VICINITY MAP
NOT TO SCALE

NOTES:

1. BEARINGS ARE GRID BASED ON NAD83 DATUM, TEXAS STATE PLANE – CENTRAL ZONE. DISTANCES ARE SURFACE, U.S. SURVEY FEET. ACREAGES ARE SURFACE.

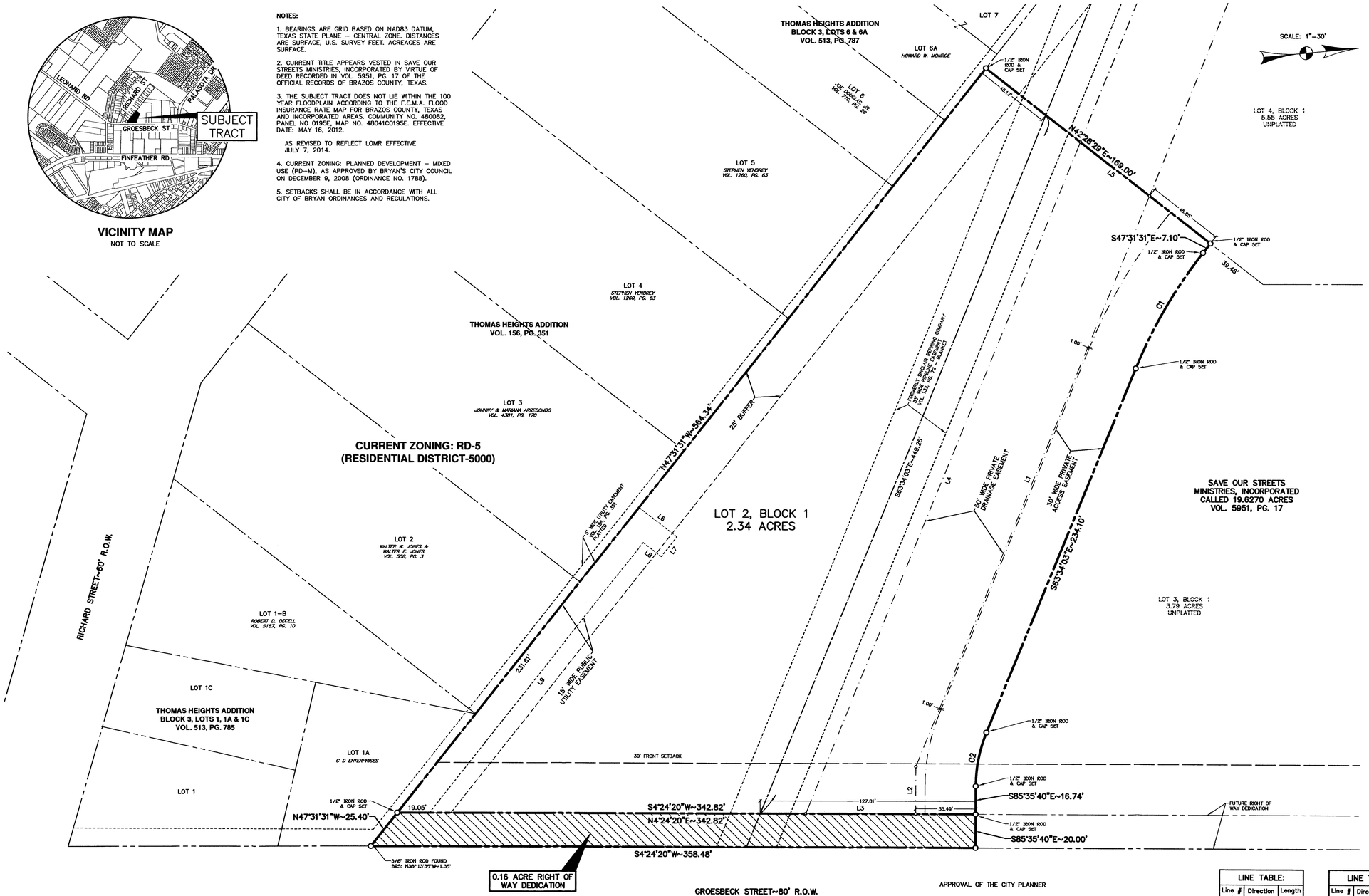
2. CURRENT TITLE APPEARS VESTED IN SAVE OUR STREETS MINISTRIES, INCORPORATED BY VIRTUE OF DEED RECORDED IN VOL. 5951, PG. 17 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480082, PANEL NO 0195E, MAP NO. 48041C0195E. EFFECTIVE DATE: MAY 16, 2012.

AS REVISED TO REFLECT LOMR EFFECTIVE JULY 7, 2014.

4. CURRENT ZONING: PLANNED DEVELOPMENT – MIXED USE (PD–M), AS APPROVED BY BRYAN'S CITY COUNCIL ON DECEMBER 9, 2008 (ORDINANCE NO. 1788).

