

Bethel Evangelical Lutheran Church of Bryan 11.89 Acre Tract J. W. Scott Survey, A-49 Bryan, Brazos County, Texas

Field notes of an 11.89 acre tract or parcel of land, lying and being situated in the J. W. Scott Survey, Abstract No. 49, Bryan, Brazos County, Texas, and being all of the 11.89 acre tract described in the deed from College Main Apartments, Ltd., to Bethel Evangelical Lutheran Church of Bryan, recorded in Volume 4367, Page 237, of the Official Records of Brazos County, Texas, and said 11.89 acre tract being more particularly described as follows:

BEGINNING at the 5/8" iron rod with aluminum cap "TxDOT right-of-way marker" found marking the east corner of a 0.793 acre tract described in the deed to the State of Texas, recorded in Volume 4309, Page 64, of the Official Records of Brazos County, Texas, (TxDOT right-of-way taking fro the expansion of FM 158) and in the northwest line of Lot 1, Block 1, Carriage Inn Subdivision, according to the plat recorded in Volume 4973, Page 97, of the Official Records of Brazos County, Texas, the west corner of the 6.30 acre tract bears S 28° 02' 41" W - 22.3 feet;

THENCE along the recently created northeast right-of-way line of Farm to Market Road No. 158 as follows:

> N 61° 54' 41" W for a distance of 228.23 feet to a found 3" TxDOT disc in concrete,

N 63° 53' 14" W for a distance of 134.47 feet to a found 3" TxDOT disc in concrete,

for a distance of 134.55 feet to a found 3" N 67° 03' 31" W

TxDOT disc in concrete,

N 62° 36' 22" W for a distance of 2.75 feet to a 1/2" iron rod found:

THENCE N 30° 03' 17" E along the common line between the beforementioned 11.89 acre tract and the 22.46 acre - Tract 1 described in the deed to TAC Realty, Inc., recorded in Volume 5266, Page 104, of the Official Records of Brazos County, Texas, for a distance of 1078.35 feet to a 1/2" iron rod found marking the north corner of the said 11.89 acre tract and in the southwest line of a 156.669 acre tract described in the deed to TAC Realty, Inc., recorded in Volume 1463, Page 27, of the Official Records of Brazos County, Texas, said corner also being in the centerline of a 60' wide Mobil Pipeline Easement described in Volume 111, Page 576, of the Release Records of Brazos County,

THENCE S 52° 05' 35" E along the common line between the beforementioned 11.893 acre tract and the 156.669 acre tract for a distance of 560.47 feet to a 1/2" iron rod found marking the common corner between the said 11.89 acre tract and the 20.52 acre - Tract 2 described in the deed to TAC Realty, Inc., recorded in Volume 5266, Page 104, of the Official Records of Brazos County, Texas;

THENCE S 27° 15' 05" W along the common line between the beforementioned 11.89 acre tract and the 20.52 acre tract, at a distance of 30.45 feet pass the common line between the beforementioned 60' wide Mobil Pipeline Easement and the 20' City of Bryan Sanitary Sewer Easement described in Volume 3697, Page 110, of the Official Records of Brazos County, Texas, continue along said common line and the centerline of the 20' sanitary sewer easement for a total distance of 265.18 feet to a 1/2" iron rod found in the northeast line of the beforementioned Lot 1, Block 1, Carriage Inn Subdivision;

THENCE along the common line between the beforementioned 11.89 acre tract and Lot 1, Block 1, Carriage Inn Subdivision as follows:

N 61° 57' 19" W for a distance of 94.29 feet to a ½" iron rod

S 28° 02' 41" W for a distance of 700.17 feet to the PLACE OF **BEGINNING**, containing 11.89 acres of land,

more or less.

FINAL PLAT

LOT 1, BLOCK 1 BETHEL EVANGELICAL **LUTHERAN CHURCH**

11.89 ACRES

J.W. SCOTT LEAGUE, A-49 BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:

BETHEL EVANGELICAL LUTHERAN CHURCH 410 BETHEL LANE BRYAN, TEXAS 77802 (979) 822-2742

SCALE: 1"=50' JULY, 2010

PREPARED BY: KLING ENGINEERING & SURVEYING

4103 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.979/846-6212

CERTIFICATION OF THE SURVEYOR

I. S. M. Kling, Registered Professional Land Surveyor No. 2003, in the 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

S.M. KLING 2003

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.

. SETBACKS SHALL BE IN ACCORDANCE WITH ALL

CITY OF BRYAN ORDINANCES AND REGULATIONS.

0142C, MAP NO. 48041C0172C. EFFECTIVE

DATE: JULY 2, 1992.

APPROVAL OF THE CITY ENGINEER

subscribed to the foregoing instrument, and acknowledged to me that he

executed the same for the purpose stated.

KEVIN J. PFUNTNER
MY COMMISSION EXPIRES
FEBRUARY 13, 2014

VICINITY MAP

NOT TO SCALE

I, the undersigned, City Engineer of the City of Bryan, hereby certify that