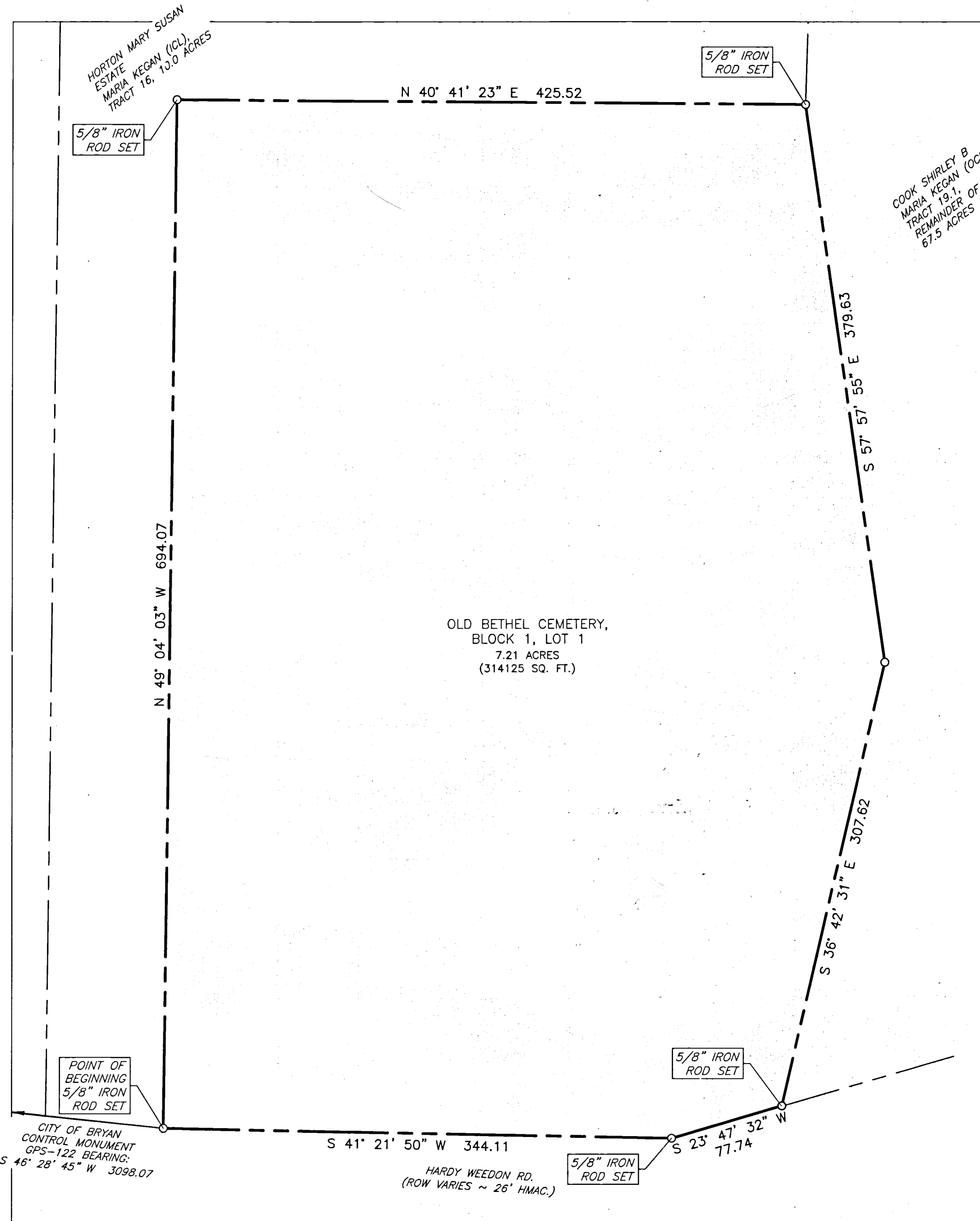