5. SETBACKS SHALL BE IN ACCORDANCE WITH ALL CITY OF BRYAN ORDINANCES AND REGULATIONS.



Save Our Streets Ministries
2.34 Acres - Lot 2, Block 1
Zeno Phillips Survey, A-45
Bryan, Brazos County, Texas

Field notes of a 2.34 acre tract or parcel of land, lying and being situated in the Zeno Phillips Survey, Abstract No. 45, Bryan, Brazos County, Texas, and being part of the 19.6270 acre tract described in the deed from Donald Lamar Poenisch to Save Our Streets Ministries, Inc., recorded in Volume 5951, Page 17, of the Official Records of Brazos County, Texas, and said 2.34 acre tract being more particularly described as follows:

BEGINNING at a ½" iron rod and cap set in the common line between the beforementioned 19.6270 acre tract and Lot 1A, Block 3, Thomas Heights Addition, according to the plat recorded in Volume 156, Page 351, of the Deed Records of Brazos County, Texas, the southeast corner of the said 19.6270 acre tract bears S 47° 31' 31" E - 25.40 feet;

THENCE N 47° 31' 31" W along the common line between the beforementioned 19.6270 acre tract and Block 3, Thomas Heights Addition, for a distance of 564.34 feet to a ½" iron rod and cap set;

THENCE N 42° 28' 29" E for a distance of 169.00 feet to a ½" iron rod and cap set in the northeast line of a proposed 30' wide Private Access Easement;

THENCE along the northeast line of the 30' wide private access easement, as follows:

S 47° 31' 31" E for a distance of 7.10 feet to a ½" iron rod and cap set at the beginning of a curve, concave to the northeast, having a radius of 285.00 feet,
Southeasterly along said curve, for an arc distance of 79.80 feet to a ½" iron rod and cap set at the end of this curve, the chord bears S 55° 32' 47" E - 79.54 feet,
S 63° 34' 03" E for a distance of 234.10 feet to a ½" iron rod and cap set at the beginning of a curve, concave to the northeast, having a radius of 85.00 feet,
Southeasterly along said curve, for an arc distance of 32.68 feet to a ½" iron rod and cap set at the end of this curve, the chord bears S 74° 34' 52" E - 32.48 feet,
S 85° 35' 40" E for a distance of 16.74 feet to a ½" iron rod and cap set;

THENCE S 04° 24' 20" W parallel to and 20' west of the west right-of-way line of Farm to Market Road No. 1688, (also known as Groesbeck Street - 80' wide right-of-way), for a distance of 342.82 feet to the **PLACE OF BEGINNING**, containing 2.34 acres of land, more or less.

Save Our Streets Ministries
20' Wide Right-of-way Dedication
Zeno Phillips Survey, A-45
Bryan, Brazos County, Texas

Field notes of a 0.16 acre tract or parcel of land, lying and being situated in the Zeno Phillips Survey, Abstract No. 45, Bryan, Brazos County, Texas, and being part of the 19.6270 acre tract described in the deed from Donald Lamar Poenisch to Save Our Streets Ministries, Inc., recorded in Volume 5951, Page 17, of the Official Records of Brazos County, Texas, and said 20' wide strip being more particularly described as follows:

BEGINNING at a ½" iron rod and cap set at the southeast corner of the beforementioned 19.6270 acre tract and in the west right-of-way line of F.M. No 1688 - 80' wide right-of-way, (also known as Groesbeck Street - 80' wide right-of-way);

THENCE N 47° 31' 31" W along the common line between the beforementioned 19.6270 acre tract and Lot 1A, Block 3, Thomas Heights Addition, according to the plat recorded in Volume 156, Page 351, of the Deed Records of Brazos County, Texas, for a distance of 25.40 feet to a ½" iron rod and cap set;

THENCE N 04° 24' 20" E parallel to and 20' west of the west right-of-way line of F.M. No. 1688, for a distance of 342.82 feet to a ½" iron rod and cap set;

THENCE S 85° 35' 40" E for a distance of 20.00 feet to a ½" iron rod and cap set in the west right-of-way line of the beforementioned F.M. No. 1688;

THENCE S 04° 24' 20" W along the west right-of-way line of the beforementioned F.M. No. 1688, for a distance of 358.48 feet to the **PLACE OF BEGINNING**, containing 0.16 acre of land, more or less.

CURVE TABLE:

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	79.80'	285.00'	016°02'32"	S55°32'47"E	79.54'
C2	32.68'	85.00'	022°01'37"	S74°34'52"E	32.48'

LINE TABLE:

Line #	Direction	Length
L1	S63°34'03"E	366.91
L2	S85°35'40"E	28.22
L3	S04°24'20"W	65.35
L4	N63°34'03"W	431.95
L5	N42°28'29"E	52.03

LINE TABLE:

Line #	Direction	Length
L6	N42°35'21"E	28.56
L7	S47°24'38"E	15.00
L8	S42°35'21"W	13.53
L9	S47°31'31"E	205.03

FINAL PLAT
OF
LOT 2, BLOCK 1
SAVE OUR STREETS SUBDIVISION
2.34 ACRES
ZENO PHILLIPS SURVEY, A–45
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
SOS MINISTRIES
c/o J.J. RAMIREZ
P.O. BOX 2866
BRYAN, TEXAS
(979) 775-5357

SCALE: 1"=30' MARCH, 2016

PREPARED BY:
CIVIL ENGINEERING CONSULTANTS
4101 S. TEXAS AV. STE A
BRYAN, TX + PH.979/846-6212

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Save Our Streets Ministries, Incorporated, the owners and developers 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 Volume 5951, Page 17, 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.

_____
J. J. Ramirez

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared J. J. Ramirez, 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 stated.

Given under my hand and seal of office this _____ day of _____, 2016.

_____
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 _____, 2016 and same was duly approved on the _____ day of _____, 2016 by said Commission.

_____
Chair, Planning & Zoning Commission
City of Bryan, 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 _____, 2016, in the Official Records of Brazos County, Texas, in Volume _____, Page _____.

_____
Karen McQueen, County Clerk,
Brazos County, 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 _____, 2016.

_____
City Planner, City of 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 _____, 2016.

_____
City Engineer, Bryan, Texas

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.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

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

STATE OF TEXAS
S.M. KLING
2003
PROFESSIONAL LAND SURVEYOR

H:\Land Projects R2\041\Zeno Phillips A-45\S.O.S. 19.6 Acre Tract\dwg\Acad 2015\Platting\Lot 2\Final Plat.dwg – 3/24/2016 11:08:01 AM