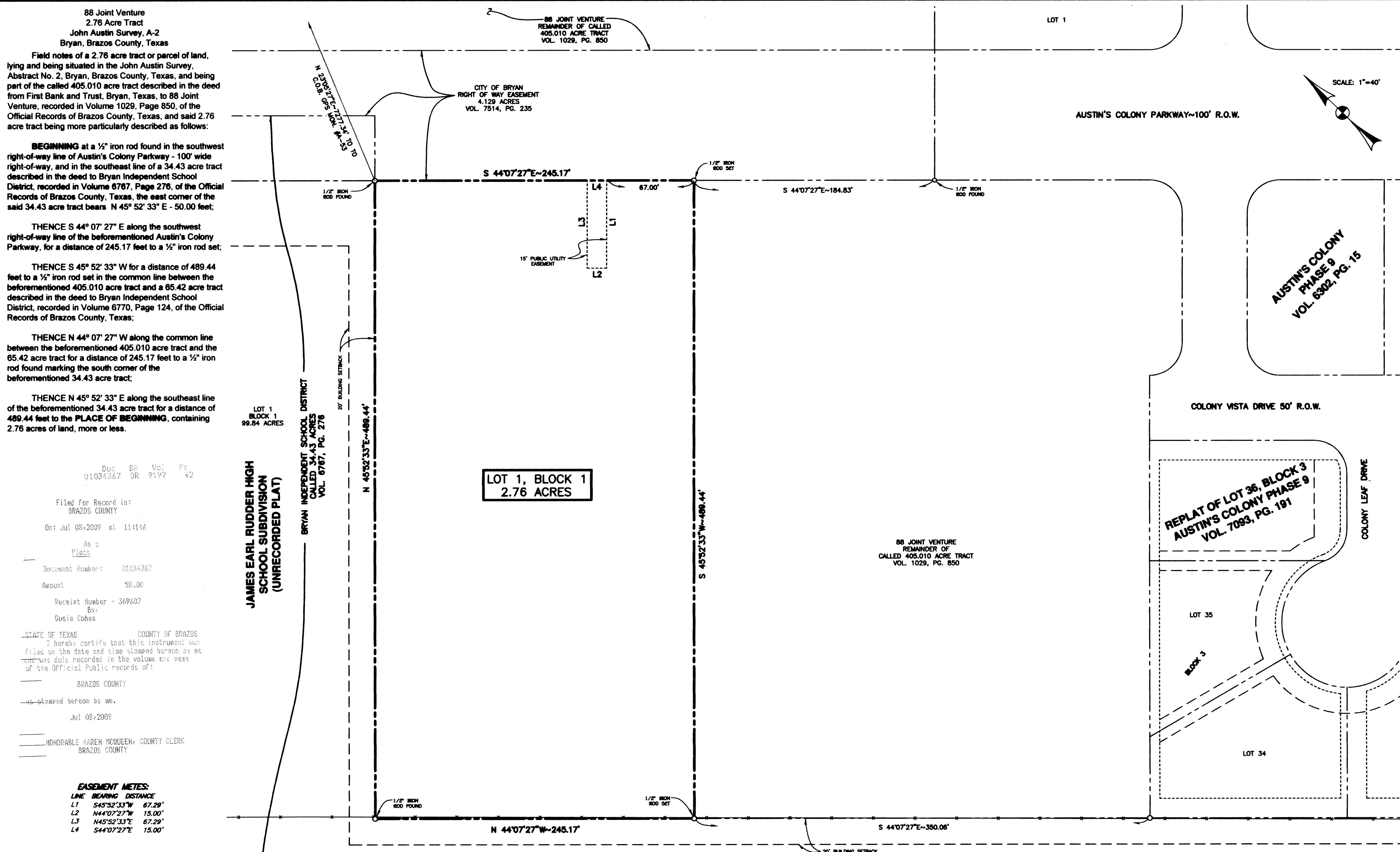


H:\Land Projects R2\041\John Austin A-2\Bonn\eng\Austin's Colony Church Platting\Preliminary & Final Plat.dwg 5/21/2009 10:46:55 AM CDT



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.