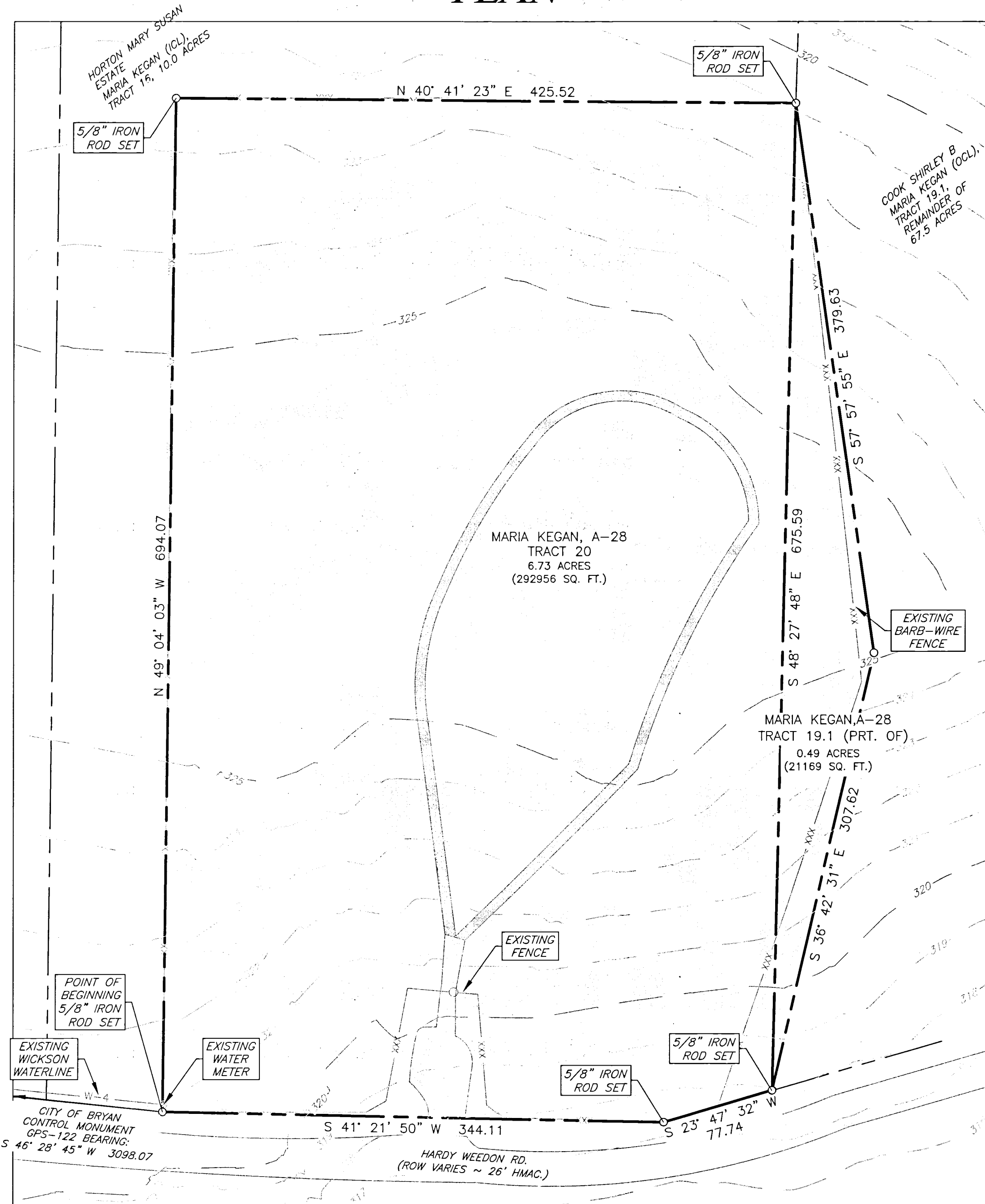


