

**LOT 1, BLOCK 1 LINE & CURVE TABLE:**

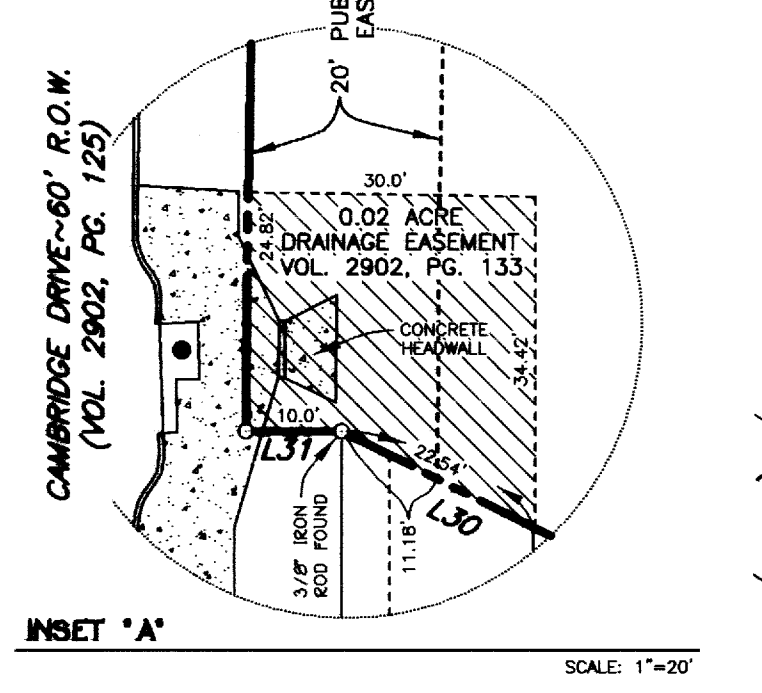
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	1007.08'	1665.32'	34°38'56"	S 29°10'17"W-991.81'
C2	53.52'	34.11'	89°54'01"	S 88°33'14"E-48.20'

**VARIABLE WIDTH PUBLIC UTILITY EASEMENT CURVE TABLE:**

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C3	112.23'	1645.32'	3°54'30"	N 13°37'39"E-112.21'
C4	700.86'	1645.32'	24°24'22"	N 28°33'30"E-695.57'
C5	20.91'	1655.32'	0°43'26"	N 41°49'46"E-20.91'
C6	111.90'	590.00'	10°52'39"	N 38°04'15"W-111.23'
C7	115.33'	607.50'	10°52'39"	S 51°55'25"W-115.16'
C8	112.49'	592.50'	10°52'39"	S 51°55'25"W-112.32'

**4.295 ACRE BUFFER TRACT CURVE TABLE:**

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C9	121.21'	1665.32'	4°10'13"	N 13°55'36"E-121.19'



**LOT 1, BLOCK 1**  
20.185 ACRES  
VOL. 2496, PG. 205

**LOT 1, BLOCK 1**  
32.242 ACRE TRACT

SCALE: 1"=100'

**4.295 ACRE BUFFER TRACT LINE TABLE:**

COURSE	BEARING	DISTANCE
L1	S 80°19'28"W	15.99'
L2	S 47°59'06"W	88.23'
L3	N 58°10'01"W	64.19'
L4	S 83°31'54"W	60.39'
L5	N 85°59'37"W	55.11'
L6	N 01°29'05"W	19.83'
L7	N 65°38'01"W	49.93'
L8	S 89°54'15"W	31.98'
L9	S 36°13'47"W	35.23'
L10	N 48°37'00"W	70.42'
L11	S 48°01'05"W	70.17'
L12	S 72°18'29"E	33.09'
L13	S 55°48'37"W	42.47'
L14	S 77°48'38"W	117.85'
L15	S 28°15'58"W	80.83'
L16	N 82°02'42"W	52.14'
L17	S 80°05'47"W	69.28'
L18	N 69°57'00"W	38.93'
L19	N 03°35'40"E	17.80'
L20	N 67°15'33"W	30.80'
L21	S 65°53'16"W	35.92'
L22	N 80°59'22"W	85.78'
L23	S 60°10'54"W	57.57'
L24	N 73°43'58"W	86.84'
L25	S 73°28'57"W	59.62'
L26	N 68°07'24"W	64.78'
L27	S 30°12'27"W	54.74'
L28	S 74°06'41"W	133.20'
L29	S 63°34'08"W	34.65'
L30	N 51°41'17"W	42.00'
L31	N 78°09'11"W	10.00'

