing 16.288 ACRES OF LAND, more or less.



LOCATION MAP



THIS TRACT IS NOT IN A FLOOD HAZARD AREA AS SHOWN ON THE CITY OF BRYAN FLOODPLAIN MAPS.

NOTE: CONTOURS TAKEN FROM CITY OF BRYAN CONTOUR MAPS. EXISTING WATER AND SANITARY SEWER LINES TAKEN FROM CITY OF BRYAN MAPS.

TWIN CITY MISSION
SUBDIVISION
16.288 ACRES
ONE LOT ONE BLOCK
S.F. AUSTIN LEAGUE NO. 9, A-62
BRYAN, BRAZOS COUNTY, TEXAS

OWNED BY:
TWIN CITY MISSION, INC.
2505 S. COLLEGE AVE.
BRYAN, TEXAS 77801
979-322-5511

PREPARED BY:
RILEY ENGINEERING CO. 7182 RILEY ROAD BRYAN, TEXAS 77808
979-389-3457
JANUARY, 2008

Received
MAR 18 2008
Development & Engineering
Services

THE ADDRESS OF THIS TRACT IS 505-A WEST 31st. STREET.

RAYMOND J. FICKEY
16.288 ACRES TRACT
S. F. AUSTIN LEAGUE NO. 9, A-62
BRYAN, BRAZOS COUNTY, TEXAS

FIELD Notes of a 16.288 acres tract or parcel of land lying and being situated in the S. F. Austin League No. 9, A-62, Bryan, Brazos County, Texas, and being composed of the following tracts of land:
1. All of the called 8.60 acres tract described in the Deed recorded in Volume 515, Page 572, D.R.B.C.T.;
2. All of the called 5.73 acres tract described as FOURTH TRACT in the Deed recorded in Volume 347, Page 527, D.R.B.C.T.;
3. Part of the called 1.2 acres tract described as THIRD TRACT in the Deed recorded in Volume 347, Page 527, D.R.B.C.T.;
4. Part of the called 2.85 acres tract described as FIRST TRACT in the Deed recorded in Volume 347, Page 527, D.R.B.C.T.;
5. Part of the 50-foot x 522-foot tract described as SECOND TRACT in the Deed recorded in Volume 347, Page 527, D.R.B.C.T.;
6. Part of the 1.44 acres tract described in the Deed recorded in Volume 284, Page 750, D.R.B.C.T.;

Said 16.288 acres tract being more particularly described as follows:
BEGINNING at a 14-inch Hackberry Tree found marking the southwest corner of the called 8.60 acres tract, said tree marking the southeast corner of the Oliver Addition (Revised - 120/59), said tree being located in the northwest line of the called 5.73 acres FOURTH TRACT;

THENCE N 08° 28' 28" W along the southwest line of the called 8.60 acres tract, same being the northeast corner of the Oliver Addition (Revised), for a distance of 706.41 feet to a 2-inch Steel Post found for corner, said post marking the northwest corner of the called 8.60 acres tract and the southwest corner of the William S. Knight 4.43 acres tract (6248/51);

THENCE N 43° 41' 57" E along the northwest line of the called 8.60 acres tract, same being the southeast line of the Knight 4.43 acres tract, for a distance of 523.41 feet to a 2-inch Steel Post found for corner, said post marking a north corner of the called 8.60 acres tract, the southeast corner of the Knight 4.43 acres tract and a southwest corner of the Diego Bosquez 0.26 acre tract (123/578);

THENCE along the northerly lines of the called 8.60 acres tract, same being the southerly lines of the Bosquez 0.26 acre tract, for the following calls:
N 72° 26' 05" E for a distance of 15.67 feet to a 1/2-inch iron rod set for angle point;
S 46° 52' 56" E for a distance of 42.68 feet to a 1/2-inch iron rod set for angle point;
N 45° 47' 20" E for a distance of 71.43 feet to a 1/2-inch iron rod set for corner marking a northeast corner of the called 8.60 acres tract, the southeast corner of the Bosquez 0.26 acre tract and located in the southwest line of the Bryan Original Townsite, same being the southwest line of the Block 204;

THENCE S 44° 31' 54" E along a northeast line of the called 8.60 acres tract, same being the southwest line of the Bryan Original Townsite, same being the southwest line of the Block 204, Randolph Street and Block 190, for a distance of 229.06 feet to a 1/2-inch iron rod set for corner marking a south-east corner of the called 8.60 acres tract and the north corner of the John Camacho Tract (339/682);

THENCE S 46° 35' 14" W along a southeast line of the called 8.60 acres tract, same being the northwest line of the Camacho Tract, for a distance of 50.08 feet to a 1/2-inch iron rod set for corner marking an interior ell corner of the called 8.60 acres tract and the northwest corner of the Camacho Tract;

THENCE S 45° 11' 29" E along a northeast line of the called 8.60 acres tract, same being a southwest line of the Camacho Tract; for a distance of 101.70 feet to a 4-inch Post found for corner marking an interior ell corner of the Camacho Tract and a southeast corner of the called 8.60 acres tract;