PRELIMINARY PLAN

FINAL PLAT



METES AND BOUNDS DESCRIPTION OF A 7.21 ACRES TRACT OUT OF THE MARIA KEGAN, A-28 BRAZOS COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 7.21 ACRES TRACT, OUT OF THE MARIA KEGAN SURVEY, A-28, LOCATED IN BRAZOS COUNTY, TEXAS, ALSO BEING THE REMAINDER OF A CALLED 7.5 ACRES TRACT, OWNED BY THE BETHEL MISSIONARY BAPTIST CHURCH (BETHEL MISSIONARY BAPTIST CHURCH), AS RECORDED IN VOLUME 10, PAGE 468 OF THE BRAZOS COUNTY DEEDS RECORDS (B.C.D.R.), ALSO BEING OUT OF A CALLED 67.50 ACRES TRACT, OWNED BY SHIRLEY B. COOK (67.50 ACRES COOK), AS RECORDED IN VOLUME 13434, PAGE 172 OF THE BRAZOS COUNTY OFFICIAL PUBLIC RECORDS (B.C.O.P.R.), ALSO BEING OUT OF THE REMAINDER OF A CALLED 100.00 ACRES TRACT, OWNED BY SHIRLEY B. COOK (100.00 ACRES COOK), AS RECORDED IN VOLUME 13434, PAGE 172 OF THE B.C.O.P.R., THE SAID 7.21 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND FOR THE EAST CORNER OF A CALLED 122.79 ACRES TRACT, OWNED BY 1983 LAND INVESTMENTS LLC, AS RECORDED IN VOLUME 13892, PAGE 271 OF THE B.C.O.P.R., ALSO BEING THE SOUTH CORNER OF THE REMAINDER OF A CALLED 133.49 ACRES TRACT, NOW OR FORMERLY OWNED BY JACK L. HORTON & MARY HORTON (HORTON), AS RECORDED IN VOLUME 205, PAGE 87 OF THE B.C.D.R., ALSO BEING A POINT ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF HARDY WEEDON ROAD, A VARIOUS WIDTH RIGHT-OF-WAY;

THENCE ALONG THE COMMON LINE OF THE SAID HORTON TRACT AND THE RIGHT-OF-WAY LINE OF THE SAID HARDY WEEDON ROAD, NORTH 46°04'30" EAST, A DISTANCE OF 80.16 FEET TO A 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "CARLOMAGNO RPLS 1562" SET FOR THE PLACE OF BEGINNING OF THIS TRACT, ALSO BEING THE SOUTH CORNER OF THE SAID BETHEL MISSIONARY BAPTIST CHURCH TRACT, ALSO BEING THE SOUTH CORNER OF THE SAID 67.50 ACRES COOK TRACT, ALSO BEING AN EAST CORNER OF THE SAID HORTON TRACT, ALSO BEING A POINT ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF THE SAID HARDY WEEDON ROAD;

THENCE ALONG THE COMMON LINE OF THE SAID BETHEL MISSIONARY BAPTIST CHURCH TRACT AND THE SAID HORTON TRACT, THE FOLLOWING CALLS AND DISTANCES:

NORTH 49°04'03" WEST, A DISTANCE OF 694.07 FEET TO A 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "CARLOMAGNO RPLS 1562" SET FOR THE WEST CORNER OF THIS TRACT;

NORTH 40°41'23" EAST, A DISTANCE OF 425.52 FEET TO A 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "CARLOMAGNO RPLS 1562" SET FOR THE NORTH CORNER OF THIS TRACT, ALSO BEING THE NORTH CORNER OF THE SAID BETHEL MISSIONARY BAPTIST CHURCH TRACT, ALSO BEING AN EAST CORNER OF THE SAID HORTON TRACT, ALSO BEING A POINT ALONG THE SOUTHWEST BOUNDARY LINE OF THE SAID 67.50 ACRES COOK TRACT;

