

N 69°24'41" W- 935.47' to City of Bryan Monument No. 47

Hicks Lane (21' wide Asph. Pmnt.)(60' R.O.W.-Avg. Occupied)

Doc 00819352 Bk OR Vol 5398 Pg 120

Filed for Record in: BRAZOS COUNTY

On: Jun 27, 2003 at 10:35A

As a Plat

Document Number: 00819352

Amount 55.00

Receipt Number - 220888

By: Sylvia Polansky

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 value and page of the named records of: BRAZOS COUNTY as stamped herein by me.

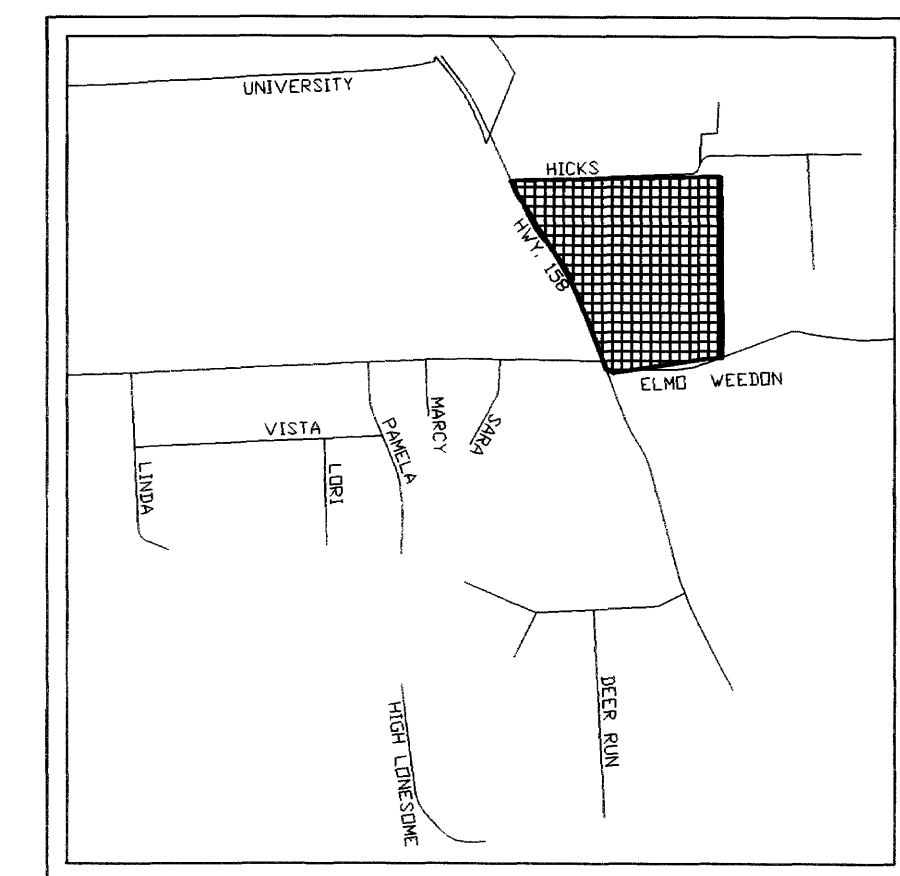
Jun 27, 2003

HONORABLE WARREN MCKEEN, COUNTY CLERK BRAZOS COUNTY

Lot 1

Block One

Alice C. Josey, Robt. C. Carroll, B. Lamar H. Carroll Rem. of call. 200,237.2 Ac. Volume 2774, Page 148



Scale: 1" = 100'

Vicinity Map NTS

GENERAL NOTES: NORTH ORIENTATION IS BASED ON ROTATING THE NORTHWEST LINE OF SUBJECT TRACT TO CALL IN DEED RECORDED IN VOLUME 3789, PAGE 287, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

A 1/2" IRON ROD W/CAP TO BE SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

THIS PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD HAZARD AREA BASED ON INSURANCE RATE MAP NO. 48095, Panel No. 0161C, EFFECTIVE DATE OF JULY 2, 1992.

EXCEPT WHERE INDICATED, ALL BUILDING SETBACK LINES SHALL COMPLY WITH CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE NO. 819. SUBJECT TRACT CONTAINS 64.95 ACRES OR APPROX. 2,282,790 SQUARE FT. SUBJECT TRACT IS CURRENTLY ZONED A-0 (AGRICULTURAL-OPEN). THERE IS HEREBY DEDICATED TO THE PUBLIC A 5' WIDE UTILITY EASEMENT FOR ANCHORS AND GUY WIRES TO EXTEND 20' BEYOND ANY UTILITY EASEMENT AS NECESSARY TO SUPPORT OVERHEAD UTILITY LINES.