THENCE S 46° 51' 25" W along a southeast line of the called 8.60 acres tract, same being a northwest line of the Camacho Tract, for a distance of 45.19' feet to a 3/4-inch Pipe found for angle point, said pipe marking the northwest corner of the Camacho Tract and the north corner of the Daniel Rich 0.528 acre tract (6063/14);

THENCE S 45° 51' 52" W along a southeast line of the called 8.60 acres tract, same being the northwest line of the Rich 0.528 acre tract, for a distance of 229.20 feet to a 1/2-inch iron rod found for corner marking an interior ell corner of the called 8.60 acres tract and the west corner of the Rich 0.528 acre tract;

THENCE S 43° 01' 03" E along a northeast line of the called 8.60 acres tract, same being the southwest line of the Rich 0.528 acre tract, at a distance of 100 feet pass the south corner of the Rich Tract, continue for a total distance of 128.64 feet to a 1/2-inch iron rod found for corner marking a southeast corner of the called 8.60 acres tract and located in the northerly line of the Fickey 1.2 acres THIRD TRACT;

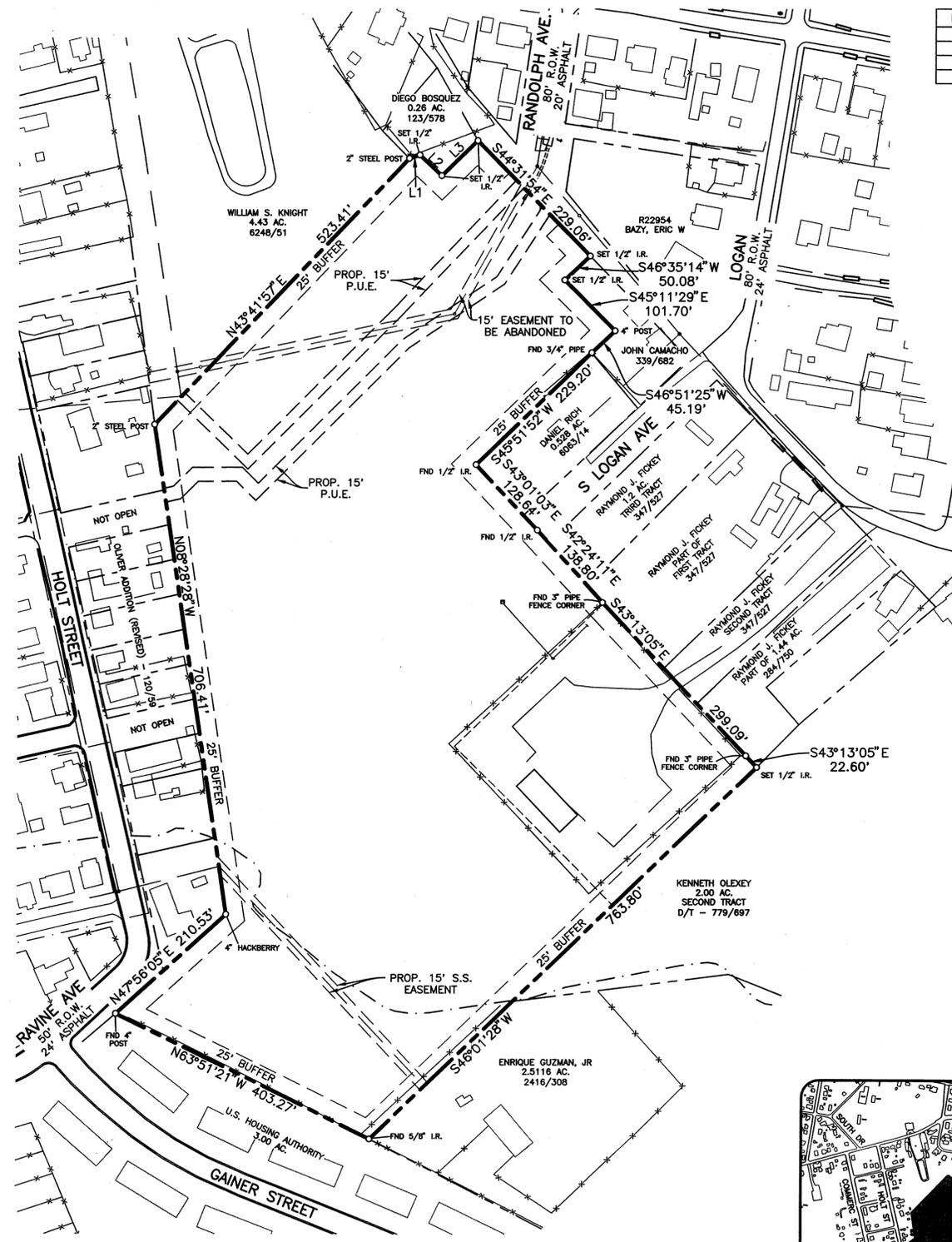
THENCE S 42° 24' 11" E across the Fickey 1.2 acres THIRD TRACT for a distance of 138.80 feet to a 3-inch pipe fence corner for angle point;

