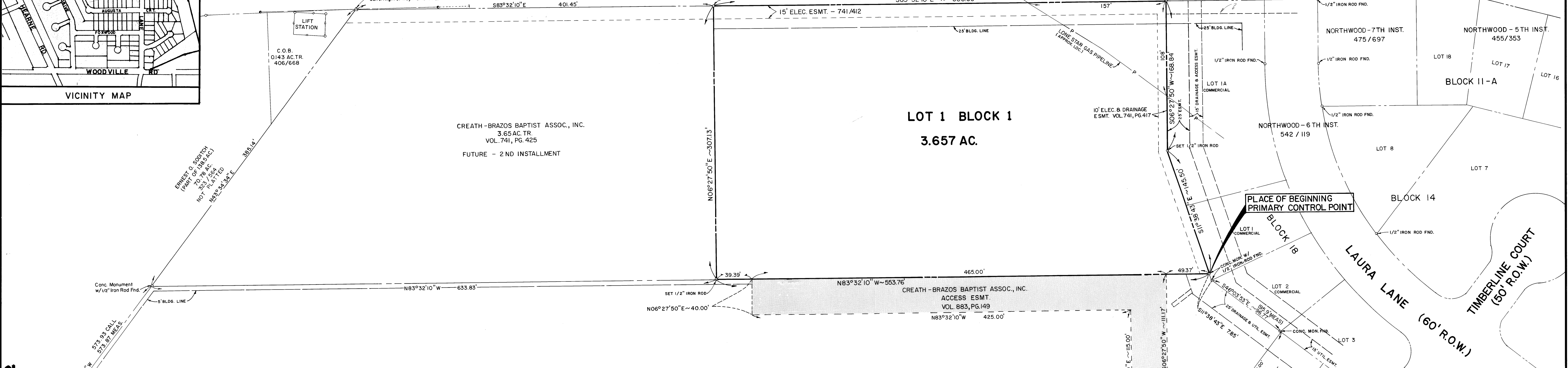
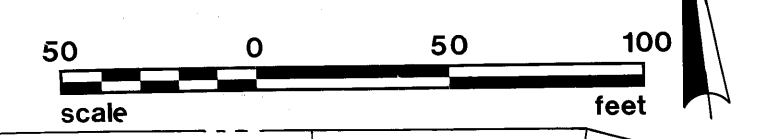
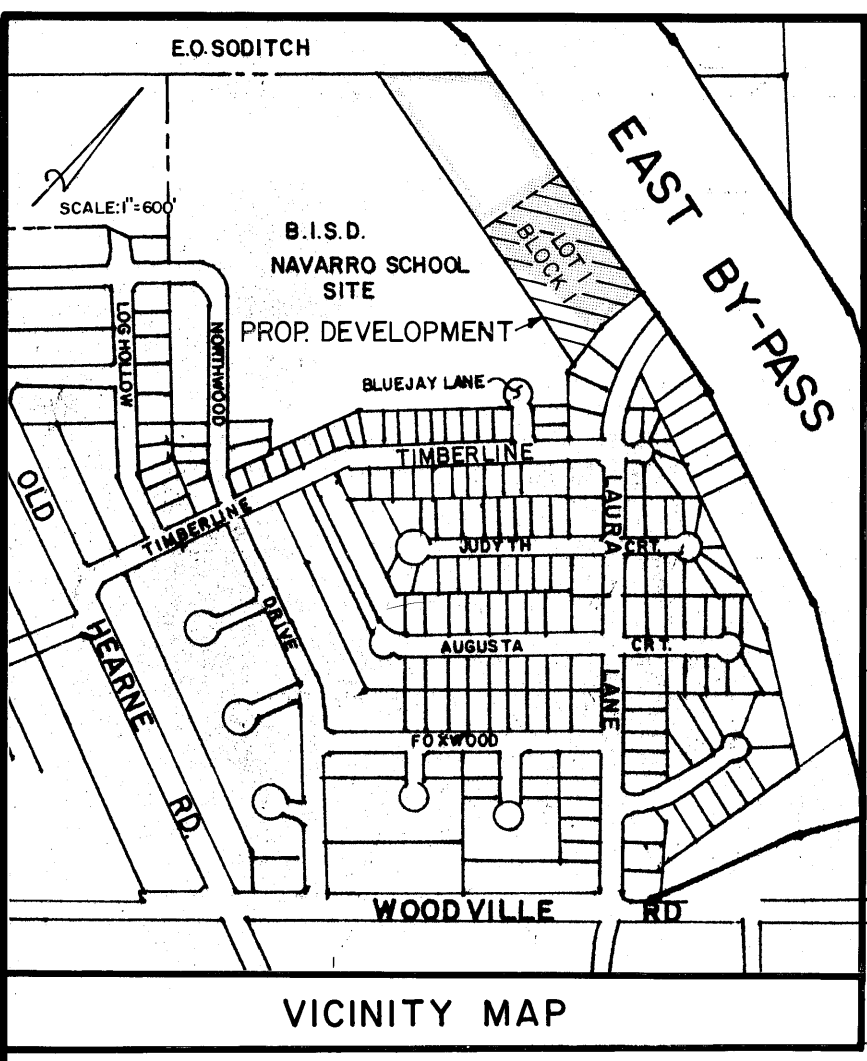


