



FIELD NOTES:  
1.701 ACRES

BEGINNING at a 1/2" Iron Rod with Cap found for the northeast corner of Called 2.22 acre tract as described in Volume 5056, Page 175, said corner being located in the west right-of-way line of Austin's Colony Parkway as described in Volume 3692, Page 120;  
 THENCE with the west right-of-way line around a curve in a counterclockwise direction having a delta angle of 10° 33' 23", an arc distance of 167.66 feet, a radius of 910.00 feet, and a chord of S 15° 38' 27" W, a distance of 167.42 feet to a 1/2" Iron Rod with Cap found for interior corner;  
 THENCE S 79° 38' 14" E, a distance of 10.00 feet to a 1/2" Iron Rod found in said west right-of-way line for an exterior corner;  
 THENCE continuing with said west right-of-way line around a curve in a counterclockwise direction having a delta angle of 15° 50' 27", an arc distance of 248.83 feet, a radius of 900.00 feet, and a chord of S 2° 26' 33" W, a distance of 248.03 feet to a 1/2" Iron Rod with Cap set for the beginning of a curve of the north right-of-way line of Sam Rayburn Drive;  
 THENCE along the north right-of-way line of Sam Rayburn Drive around a curve in a clockwise direction having a delta angle of 87° 21' 33", an arc distance of 38.12 feet, a radius of 25.00 feet, and a chord of S 38° 12' 06" W, a distance of 34.53 feet to a 1/2" Iron Rod with Cap set for the point of tangency of said curve;  
 THENCE S 81° 52' 52" W, continuing along the north right-of-way line of said Sam Rayburn Drive a distance of 58.50 feet to a 1/2" Iron Rod with Cap set for the beginning of a curve;  
 THENCE continuing along the north right-of-way line of said Sam Rayburn Drive around a curve in a counterclockwise direction having a delta angle of 06° 53' 19", an arc distance of 45.69 feet, a radius of 380.00 feet, and a chord of S 78° 26' 13" W, a distance of 45.66 feet to a 1/2" Iron Rod with Cap set for the southwest corner, said corner being located in the west line of said Called 2.22 Acre Tract;  
 THENCE N 6° 45' 53" W, along the west line of said Called 2.22 acre tract a distance of 173.70 feet to a 1/2" Iron Rod found for angle point;  
 THENCE N 36° 45' 53" W, along the southwest line of said Called 2.22 acre tract a distance of 231.44 feet to a 1/2" Iron Rod found for the most westerly corner, said corner being the most westerly corner of said Called 2.22 acre tract;  
 THENCE N 73° 21' 52" E, along the northwest line of said Called 2.22 acre tract a distance of 338.05 feet to the PLACE OF BEGINNING and containing an area of 1.7005 acres.



LINE	DISTANCE	BEARING
L2	10.00'	S 79°38'14" E
L3	53.50'	S 81°52'52" W
L4	173.70'	N 06°45'53" W
L5	231.44'	N 36°45'53" W
L6	54.97'	N 81°52'52" E
L7	88.63'	S 29°17'14" E
L8	414.76'	N 36°45'53" W

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	910.00'	167.66'	167.42'	S15°38'27"W	10°33'23"
C2	900.00'	248.83'	248.03'	S2°26'33"W	15°50'27"
C3	25.00'	38.12'	34.53'	S38°12'06"W	87°21'33"
C4	380.00'	45.69'	45.66'	S78°26'13"W	6°53'19"
C5	900.00'	107.10'	107.04'	S8°53'14"E	6°49'05"

FIELD NOTES  
0.519 ACRE R.O.W. TRACT

BEGINNING at a 1/2" Iron Rod found in the existing southwest right-of-way line of Austin's Colony as described in Volume 3692, Page 120 for the most southerly corner, said corner being the most southerly corner of Called 2.22 Acre Tract as described in Volume 5056, Page 175;  
 THENCE N 36° 45' 53" W, along the southwest line of said Called 2.22 acre tract a distance of 451.50 feet to a 1/2" Iron Rod found for angle point;  
 THENCE N 6° 45' 53" W, continuing along the southwest line of said Called 2.22 acre tract a distance of 26.30 feet to a 1/2" Iron Rod set for the northwest corner;  
 THENCE around a curve in a clockwise direction having a delta angle of 06° 53' 19", an arc distance of 45.69 feet, a radius of 380.00 feet, and a chord of N 78° 26' 13" E, a distance of 45.66 feet to a 1/2" Iron Rod with Cap set for the point of tangency;  
 THENCE N 81° 52' 52" E, a distance of 53.50 feet to a 1/2" Iron Rod with Cap set for the beginning of a curve;  
 THENCE around a curve in a counterclockwise direction having a delta angle of 87° 21' 33", an arc distance of 38.12 feet, a radius of 25.00 feet, and a chord of N 38° 12' 06" E, a distance of 34.53 feet to a 1/2" Iron Rod with Cap set in the southwest right-of-way of said Austin's Colony Parkway for the most northerly corner;  
 THENCE with the southwest right-of-way line of said Austin's Colony Parkway around a curve in a counterclockwise direction having a delta angle of 23° 48' 34", an arc distance of 374.00 feet, a radius of 900.00 feet, and a chord of S 17° 22' 58" E, a distance of 371.31 feet to a 1/2" Iron Rod found for the point of tangency;  
 THENCE S 29° 17' 14" E, continuing along said right-of-way line a distance of 88.63 feet to the PLACE OF BEGINNING and containing an area of 0.519 acres of land more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION  
STATE OF TEXAS  
COUNTY OF BRAZOS

