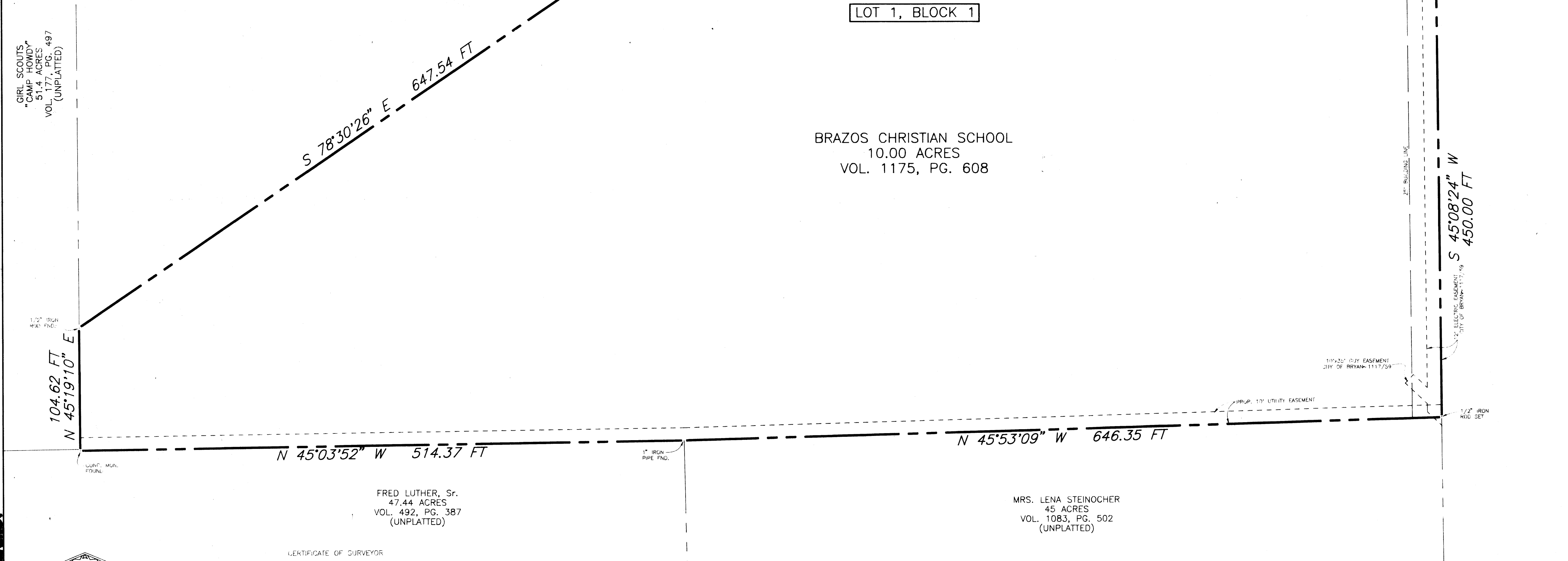


CULLY LIPSEY, TRUSTEE
REMAINDER OF 92.491 AC. TR.
VOL. 994, PG. 106
(UNPLATTED)

SCALE: 1"=50'



LOT 1, BLOCK 1

BRAZOS CHRISTIAN SCHOOL
10.00 ACRES
VOL. 1175, PG. 608

10.00 Acre Tract
Thomas J. Wooten, Survey, A-59
Bryan, Brazos County, Texas

Field notes of a 10.00 acre tract or parcel of land, lying and being situated in the Thomas J. Wooten Survey, Abstract No. 59, Bryan, Brazos County, Texas, and being all of the called 10.000 acre tract described in the deed from Cully Lipsey, Trustee to Brazos County Christian School, Inc., as recorded in Volume 1175, Page 608, of the Official Records of Brazos County, Texas, and said 10.00 acre tract being more particularly described as follows:

