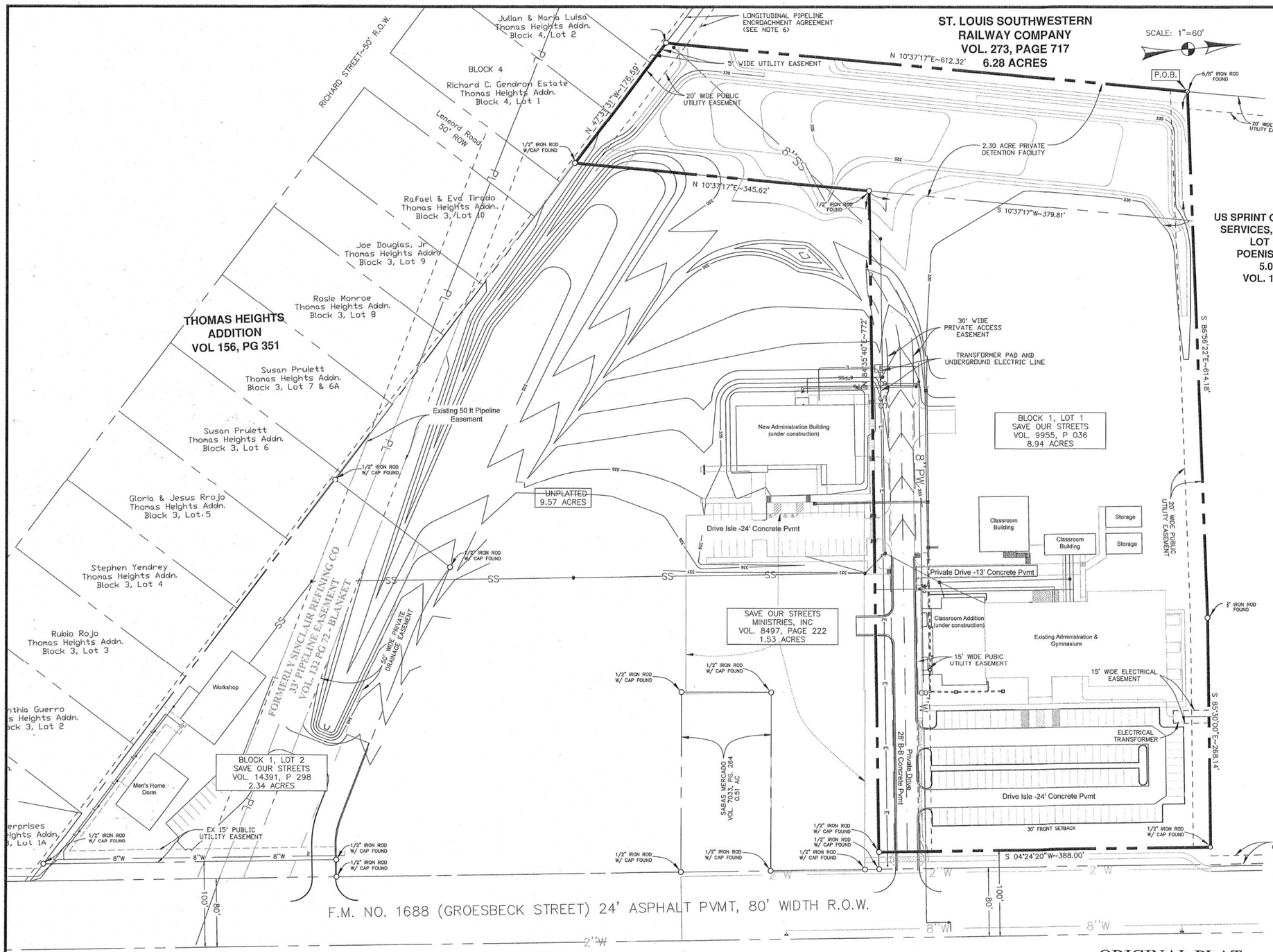
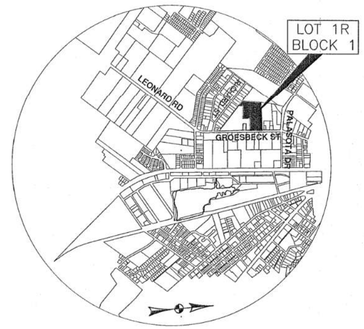


ORIGINAL PLAT



VICINITY MAP
NOT TO SCALE

GENERAL PURPOSE FOR THIS REPLAT

THE INTENT OF THIS REPLAT IS TO ADJUST THE BOUNDARY OF LOT 1 BLOCK 1 TO INCLUDE THE NEW ADMINISTRATION BUILDING AND TO PROVIDE ALL BUILDINGS WITH ACCESS TO A PUBLIC ROADWAY (FM 1688).

NOTES:

1. BEARINGS ARE GRID BASED ON NAD83 DATUM, TEXAS STATE PLANE – CENTRAL ZONE. DISTANCES ARE SURFACE, U.S. SURVEY FEET. ACREAGES ARE SURFACE.

2. CURRENT TITLE APPEARS VESTED IN SAVE OUR STREETS MINISTRIES, INCORPORATED BY VIRTUE OF DEED RECORDED IN VOL. 5951, PG. 17 AND VOL. 8497, PG. 222 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

3. THE SUBJECT TRACT DOES NOT LIE 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 0915E, MAP NO. 48041C0195E. EFFECTIVE DATE: MAY 16, 2012.

4. CURRENT ZONING: PLANNED DEVELOPMENT – MIXED USE (PD–M), AS APPROVED BY BRYAN'S CITY COUNCIL ON MAY 10, 2016 (ORDINANCE NO. 2148).