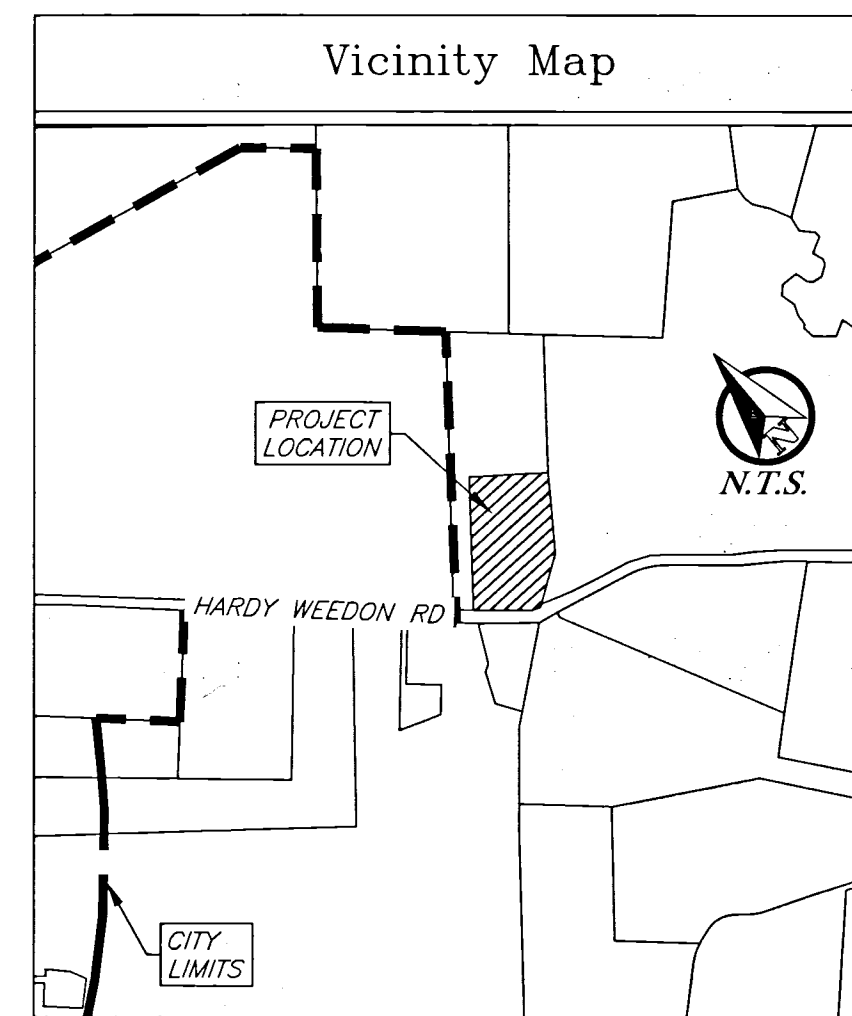
THENCE SEVERING THE SAID 67.50 ACRES COOK TRACT, SOUTH 57°57'55" EAST A DISTANCE OF 379.63 FEET, TO A POINT FOR THE NORTHEAST CORNER OF THIS TRACT, ALSO BEING A POINT LOCATED WITHIN THE SAID 67.50 ACRES COOK TRACT;

THENCE SEVERING THE SAID 67.50 ACRES COOK TRACT, PASSING THE SAID 67.50 ACRES COOK TRACT, THEN ENTERING AND SEVERING THE SAID 100.00 ACRES COOK TRACT, SOUTH 36°42'31" EAST, A DISTANCE OF 307.62 FEET, TO A 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "CARLOMAGNO RPLS 1562" SET FOR THE EAST CORNER OF THIS TRACT, ALSO BEING THE EAST CORNER OF THE SAID BETHEL MISSIONARY BAPTIST CHURCH TRACT, ALSO BEING THE SOUTH CORNER OF THE SAID 100.00 ACRES COOK TRACT, ALSO BEING A POINT ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF THE SAID HARDY WEEDON ROAD;

THENCE ALONG THE COMMON LINE OF THE SAID BETHEL MISSIONARY BAPTIST CHURCH TRACT AND THE RIGHT-OF-WAY LINE OF THE SAID HARDY WEEDON ROAD, THE FOLLOWING CALLS AND DISTANCES:

SOUTH 23°47'32" WEST, A DISTANCE OF 77.74 FEET TO A 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "CARLOMAGNO RPLS 1562" SET FOR AN ANGLE POINT OF THIS TRACT;

SOUTH 41°21'50" WEST, A DISTANCE OF 344.11 FEET TO THE PLACE OF BEGINNING CONTAINING 7.21 ACRES.



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Dennis Thane, Bethel Missionary Baptist Church, owner of the 7.21 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 10, Page 468, and designated herein as Hardy Weedon Cemetery, Block 1, Lot 1 in the City of Bryan, Texas and whose name is subscribed hereto dedicates to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

*Dennis K Thane*  
Dennis Thane, Bethel Missionary Baptist Church, Owner

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Dennis Thane, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal on this 3rd day of March, 2020.

