



HARDY WEEDON ROAD

VAUPON TRAILS DRIVE (Future Thoroughfare)  
R.O.D.

Robert A. Krupp and  
Kathy Suzanne Krupp  
called 12.31 acres  
2045/113

RTD Holdings LLC  
called 10.00 acres  
17995/139

Cimarron LLC  
called 57.041 acres  
18519/104

Robert Krupp and  
Kathy Krupp  
remainder of a called 21.86 acres  
7276/193

BRYAN CITY LIMITS

LOT 1 - BLOCK 1  
11.338 Acres

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, BCS Church of Christ, the owners and developers of the land shown on this plat, and designated herein as BCS CHURCH OF CHRIST, a Subdivision in Brazos County, Texas, whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all Rights-of-Way, Easements, and other public uses herein.

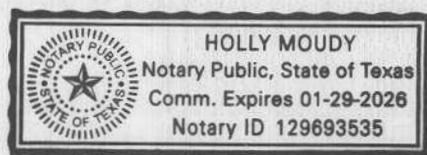
By: [Signature]  
Bryan Church of Christ or assigns  
10975 S.H. 30  
College Station, TX 77845

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Darryl M. Moudy, 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 21<sup>st</sup> day of May, 2025

Holly Moudy  
Notary Public, Brazos County, Texas.



STATE OF TEXAS  
COUNTY OF BRAZOS

Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 6/11/2025 10:01:50 AM  
In the PLAT Records

Doc Number: 2025 - 1559021  
Volume - Page: 19906 - 267  
Number of Pages: 1  
Amount: 72.00  
Order#: 20250611000033  
By: SR Karen McQueen  
County Clerk Brazos County, Texas

[Signature]  
By: Simon Ray

APPROVAL OF THE CITY ENGINEER

I, [Signature], 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 28<sup>th</sup> day of May, 2025.

[Signature]  
Jason Banfield  
City Engineer  
City of Bryan, Texas

APPROVAL OF CITY PLANNER

I, [Signature], 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 28<sup>th</sup> day of May, 2025.

[Signature]  
City Planner  
City of Bryan

CERTIFICATE OF SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Tyler Tumlinson, Registered Professional Land Surveyor No. 6410, 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 describes a closed geometric form.

[Signature]  
Tyler Tumlinson  
Registered Professional Land Surveyor, #6410



NOTES:

- Bearings are based on State Plane Coordinate System, Texas Central Zone, NAD 1983.
- No portion of property described herein lies within the 100 year flood hazard area, according to F.I.E.M. Panel No. 4804/C02202, effective date of 4/2/2014.
- 1/2 inch iron rods with yellow plastic caps stamped "TLS-6410" are set at all corners unless otherwise noted.
- Front, Rear and Side setbacks shall conform to the specifications of subdivision plats as established by the Commissioners' Court, Brazos County, Texas for subdivisions situated outside the boundaries of an incorporated town or city in Brazos County, Texas, except where the plat or deed restriction imposed a greater setback requirement.
  - 50 foot front setback from edge of R.O.W.
  - 25 foot side setback
  - 25 foot rear setback
- Water service for the BCS CHURCH OF CHRIST will be provided by Wicksan Water.
- 5.59 acres of the subject property was annexed into City limits on February 13, 2024 via Ordinance No. 2667 (case no. ANNEX24-01) and was assigned Agricultural - Open District (A-O) zoning.
- Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.

The following easements apply:  
-City of Bryan 135/313  
-Blanket easement  
-Brazos River Transit Electric Cooperative, 135/217  
-Blanket easement  
-OTE Southwest Inc. 1062/664  
-OTE Southwest Inc. 1062/666  
-Wicksan Water Supply Corp. 523/45

VICINITY MAP  
(NOT TO SCALE)

METES AND BOUNDS DESCRIPTION

STATE OF TEXAS  
COUNTY OF BRAZOS

Being a 11.338 acre tract of land out of the Maria Keagans League, Abstract No. 28, Brazos County, Texas and being the remainder of that certain called 21.86 acre tract of land described to Bryan/College Station Church of Christ, recorded in Volume 17554, Page 1 of the Official Records of Brazos County, Texas;

**BEGINNING** at a 1/2 inch iron rod with yellow cap stamped "TLS 6410", found at the southeast corner of said remainder tract, located at the southwest corner of a called 57.041 acre tract to Cimarron LLC, (TRACT ONE - 18919/104), also located on the north right of way of State Highway No. 30, for the southeast corner of this;

**THENCE** along the south line of said remainder tract, with the north right of way of said highway the following courses and distances:

-With a curve to the left having a radius of 2939.79 feet, an arc length of 195.16 feet and a chord bearing N 51°16'18" W a distance of 195.13 feet to a concrete monument found for an angle point, and

-N 50°09'58" W a distance of 141.67 feet to a 1/2 inch iron rod with yellow cap stamped "TLS 6410", found at the southwest corner of said remainder tract, located at the southeast corner of the remainder of a called 21.86 acre tract to Robert Krupp and Kathy Krupp, for the southwest corner of this;

**THENCE** departing said highway, along the northwest line of said Bryan/College Station Church of Christ remainder tract, with the southeast line of said Krupp remainder tract and generally along a fence line N 42°45'00" E a distance of 1609.60 feet to a 1/2 inch iron rod with yellow cap stamped "TLS 6410", set for the northernmost corner of this;

**THENCE** crossing said remainder tract, with the south line of said 10.00 acre tract S 46°58'56" E a distance of 281.43 feet to a 1/2 inch iron rod with yellow cap stamped "TLS 6410", set on the southeast line of said remainder tract, located on the northwest line of said 57.041 acre tract, for the northeast corner of this;

**THENCE** along the southeast line of said remainder tract, with the northwest line of said 57.041 acre tract and generally along a fence line S 40°46'35" W a distance of 1588.33 feet to the **POINT OF BEGINNING**.

All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, Nad 1983.

FINAL PLAT  
OF  
BCS CHURCH OF CHRIST  
LOT 1 BLOCK 1  
11.338 total acres

MARIA KEAGANS LEAGUE  
ABSTRACT NO. 28  
BRAZOS COUNTY, TEXAS.  
Survey Date: 11/10/2023

**OWNER/DEVELOPER**  
BRYAN/COLLEGE STATION CHURCH OF CHRIST  
a Texas non-profit corporation  
11914 STATE HIGHWAY 30  
COLLEGE STATION, TEXAS 77845

**SURVEYOR**  
Tumlinson Land Surveying  
1255 Milligan Meadows Circle  
College Station, Texas, 77845

- LEGEND
- These standard symbols will be found in the drawing.
- Found iron rod (size noted)
  - calculated point
  - concrete monument
  - overhead electric line
  - buried fiber optic line
  - 6" water line
  - wire fence
  - city limits