FIELD NOTES

64.95 ACRES Being all of that certain lot, tract, or parcel containing 64.95 acres of land situated in the J. W. SCOTT SURVEY, Abstract No. 49, Bryan Brazos County, Texas, and being all of the remainder of that certain called 65.40 acre tract of land as described in deed to Central Baptist Church of Bryan, Texas and recorded in Volume 3789, Page 287, Official Records of Brazos County, Texas (O.R.B.C.T.); said 64.95 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a Concrete Monument found for the most westerly corner of the existing northeast right-of-way line of Hwy. 158 with the existing southeast right-of-way line of Hicks Lane;

THENCE N 44°07'31" E, along said existing southeast right-of-way line of Hicks Lane and the northwest line of said called 65.40 acre tract, a distance of 2045.98 feet to a 1/2" Iron Rod found for the most northerly corner of the most northerly corner of said called 65.40 acre tract, same being the most westerly corner of the remainder of that certain called 202,372.2 acre tract as described in deed to Alice C. Josey, et al. and recorded in Volume 2774, Page 148 (O.R.B.C.T.);

THENCE S 44°56'51" E, along the northeast line of said called 65.40 acre tract and the southwest line of said Josey remainder of the called 202,372.2 acre tract, a distance of 1763.88 feet to a 1/2" Iron Rod found for the most easterly corner of the most easterly corner of said called 65.40 acre tract and the most westerly corner of said Josey remainder of the called 202,372.2 acre tract, same being a point in the curving existing northeast right-of-way line of Elmo Weedon Road;

THENCE along said existing northwest right-of-way line of Elmo Weedon Road and the southeast line of said called 65.40 acre tract, the following courses:

- 1) 235.38 feet along said curve to the left having a radius of 2904.79 feet, a central angle of 04°38'34", and a chord bearing and distance of S 39°10'42" W - 235.32 feet to the end of said curve; and,
2) S 36°52'25" W, a distance of 839.28 feet to a 1/2" Iron Rod found for an exterior corner of an exterior corner of said called 65.40 acre tract at a cutback corner of said existing northeast right-of-way line of Elmo Weedon Road with the aforesaid existing northeast right-of-way of Hwy. 158;

THENCE S 76°36'49" W along the northeast cutback line of said Hwy. 158 to said Elmo Weedon Road, a distance of 76.88 feet to a 1/2" Iron Rod found for an exterior corner of an exterior corner of said called 65.40 acre tract at a cutback corner of said existing northeast right-of-way line of Hwy. 158 to said existing northeast cutback line of said Elmo Weedon Road;

THENCE along said existing northeast right-of-way line of Hwy. 158 and the southwest line of said called 65.40 acre tract, the following courses:

- 1) N 63°44'40" W, a distance of 138.93 feet to a 1/2" Iron Rod w/cap set for angle point; and,
2) N 66°12'41" W, a distance of 502.26 feet to a Concrete Monument found for angle point;

THENCE continuing along said existing northeast right-of-way line of Hwy. 158 and with the southwest line of said remainder of the called 65.40 acre tract, the following courses:

- 1) N 66°36'26" W, a distance of 119.05 feet to a 1/2" Iron Rod w/cap set for angle point;
2) N 70°26'55" W, a distance of 201.31 feet to a 1/2" Iron Rod w/cap set for angle point;
3) N 74°19'33" W, a distance of 196.01 feet to a Concrete Monument w/Brass Marker found for angle point;
4) N 77°31'17" W, a distance of 131.33 feet to a Concrete Monument w/Brass Marker found for angle point;
5) N 78°48'04" W, a distance of 270.48 feet to a Concrete Monument w/Brass Marker found for angle point;
6) N 72°42'35" W, a distance of 64.88 feet to a Concrete Monument w/Brass Marker found for angle point;
7) N 75°57'56" W, a distance of 191.86 feet to a Concrete Monument w/Brass Marker found for angle point;
8) N 79°14'46" W, a distance of 64.38 feet to a Concrete Monument w/Brass Marker found for angle point; and,
9) N 69°54'34" W, a distance of 177.78 feet to the POINT OF BEGINNING and containing 64.95 acres of land, more or less.

Alice C. Josey, Robt. C. Carroll, B. Lamar H. Carroll Rem. of call. 200,237.2 Ac. Volume 2774, Page 148

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STATE OF TEXAS COUNTY OF BRAZOS I, (We, The), Central Baptist Church of Bryan, Texas, owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us, it) in the Deed Records of Brazos County in Volume 3789, Page 287, and designated herein as the Lot 1, Block 1, Central Baptist Church in the City of Bryan, Texas, 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.