STATE HIGHWAY NO. 6 - EAST BY-PASS



CERTIFICATE OF THE COUNTY CLERK
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Frank Steelman, 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 6th DAY OF APRIL, 1989, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME 883 PAGE 149.
 WITNESS MY HAND AND OFFICIAL SEAL, AT MY OFFICE IN BRYAN, TEXAS.

CERTIFICATE OF CITY PLANNER
 I, THE UNDERSIGNED, 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.
 APPROVED ON THE 6th DAY OF APRIL, 1989.

APPROVAL OF THE PLANNING COMMISSION
 ED WAGONER, CHAIRMAN OF THE CITY PLANNING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE CITY PLANNING COMMISSION OF THE CITY OF BRYAN ON THE 6th DAY OF APRIL, 1989, AND SAME WAS DULY APPROVED ON THE 6th DAY OF APRIL, 1989.

CERTIFICATE OF ENGINEER
 STATE OF TEXAS
 COUNTY OF BRAZOS
 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.

OWNER'S ACKNOWLEDGMENT AND DEDICATIONS
 WE, CREATH - BRAZOS BAPTIST ASSOCIATION, INC., OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO US IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 741, PAGE 421, AND DESIGNATED HEREIN AS THE NORTH BRYAN BAPTIST ACRES FIRST INSTALLMENT IN THE CITY OF BRYAN, TEXAS, AND WHOSE NAMES ARE 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.

CERTIFICATE OF SURVEYOR
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, S. M. KLING, REGISTERED PUBLIC 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 MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED GEOMETRIC FORM.

Field notes of a 3.657 acre tract or parcel of land, lying and being situated in the Moses Baine Survey, Abstract No. 3, Bryan, Brazos County, Texas, and being all of the called 3.65 acre tract described in the deed from William R. Faulkner, Trustee, to Creath - Brazos Baptist Association, Inc., as recorded in Volume 741, Page 421, of the Official Records of Brazos County, Texas, and said 3.657 acre tract being more particularly described as follows:

BEGINNING at the concrete monument (with 1/2" iron rod) found marking the southeast corner of the beforementioned 3.65 acre tract, same being in the west line of Lot 1, Block 18, of Northwood Sixth Installment, according to the plat recorded in Volume 542, Page 119, of the Deed Records of Brazos County, Texas, and same being the northeast corner of Northwood Tenth Installment according to the plat recorded in Volume 958, Page 731, of the Official Records of Brazos County, Texas, from which a concrete monument (with 1/2" iron rod) found at the southwest corner of said Lot 1, Block 18, bears S 11° 38' 43" E 7.85 feet;

THENCE N 83° 32' 10" W along the south line of the beforementioned 3.65 acre tract, same being the north line of the beforementioned Northwood Tenth Installment, at a distance of 49.37 feet, pass the northeast corner of an access easement granted to Creath - Brazos Baptist Association, Inc., as recorded in Volume 883, Page 149, of the Official Records of Brazos County, Texas, continue on at a distance of 514.37 feet, pass the northwest corner of the access easement, continue on for a total distance of 553.76 feet to a 1/2" iron rod set at the southwest corner of the 3.65 acre tract, same being the southeast corner of the called 3.65 acre tract described in the deed from William Faulkner, Trustee, to the Creath - Brazos Baptist Association, Inc., as recorded in Volume 741, Page 425, of the Official Records of Brazos County, Texas, from which the concrete monument (with 1/2" iron rod) found marking the southwest corner of the 3.65 acre tract (Volume 741, Page 425) bears N 83° 32' 10" W 633.83 feet;