I (we), Bryan Church of Christ, owner(s) and developer(s) of the land shown on this plat, being the tract of land as conveyed to me (us, it) in the Deed Records of Brazos County, Texas in Volume 5056, Page 175, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

*[Signature]*  
Owner(s)

THE STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Ned E. Walton, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purpose stated.  
Given under my hand and seal of office this 5 day of April, 2011.

*[Signature]*  
Notary Public, Brazos County, Texas

APPROVAL OF THE CITY ENGINEER

*[Signature]*  
City Engineer, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK  
STATE OF TEXAS  
COUNTY OF BRAZOS

I, *[Signature]*, 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 25th day of May, 2011, in the Official Records of Brazos County, Texas in Volume 10774, Page 173.

*[Signature]*  
County Clerk Brazos County, Texas

APPROVAL OF THE 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 25th day of April, 2011.

*[Signature]*  
City Planner, Bryan, Texas

CERTIFICATE OF SURVEYOR  
STATE OF TEXAS  
COUNTY OF BRAZOS

I, H. Curtis Strong, Registered Professional Land Surveyor, No. 4961, 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 geometrical form.  
*[Signature]*  
Registered Professional Land Surveyor

NOTES:

- North Orientation is based on rotating the North line of Called 2.22 Acre Tract to Deed Calls in 5056/175.
- The easement information shown was prepared from an examiner's report provided by University Title Company. All information applicable to this survey is shown according to this report in GF. No. 00012700.
- This property is located within a 100-year flood hazard area as depicted graphically depicted from contour 297 on the ground based on FLOOD INSURANCE RATE MAP NO.48041C0134 C, DATED JULY 2, 1992.
- Set 1/2 Inch Iron Rod with cap at all corners unless otherwise noted.
- All Bearings and Distances are Call and Actual.
- Current Zoning is Residential District - 7000 (RD-7).
- ALL SETBACKS BY CITY ORDINANCE.

EASEMENTS SHOWN IN TITLE COMMITMENT:

- The Gulf States Utilities Company Easement of record in 130/368, does appear to affect this tract.
- The Gulf States Utilities Company Easement of record in 135/293, does appear to affect this tract.

APPROVAL OF PLANNING AND ZONING COMMISSION

I, *[Signature]*, 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 and Zoning Commission of the City of Bryan on the 25th day of April, 2011, and some was duly approved on the 19th day of April, 2011 by said Commission.

*[Signature]*  
Chair, Planning & Zoning Commission Bryan, Texas

Filed for Record in:  
BRAZOS COUNTY  
On: May 26, 2011 at 03:12P  
As a Plat  
Document Number: 01092034  
Amount: 63.00  
Receipt Number - 414011  
By: Cathy Barcelona

**FINAL PLAT**  
**OF**  
**LOT 1, BLOCK 1**  
**BRYAN CHURCH OF CHRIST ADDITION**  
**2.22 ACRES**  
**VOLUME 5056, PAGE 175**  
**JOHN AUSTIN SURVEY, A - 2**  
**BRYAN, BRAZOS COUNTY, TEXAS**  
SCALE 1" = 60'  
MAY 24, 2010

PROPERTY OWNER:  
BRYAN CHURCH OF CHRIST  
CONTACT: MR. NED WALTON  
5011 FAIRFIELD CT.  
BRYAN, TX. 77802  
PHONE: 229-4586

STATE OF TEXAS  
COUNTY OF BRAZOS  
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public records of:  
BRAZOS COUNTY  
as stamped hereon by me.  
May 26, 2011  
HONORABLE KAREN MCGUIRE, COUNTY CLERK  
BRAZOS COUNTY

**STRONG SURVEYING**  
1722 Broadway, Suite 105  
Bryan, Texas 77802  
Phone: (254) 776-8836  
Fax: (254) 731-0096  
email: curbs@strongsurveying.com