*Paige Jackson*  
Notary Public, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Dante Carlomagno, Registered Professional Land Surveyor No. 1562, 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 the 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 geometry form.

*Dante Carlomagno*, R.P.L.S. No. 1562

APPROVAL OF THE CITY PLANNER

I, *Kristin Zimmerman*, 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 3rd day of March, 2020.

*Kristin Zimmerman*  
City Planner  
Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, *W. Paul Kasper*, 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 3rd day of March, 2020.

*W. Paul Kasper*  
City Engineer, Bryan, Texas

CERTIFICATE OF COUNTY COMMISSIONERS' COURT

I, *Duane Peters*, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County, Commissioners' Court on the 4th day of March, 2020.

*Duane Peters*  
County Judge, Brazos County, Texas

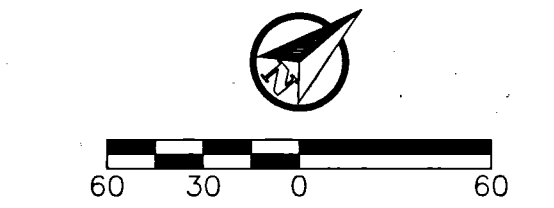
Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 3/24/2020 9:00:39 AM  
In the PLAT Records

Doc Number: 2020-1388674  
Volume - Page: 15934-141  
Number of Pages: 1  
Amount: \$3.00  
Order#: 2020032400009  
By: TD

*Karon McGehee*  
County Clerk, Brazos County, Texas

I, said county, do hereby certify that this plat is filed for record in my office the \_\_\_\_\_ day of \_\_\_\_\_, 2020.  
Records of Brazos County in Volume \_\_\_\_\_

- General Notes:
- 5/8" Iron rods with Orange plastic cap stamped "RPLS 1562" will be set at all exterior corners unless otherwise noted
  - This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0220F, effective April 2, 2014.
  - All utilities shown hereon are approximate locations.
  - The topography shown is from GIS Data.
  - All lots served by on-site sewage facilities (OSSFs) must comply with county and state OSSF regulations. All OSSF construction must have an "authorization to construct" permit issued by the Brazos county health department. This permit ensured compliance with county order adopted by the Commissioners Court of Brazos county, pursuant to the provisions of Section 21.084 of the Texas Water Code.
  - All lots will be required to have a site/soil evaluation on file with the Brazos county health department before on-site sewage facilities may be constructed.
  - On-site sewage facilities disposal areas shall not encroach the 100 foot or the 150 foot sanitary zone of a private or public well, respectively.
  - Water service is provided by Wickson Creek SUD.
  - No structure or land within this plat shall hereafter be created or altered without first obtaining a development permit from the Brazos county floodplain administrator. The minimum lowest finished floor elevation shall be one (1) foot higher than the highest spot elevation that is located within five (5) feet outside the perimeter of the building, or two (2) feet above the base flood elevation ("BFE"), whichever is higher.
  - Rural mailboxes shall be set five (5) feet from the edge of pavement or behind curbs, when used. All mailboxes within county arterial right-of-way shall meet the current TxDOT standards. any mailbox that does not meet this requirement may be removed by Brazos county.
  - It is the responsibility of the owner, not the county, to assure compliance with the provisions of all applicable state, federal and local laws and regulations relating to the platting and development of this property. The county assumes no responsibility for the accuracy of representation by the other parties in the plat. Floodplain data, in particular, may change.
  - This Cemetery is registered with the Texas Historical Commission, Marker #14268.



FINAL PLAT

Old Bethel Cemetery  
Block 1, Lot 1

Being a Final Plat of  
Maria Kegan, A-28 Tract 20  
& Tract 19.1 (Prt Of) - 7.21 Acres  
Bryan, Brazos County, Texas  
Feb 2020

Owner/Developer:  
Bethel Missionary Baptist Church  
c/o Dennis Thane  
246 Rustic Oaks Dr  
Bryan, TX 77808

Engineer:  
J4 Engineering  
PO Box 5192  
Bryan, TX 77805  
979-739-0567  
TBPE F-9951

Surveyor:  
Carlomagno Surveying Inc.  
2714 Fincaether Rd  
Bryan, TX 77801  
979-775-2873