**VARIABLE WIDTH PUBLIC UTILITY EASEMENT LINE TABLE:**

LINE	BEARING	DISTANCE
L32	N80°10'13"E	662.45'
L33	N09°49'47"W	100.91'
L34	N43°30'56"W	23.53'
L35	S46°29'03"W	20.00'
L36	S43°30'56"E	17.47'
L37	S09°49'47"E	74.85'
L38	S80°10'13"W	632.79'
L39	S43°30'55"E	209.14'
L40	N46°29'05"E	15.00'
L41	N43°30'55"W	210.56'
L42	N46°29'05"E	434.90'
L43	S43°30'15"E	202.67'
L44	N46°29'05"E	15.00'
L45	N43°30'15"W	202.67'
L46	N46°29'05"E	565.01'
L47	S43°30'15"E	19.10'
L48	S32°38'16"E	612.94'
L49	S57°21'44"W	115.27'
L50	S46°29'05"W	421.67'
L51	N43°30'57"W	190.37'
L52	S46°29'03"W	17.50'
L53	S43°30'57"E	20.20'
L54	S46°29'03"W	47.16'
L55	N43°30'57"W	20.71'
L56	S46°29'03"W	15.00'
L57	S43°30'57"E	35.71'
L58	N46°29'03"E	59.66'
L59	S43°30'57"E	170.18'
L60	N46°29'05"E	16.68'
L61	S43°30'57"E	20.20'
L62	N46°29'05"E	15.00'
L63	N43°30'55"W	7.48'
L64	N46°29'05"E	409.99'
L65	N57°21'44"E	115.27'
L66	S32°38'16"E	355.22'
L67	N57°21'44"E	6.68'

FIRST BAPTIST CHURCH OF BRYAN SUBDIVISION  
32.242 ACRE TRACT  
RICHARD CARTER SURVEY, A-8  
BRYAN, BRAZOS COUNTY, TEXAS

CERTIFICATE OF OWNERSHIP AND DEDICATION  
STATE OF TEXAS  
COUNTY OF BRAZOS

We, First Baptist Church of Bryan, Owners and Developers of the 32.242 Acre Tract shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County, Texas in Volume 3806, Page 1, 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 shown hereon for the purpose intended.

Field notes of a 32.242 acre tract of land, lying and being situated in the Richard Carter Survey, Abstract No. 8, Bryan, Brazos County, Texas, and being all of the 4.295 Acre Tract One and all of the 27.95 Acre Tract Two described in the deed from Windower Company of Bryan to the First Baptist Church of Bryan, Texas, Inc. recorded in Vol. 3806, Pg. 1 of the Official Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING at the 1/2" iron rod found marking the end of the transition curve from Cambridge Drive - 60' right-of-way to State Highway No. 6 - East By-Pass; some being an angle point in the said State Highway No. 6, the Cambridge Drive right-of-way easement (1.841 acres) being described in Volume 2902, Page 125 of the Official Records of Brazos County, Texas, and the north corner of the aforementioned 27.95 Acre Tract Two;

THENCE along the southwest right-of-way line of State Highway No. 6 - East By-Pass as follows:  
S 32° 25' 33" E for a distance of 1001.48 feet,  
S 31° 28' 03" E for a distance of 106.82 feet to a 1/2" iron rod found marking the common corner between the aforementioned 27.95 Acre Tract Two and the 5.00 Acre Tract described in the deed to TRST RE LLC recorded in Vol. 6214, Pg. 220 of the Official Records of Brazos County, Texas;