BEGINNING at the 1/2" iron rod set at the south corner of the beforementioned 10.000 acre tract in the northwest right-of-way line of Villa Maria Road (West Extension), from which a 1/2" post oak tree fence corner bears S 56° 47' 30" W 22.1 feet and a concrete right-of-way marker bears S 45° 07' 19" W 716.8 feet;

THENCE along the southwest line of the beforementioned 10,000 acre tract as follows:

N 45° 53' 09" W for a distance of 646.35 feet to a 1" iron pipe found marking an angle point corner of the 10,000 acre tract, same being the occupied north corner of the Mrs. Lena Steinocher - 45 acre tract described in Volume 1083, Page 502, of the Official Records of Brazos County, Texas, and the east corner of the Fred Luther, Jr., - 47.44 acre tract described in Volume 492, Page 387, of the Deed Records of Brazos County, Texas;

N 45° 03' 52" W for a distance of 514.37 feet to a 4" x 4" concrete monument found marking the west corner of the 10,000 acre tract, same being the south corner of the "Camp Howdy" - 51.4 acre tract described in Volume 177, Page 497, of the Deed Records of Brazos County, Texas, from which a 4" crosspost fence corner bears N 47° 05' 01" W 2.7 feet;

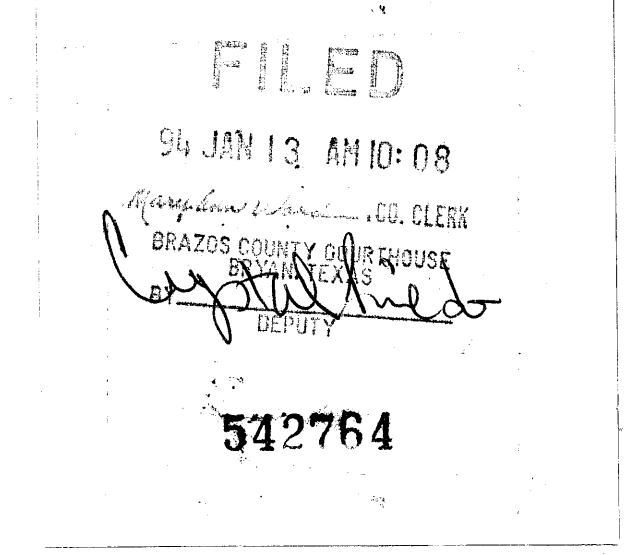
THENCE N 45° 19' 10" E along the northwest line of the beforementioned 10,000 acre tract, adjacent to a fence, for a distance of 104.62 feet to a 1/2" iron rod found marking the northwest corner of the 10,000 acre tract, lying approximately 2.6 feet northwest of said fence, from which a 4" steel pipe post fence corner bears N 45° 11' 05" E 109.0 feet;

THENCE S 78° 30' 26" E along the north line of the beforementioned 10,000 acre tract, at approximately 65 feet, cross a creek, continue on crossing a fence twice, for a total distance of 647.54 feet to a 1/2" iron rod set at the northeast corner of the 10,000 acre tract, from which a 4" steel pipe post fence corner bears N 43° 28' 17" W 75.2 feet;

THENCE S 44° 51' 36" E along the northeast line of the beforementioned 10,000 acre tract, adjacent to a fence, for a distance of 621.23 feet to a 1/2" iron rod found at a 4" steel pipe post fence corner marking the east corner of the 10,000 acre tract, same being in the northwest right-of-way line of the beforementioned Villa Maria Road (West);

THENCE S 45° 08' 24" W along the northwest right-of-way line of the beforementioned Villa Maria Road (West) for a distance of 450.00 feet to the PLACE OF BEGINNING, containing 10.00 acres of land, more or less.

NELL RESTMEYER
40 ACRES
VOL. 332, PG. 701
(UNPLATTED)



VILLA MARIA WEST - R.O.W. VARIES - 180'. THIS AREA 41' ASPHALT PAVT. - (2) 11.5' LANES, (2) 9' SHOULDERS

CERTIFICATE OF 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 accurately represents the lines and dimensions of the property, was prepared from an actual survey of the property made under my supervision on the ground, and that it indicates all easements as they are visible on the ground, and that there are no encroachments, conflicts or protrusions, except as shown hereon.