STATE OF TEXAS COUNTY OF BRAZOS Before me, the undersigned authority, on this day personally appeared [Name], 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 purpose and consideration therein stated.

Given under my hand and seal on this [Date] day of [Month], 2003. Notary Public, State of Texas

CERTIFICATE OF SURVEYOR I, H. CURTIS STRONG, Registered Professional Land Surveyor No.4961, of the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the metes and bounds describing said subdivision will describe a closed geometric form.

H. CURTIS STRONG, R.P.L.S. NO. 4961

CERTIFICATE OF CITY ENGINEER I, the undersigned, City Engineer of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

CERTIFICATION OF THE CITY PLANNING ADMINISTRATOR I, the undersigned, Planning Administrator 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.

STATE OF TEXAS COUNTY OF BRAZOS I, [Name], 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 [Date] day of [Month], 2003, in the Deed/Official Records of Brazos County, Texas, in Volume 5372, Page 120.

- Tract Notes: The hereby shown tract is subject to but not limited to the following: 1) Gravel Drive lying within the 10' wide City of Bryan electrical easement, as shown and noted on Survey dated January 14, 2000, prepared by Kling Engineering & Surveying, S. M. Kling, R.P.L.S. No. 2003. 2) Tank battery, wellhead, electric line(s), gas line, GTE pedestals, power pole(s), pipeline riser and guy anchor not located within a specified easement, as shown on Survey (01/14/2000), Kling Engineering & Surveying, S.M. Kling, R.P.L.S. No. 2003. 3) Rights, if any, of the property owners abutting the pond in and to the waters of the pond and in and to the bed thereof; also boating and fishing rights of property owners abutting the pond or the stream of water leading thereto or therefrom, as shown on survey by Kling Engineering and Surveying, S.M. Kling, R.P.L.S. No. 2003 (01/14/2000). 4) Blanket electrical transmission or distribution easement across parent tract of subject tract to Brazos River Transmission Electric Cooperative, Inc. of record in Volume 154, Page 6, Deed Records of Brazos County, Texas (O.R.B.C.T.) (Being Released by separate instrument.) 5) Blanket 20' water line easement across parent tract of subject tract to Wixom Water Supply Corp. of record in Vol. 323, Pg. 268, Deed Records, Brazos County, Texas (O.R.B.C.T.). 6) Blanket 10' wide telephone line easement across parent tract of subject tract to General Telephone Co. of record in Vol. 1043, Pg. 603, Official Recs., Brazos Co., Tx. (O.R.B.C.T.). 7) Shown 10' & 10-1/2' wide City of Bryan electrical esmt. across parent tract of subject tract of record in Volume 1075, Page 764, Official Records of Brazos County, Texas (O.R.B.C.T.). 8) Blanket 30' wide pipeline easements across parent tract of subject tract to Ferguson Crossing Pipeline Co. of record in Vol. 1370, Pg. 210 & 212, Official Recs., Brazos Co., Tx. (O.R.B.C.T.). 9) Blanket 30' wide pipeline easement across parent tract of subject tract to Ferguson Crossing Pipeline Co. of record in Vol. 1437, Pg. 15, Official Recs., Brazos County, Texas (O.R.B.C.T.). 10) Blanket 20' water line easement across parent tract of subject tract to Wixom Special Utility District of record in Vol. 3470, Pg. 250, Official Recs. of Brazos County, Texas (O.R.B.C.T.). 11) The 20' wide City of Bryan electrical easement across parent tract of subject tract and along northeast side of Hwy. 158 of record in Vol. 670, Pg. 638, Off. Recs. of Brazos Co., Tx. (O.R.B.C.T.) (Being released by separate instrument.)

on lumber up 7feet

FINAL PLAT OF LOT 1, BLOCK ONE CENTRAL BAPTIST CHURCH 64.95 ACRES (REMAINDER OF CALLED 65.40 ACRES) VOLUME 3789, PAGE 287 J. W. SCOTT SURVEY, A - 49 BRYAN, BRAZOS COUNTY, TEXAS SCALE: 1" = 100' DATE: JULY, 2001

OWNER/DEVELOPER: CENTRAL BAPTIST CHURCH OF BRYAN, TEXAS 600 SOUTH COULTER BRYAN, TEXAS PHONE: (979) 779-1591

STRONG SURVEYING 1673 Briarcrest Dr. Ste. A102 Bryan, Texas 77802 Phone: (409) 776-9836 Fax: (409) 731-0096 email: cstrong@cybernet.net