THENCE along the common line between the aforementioned 27.95 Acre Tract Two and the 5.00 Acre Tract as follows:  
S 58° 31' 57" W for a distance of 509.25 feet to a 1/2" iron rod found;  
S 31° 28' 03" E for a distance of 110.17 feet to a 1/2" iron rod found marking the north corner of Lot 23, Block 8, Windower East 4th Installment according to the plat recorded in Vol. 597, Pg. 855 of the Deed Records of Brazos County, Texas;

THENCE along the north line of the aforementioned Windower East 4th Installment and Windower East 5th Installment according to the plat recorded in Vol. 687, Pg. 809 of the Official Records of Brazos County, Texas as follows:  
S 80° 19' 08" W for a distance of 15.99 feet,  
S 47° 59' 06" W for a distance of 88.23 feet,  
N 58° 10' 01" W for a distance of 64.19 feet,  
S 83° 31' 54" W for a distance of 60.39 feet,  
N 85° 59' 37" W for a distance of 55.11 feet,  
N 01° 29' 05" W for a distance of 19.83 feet,  
N 65° 38' 01" W for a distance of 49.93 feet,  
S 89° 54' 15" W for a distance of 31.98 feet,  
S 36° 13' 47" W for a distance of 35.23 feet,  
N 48° 37' 00" W for a distance of 70.42 feet,  
S 48° 01' 05" W for a distance of 70.17 feet,  
S 72° 18' 29" E for a distance of 33.09 feet,  
S 55° 48' 37" W for a distance of 42.47 feet,  
S 77° 48' 38" W for a distance of 117.85 feet,  
S 28° 15' 58" W for a distance of 80.83 feet,  
N 82° 02' 42" W for a distance of 52.14 feet,  
S 80° 05' 47" W for a distance of 69.28 feet,  
N 69° 57' 00" W for a distance of 38.93 feet,  
N 03° 35' 40" E for a distance of 17.80 feet,  
N 67° 15' 33" W for a distance of 30.80 feet,  
S 65° 53' 16" W for a distance of 35.92 feet,  
N 80° 59' 22" W for a distance of 85.78 feet,  
S 60° 10' 54" W for a distance of 57.57 feet,  
N 73° 43' 58" W for a distance of 86.84 feet,  
S 73° 28' 57" W for a distance of 59.62 feet,  
N 68° 07' 24" W for a distance of 64.78 feet,  
S 30° 12' 27" W for a distance of 54.74 feet,  
S 74° 06' 41" W for a distance of 133.20 feet,  
S 63° 34' 08" W for a distance of 34.65 feet,  
N 51° 41' 17" W for a distance of 42.00 feet and in the east right-of-way line of Cambridge Drive - 70' right-of-way;

THENCE N 78° 09' 11" W along the right-of-way line of Cambridge Drive for a distance of 10.00 feet and corner in the east right-of-way line of Cambridge Drive - 60' right-of-way as described in Vol. 1560, Pg. 62 and partially released in Vol. 2902, Pg. 99, some being a curve concave to the east having a radius of 1665.32 feet;

THENCE along the southeast line of Cambridge Drive - 60' right-of-way as created by the following three instruments:  
• Vol. 1560, Pg. 62 and partially released in Vol. 2902, Pg. 99,  
• Vol. 2902, Pg. 103,  
• Vol. 2902, Pg. 125, all of the Official Records of Brazos County, Texas, as follows:  
Northeasterly along said curve for an arc distance of 1007.08 feet to a 1/2" iron rod found, the chord bears N 29° 10' 17" E - 991.81 feet,  
N 46° 29' 45" E for a distance of 890.95 feet to a 1/2" iron rod found marking the transition curve from Cambridge Drive to State Highway No. 6 - East By-Pass having a radius of 34.11 feet,  
Easterly along said transition curve for an arc distance of 53.52 feet to the end of the curve, the chord bears S 88° 33' 14" E - 48.20 feet to the PLACE OF BEGINNING, containing 32.242 acres of land more or less.