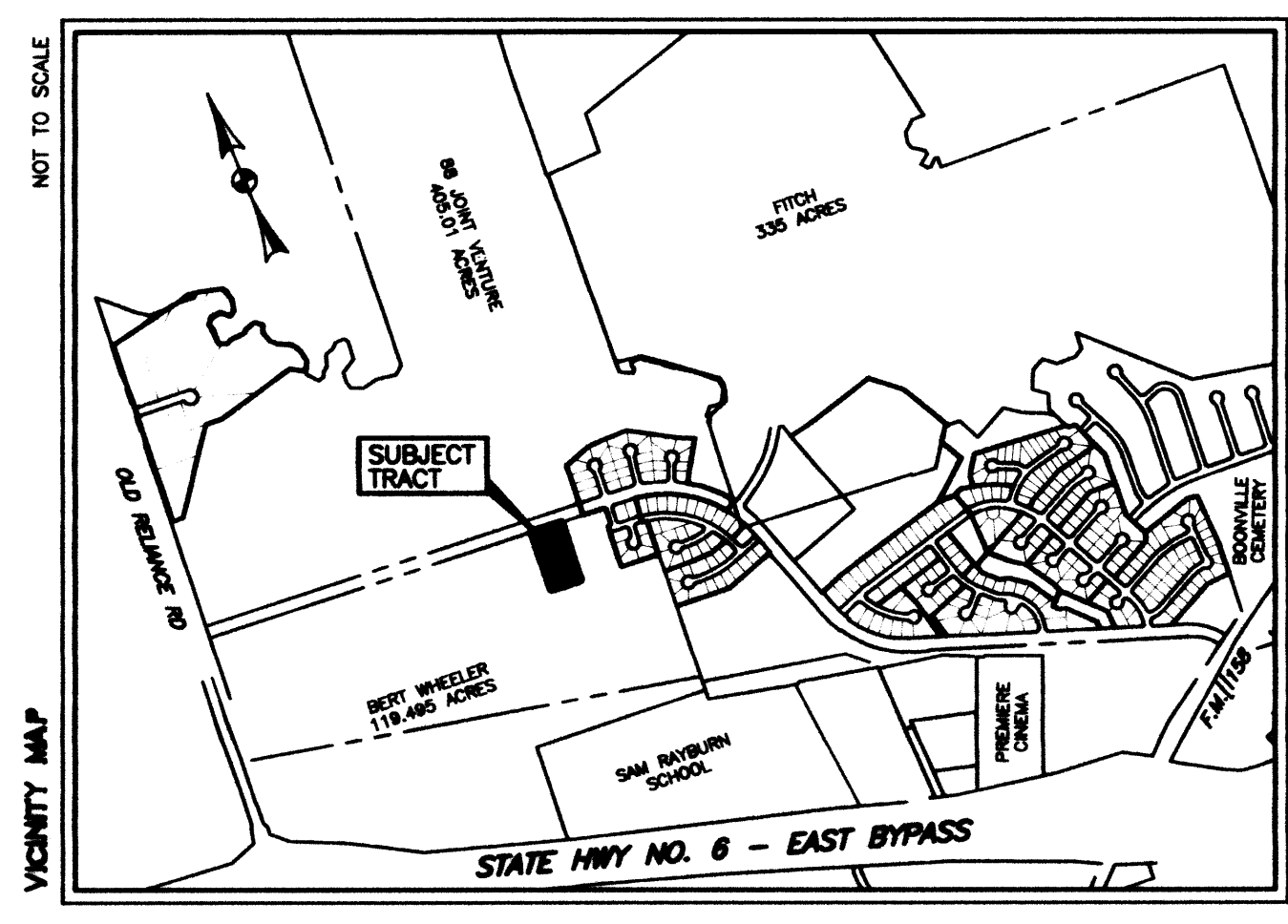
Doc: 01034367
Bk: DR
Vol: 9197
Pg: 42
Filed for Record in:
BRAZOS COUNTY
On: Jul 08, 2009 at 11:14a
As a
Plat
Document Number: 01034367
Amount: 58.00
Receipt Number: 369607
By:
Susie Cohen
STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the Official Public Records of:
BRAZOS COUNTY
as stamped herein by me.
Jul 08, 2009
HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY

EASEMENT METES
LINE BEARING DISTANCE
L1 S45°52'33"W 67.29'
L2 N44°07'27"W 15.00'
L3 N45°52'33"E 67.29'
L4 S44°07'27"E 15.00'

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. 48641C0134 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)

LOT 1
BLOCK 1
99.84 ACRES



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' MAY, 2009
PREPARED BY:
KLING ENGINEERING & SURVEYING

4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.979/846-8212

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

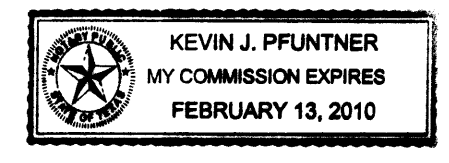
We, FAITH UNITED CHURCH OF CHRIST OF BRYAN, TEXAS, the owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County in Volume 8381, Page 275, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

Kenneth R. Baerwinkel
President

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Kenneth R. Baerwinkel 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 purposes stated.

Given under my hand and seal of office this 21st day of MAY, 2009.



Kevin J. Pritchard
Notary Public, Brazos County, 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 21st day of MAY, 2009, in the Official Records of Brazos County, Texas, in Volume 9197, Page 42.

Karen McQueen
Karen McQueen, County Clerk,
Brazos County, Texas
By: *Susie L. Cohen*
Deputy Clerk

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 21st day of MAY, 2009.

W. Paul Kasper
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 10th day of JUNE, 2009.

Kevin Russell
City Planner, City of 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.

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