THENCE S 43° 13' 05" E across the Fickey 1.2 acres THIRD TRACT, the Fickey FIRST TRACT, the Fickey SECOND TRACT and the Fickey 1.44 acres tract, for a distance of 321.69 feet to a 1/2-inch iron rod set for corner in the southeast line of the Fickey 1.44 acres tract, same being the northeast line of the Kenneth Olexy 2.00 acres tract (SECOND TRACT-D/T-779/697);

THENCE S 46° 01' 28" W along the southeast lines of the Fickey 1.44 acres tract and the called 5.73 acres tract, same being the northwest lines of the Olexy 2.00 acres tract and the E. Guzman, Jr. 2.5116 acres tract (2416/308), for a distance of 783.80 feet to a 5/8-inch iron rod found for corner, said iron rod marking the south corner of the 5.73 acres tract, the northwest corner of the Guzman 2.5116 acres tract and located in the northeast line of the U. S. Housing Authority 3.00 acres tract;

THENCE N 63° 51' 21" W along the southwest line of the 5.73 acres tract, same being the northeast line of the U. S. Housing Authority 3.00 acres tract, for a distance of 403.27 feet to a 4-inch Post found for corner marking the westerly corner of the called 5.73 acres tract, the north corner of the U.S. Housing Authority 3.00 acres tract and located in the southeast right-of-way line of Ravine Street;

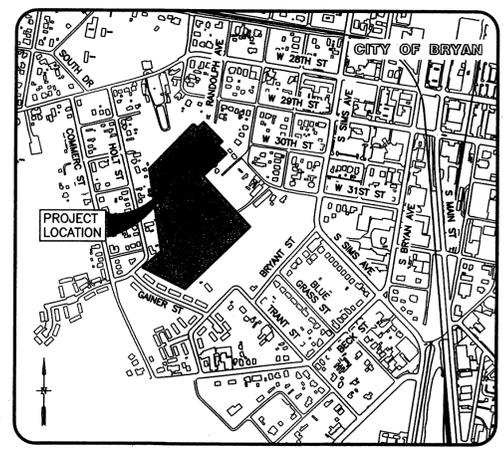
THENCE N 47° 56' 05" E along the northwest line of the called 5.73 acres tract, same being the southeast right-of-way line of Ravine Street and the southeast line of the Oliver Addition (Revised), for a distance of 210.53 feet to the PLACE OF BEGINNING containing 16.288 ACRES OF LAND, more or less.



LINE	DISTANCE	BEARING
L1	15.67'	N 72°26'05" E
L2	42.68'	S 46°52'56" E
L3	71.43'	N 45°47'20" E



- GENERAL NOTES:**
1. P.U.E. - PUBLIC UTILITY EASEMENT
 2. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 3. THIS TRACT IS NOT IN A FLOOD HAZARD AREA AS SHOWN ON THE CITY OF BRYAN FLOODPLAIN MAPS.
 4. THIS TRACT IS AFFECTED BY THE FOLLOWING EASEMENTS:
A. EASEMENT FROM RAYMOND FICKEY ET UX TO ANDRUS PIPELINE CORP., DATED AUGUST 17, 1983, RECORDED IN VOLUME 001, PAGE 247, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. (TRACT ONE)
B. EASEMENT FROM RAYMOND J. FICKEY ET UX TO CITY OF BRYAN, DATED MARCH 17, 1986, RECORDED IN VOLUME 869, PAGE 194, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. (TRACT ONE)



VICINITY MAP
SCALE : NONE

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS
I (We) _____ owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Official Records of Brazos County, in Volume _____, Page _____, 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 and consideration therein stated.
Given under my hand and seal on this _____ day of _____, 2008.

Notary Public, Brazos County, Texas
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 _____, 2008, in the Official Public 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 & Zoning Commission of the City of Bryan on the _____ day of _____, 2006, and same was duly approved on the _____ day of _____, 2008.
Chairman

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, City of Bryan

CERTIFICATE OF SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS
I, MARTIN L. RILEY, JR., Registered Public Surveyor No. 4089, 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 ground.
Martin L. Riley, Jr.
MARTIN L. RILEY, JR., R.P.L.S. No. 4089

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 _____, 2008.
City Planner, City of Bryan

FINAL PLAT
OF
TWIN CITY MISSION
SUBDIVISION
16.288 ACRES
ONE LOT IN ONE BLOCK
S. F. AUSTIN LEAGUE NO. 9, A-62
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1 INCH = 100 FEET
SURVEY DATE: FEBRUARY 2006
PLAT DATE: JANUARY 2008
PREPARED BY:
RILEY ENGINEERING CO.
7182 RILEY ROAD
BRYAN, TEXAS 77808
PHONE: (979) 589-2457
OWNED BY:
TWIN CITY MISSION, INC.
2505 S. COLLEGE AVE.
BRYAN, TEXAS 77801
PHONE: (979) 822-7511