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

CERTIFICATE OF ENGINEER
I, B. J. Kling, Registered Professional Engineer No. 24705 in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

B. J. Kling
B. J. Kling, P.E. No. 24705

APPROVAL OF THE PLANNING AND ZONING COMMISSION
I, Art King, Chairman of the Bryan Planning and Zoning Commission, hereby certify that the attached plat was duly filed for approval with the City Planning Commission of the City of Bryan on the 11th day of June, 1993, and same was duly approved on the 15th day of June, 1993.

Art King
Art King, Chairman, Bryan Planning and Zoning Commission
City of Bryan, Texas

APPROVAL OF THE CITY ENGINEER
I, Bruce Kari, P.E., 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.

Bruce Kari
Bruce Kari, P.E., City Engineer
City of Bryan, Texas

CERTIFICATE OF COUNTY CLERK
I, Mary Ward, County Clerk, in and for said County, do hereby certify that this plat together with its certified instrument was filed for record in my office the 13 day of January, 1993, in the Official Records of Brazos County, Texas, in Volume 1175, Page 608.

Mary Ward
Mary Ward, County Clerk, Brazos Co. TX

CERTIFICATE OF CITY PLANNER
I, Rafeek Shanaa, Ph.D., City Planner of the City of Bryan, hereby certify that the plat conforms to the City Master Plan, Major Street Plan, Land Use Plan, and the Standards and Specifications set forth in this Ordinance.

Rafeek Shanaa
Rafeek Shanaa, Ph.D., City Planner
City of Bryan, Texas

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS
I, Larry Winkler, Secretary Treasurer of Brazos Christian School, Owner and Developer of a 10.00 acre tract, as recorded in Volume 1175, Page 608 of the Deed Records of Brazos County, Texas, and designated herein as Lot 1, Block 1, Brazos Christian School Subdivision, 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 thereon shown for the purpose and consideration therein expressed.

Larry Winkler
Larry Winkler, Secretary Treasurer Brazos Christian School, Inc.

Notary Public in and for the State of Texas
Before me, the undersigned authority, on this day personally appeared John C. Hampton, 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 purposes and considerations therein stated.
Given under my hand and seal this 10th day of June, 1993.

Marilyn S. Dorsett
Marilyn S. Dorsett
My Commission Expires: 6-8-95

- NOTES:
1. BASIS OF BEARINGS IS THE MONUMENTED SOUTHWEST LINE OF THE 10.00 ACRE TRACT WITH A RECORD BEARING OF N 45°3'09" W, AS RECORDED IN VOL. 1175, PG. 608 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY.
 2. THIS TRACT IS NOT WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480082, PANEL NO. 0150C, EFFECTIVE DATE: JULY 2, 1992.
 3. PROPOSED LAND USE IS TO BE PRIVATE ELEMENTARY AND MIDDLE SCHOOL.
 4. THERE SHALL BE A 5' SIDELINE SETBACK AND A 5' REARLINE SETBACK.

FINAL PLAT

BRAZOS CHRISTIAN SCHOOL
SUBDIVISION
LOT 1, BLOCK 1
10.00 ACRES

THOMAS J. WOOTEN SURVEY, A-59
BRYAN, BRAZOS COUNTY, TEXAS

OWNED & DEVELOPED BY:
BRAZOS CHRISTIAN SCHOOL, INC.
C/O LARRY WINKLER, SECRETARY TREASURER
701 ANDERSON
COLLEGE STATION, TEXAS 77840
(409) 764-8447

SCALE: 1"=50' MARCH, 1993

PREPARED BY:
KLING ENGINEERING & SURVEYING

4103 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH. 409/846-6212
DWG10410590301A

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