APPROVAL OF THE PLANNING AND ZONING COMMISSION  
I, Kim Casey, Chairman 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 & Zoning Commission of the City of Bryan on the 4th day of April, 2005 in the Official Records of Brazos County, Texas, on the 4th day of April, 2005 by approval of the 4th day of April, 2005 by said Commission.

CERTIFICATION BY THE COUNTY CLERK  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Karen McQueen, 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 on the 4th day of April, 2005 in the Official Records of Brazos County, Texas, in Volume 2902, Page 125.

APPROVAL OF THE CITY PLANNER  
I, 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 5th day of February, 2005.

CERTIFICATION OF THE 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 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 geometric form.

**FINAL PLAT**  
OF  
**FIRST BAPTIST CHURCH OF BRYAN SUBDIVISION**  
**32.242 ACRE TRACT**  
RICHARD CARTER SURVEY, A-8  
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:  
THE FIRST BAPTIST CHURCH OF BRYAN, TEXAS, INC.  
P.O. BOX 1299  
BRYAN, TEXAS 77806  
(979) 779-2434

SCALE: 1"=100' FEBRUARY, 2005  
PREPARED BY:  
KLING ENGINEERING & SURVEYING  
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.979/846-6212

- NOTES:
1. BASIS OF BEARINGS IS THE MONUMENTED WEST LINE OF THE 20.483 ACRE TRACT DESCRIBED IN THE DEED TO THE BRYAN INDEPENDENT SCHOOL DISTRICT AS RECORDED IN VOLUME 1560, PAGE 57, RECORD BEARING OF N 11°50'49"E.
  2. CURRENT ZONING: 4.295 ACRE BUFFER EASEMENT = OFFICE 27.95 & 5.38 & 5.00 ACRE TRACTS = RETAIL.
  3. THIS TRACT IS NOT 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. 0142 C, MAP NO. 48041C142 C EFFECTIVE DATE: JULY 2, 1992.
  4. THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY BRAZOS COUNTY ABSTRACT COMPANY, GE # 133374, EFFECTIVE DATE: FEBRUARY 11, 2000, TO WIT THE FOLLOWING COMMENTS:
    - a. 15' CITY OF BRYAN PUBLIC UTILITY EASEMENT, VOL. 553, PG. 805. THIS EASEMENT IS LOCATED ADJACENT TO STATE HIGHWAY NO. 6 - EAST BY-PASS. THIS EASEMENT DOES AFFECT THE 27.95 ACRE TRACT AND IS SHOWN HEREON.
    - b. 0.02 ACRE DRAINAGE EASEMENT, VOL. 2902, PG. 133. THIS EASEMENT IS LOCATED NEAR THE WEST CORNER OF THE 4.295 ACRE BUFFER EASEMENT. THIS EASEMENT DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.
  5. THE 4.295 ACRE BUFFER EASEMENT WAS CREATED BY THE BRYAN PLANNING & ZONING COMMISSION IN AUGUST, 1996, AS A CONDITION OF REZONING A 7.88 ACRE TRACT FROM OFFICE TO RETAIL. CERTAIN CONDITIONS WERE PLACED ON THE BUFFER TRACT TO INCLUDE BUT NOT LIMITED TO THE FOLLOWING:
    - a. THE BUFFER TRACT REMAINS IN ITS NATURAL CONDITION
    - b. FRONT, SIDE & REAR BUILDING SETBACKS SHALL CONFORM TO THE REQUIREMENTS AS SET FORTH IN ARTICLE IV, DIVISION 1, SECTION 20-56 OF THE CITY OF BRYAN SITE DEVELOPMENT REVISION ORDINANCE NO. 1413, EFFECTIVE OCTOBER 1, 2003.

K:\Land Projects\2004\Richard Carter A-8\Windower\First Baptist Church\Phase I\Planning\Preliminary & Final\Plat.dwg 4/26/2005 2:45:50 PM CDT