THENCE N 06° 27' 50" E along the common line of the beforementioned 3.65 acre tracts, for a distance of 307.13 feet to a 1/2" iron rod set at the common corner of the 3.65 acre tracts in the southerly right-of-way line of State Highway No. 6 - East By-pass, from which a concrete right-of-way marker found at an angle point in said right-of-way line, marking the northwest corner of the 3.65 acre tract (Volume 741, Page 425) bears N 83° 32' 10" W 401.45 feet;

THENCE S 83° 32' 10" E along the southerly right-of-way line of the beforementioned State Highway No. 6 - East By-pass, at a distance of approximately 352 feet, cross a Lone Star Gas pipeline, continue on for a total distance of 508.53 feet to a 1/2" iron rod set at the northeast corner of the beforementioned 3.65 acre tract (Volume 741, Page 421), same being the northwest corner of Lot 1A, Block 18, of the beforementioned Northwood Sixth Installment, from which a 1/2" iron rod found at the northwest corner of Northwood Seventh Installment, according to the plat recorded in Volume 475, Page 697, of the Deed Records of Brazos County, Texas, bears S 83° 32' 10" E 170.00 feet;

THENCE along the common line between the beforementioned 3.65 acre tract and Lot 1A and Lot 1, Block 18, Northwood Sixth Installment, along the approximate center of an existing drainage swale as follows:

S 06° 27' 50" W at a distance of approximately 108 feet, cross the beforementioned pipeline, continue on for a total distance of 168.84 feet to a 1/2" iron rod set for angle point corner,
 S 11° 38' 43" E at a distance of 65.20 feet, pass the common corner of Lot 1A, and Lot 1, continue on for a total distance of 145.50 feet to the PLACE OF BEGINNING, containing 3.657 acres of land, more or less.

NOTARY PUBLIC
 STATE OF TEXAS
 I, Frank Steelman, NOTARY PUBLIC, BRAZOS COUNTY, TEXAS, MY COMMISSION EXPIRES 8/1/89.

NOTARY PUBLIC
 STATE OF TEXAS
 I, S. M. Kling, NOTARY PUBLIC, BRAZOS COUNTY, TEXAS, MY COMMISSION EXPIRES 8/1/89.

NOTARY PUBLIC
 STATE OF TEXAS
 I, Frank Steelman, NOTARY PUBLIC, BRAZOS COUNTY, TEXAS, MY COMMISSION EXPIRES 8/1/89.

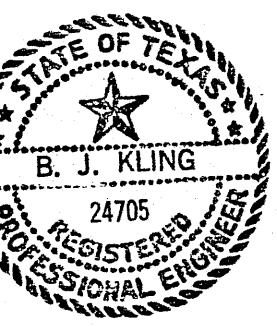
NOTARY PUBLIC
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NOTARY PUBLIC
 STATE OF TEXAS
 I, S. M. Kling, NOTARY PUBLIC, BRAZOS COUNTY, TEXAS, MY COMMISSION EXPIRES 8/1/89.



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- NOTES
- SUBDIVISION STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN STORM-WATER MANAGEMENT ORDINANCE AND DESIGN CRITERIA ESTABLISHED BY THE CITY ENGINEER.
 - LAND USE SHALL BE CHURCH.
 - THERE SHALL BE MINIMUM 5' SIDE AND REAR SETBACK LINES.
 - 1/2" IRON RODS SET AT ALL PROPERTY CORNERS, EXCEPT AS SHOWN HEREON.
 - LONE STAR GAS PIPELINE SHOWN HEREON REPRESENTS A FIELD LOCATION BASED ON EXISTING "ABOVE GROUND" EVIDENCE. EXACT LOCATION MUST BE FIELD VERIFIED.

OWNER AND DEVELOPER:
 CREATH - BRAZOS BAPTIST ASSOCIATION, INC.
 P. O. Box 4012
 BRYAN, TEXAS 77801

PREPARED BY:
 KLING ENGINEERING & SURVEYING
 4101 TEXAS AVENUE - P.O. BOX 4234 - BRYAN, TEXAS - PH. 409/846-6212

FINAL PLAT
 of
NORTH BRYAN BAPTIST ACRES
 1ST INSTALLMENT
 3.657 AC. TR.

MOSES BAINE SURVEY, A-3
 BRYAN, BRAZOS COUNTY, TEXAS
 MARCH, 1989 SCALE: 1" = 50'