5. SETBACKS SHALL BE IN ACCORDANCE WITH ALL CITY OF BRYAN ORDINANCES AND REGULATIONS.

6. THE SEWER LINE ACROSS THE UNION PACIFIC RAILROAD CO. 6.28 ACRE ATRACT IS IN ACCORDANCE WITH THE LONGITUDINAL PIPELINE ENCROACHMENT AGREEMENT, AUDIT NO. 250640 (DATED SEPTEMBER 23, 2009) ON FILE WITH THE CITY SECRETARY'S OFFICE AT THE CITY OF BRYAN.

7. THE DETENTION POND ON THIS SITE SHALL BE MAINTAINED BY THE PROPERTY OWNER.

8. CONTROL POINT IS CITY OF BRYAN GPS MONUMENT #54, BRS S 02° 35' 46" W ≈1734.90' FROM SHOWN LOCATION

9. WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.

10. THE 15' PRIVATE SEWER EASEMENT SHOWN ON SHEET 2 IS CENTERED OVER THE EXISTING PRIVATE SEWER LINE. IT IS JOINTLY OWNED BY ALL CURRENT AND FUTURE LOT OWNERS OF SAVE OUR STREETS SUBDIVISION.

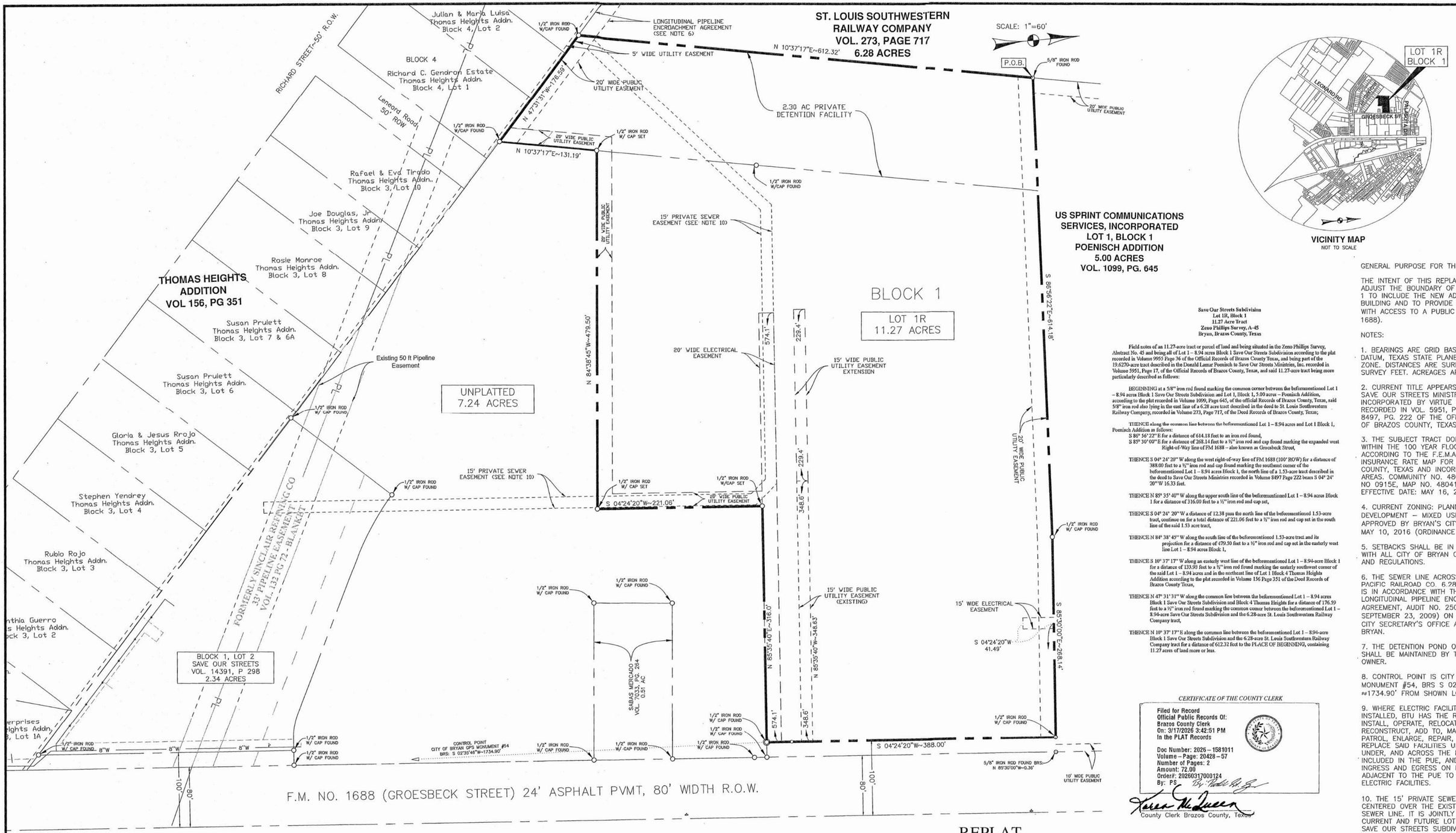
REPLAT
OF
LOT 1R, BLOCK 1
SAVE OUR STREETS SUBDIVISION
11.27 ACRES

ZENO PHILLIPS SURVEY, A–45
BRYAN, BRAZOS COUNTY, TEXAS
SHEET 1 OF 2 (ORIGINAL PLAT)

OWNED AND DEVELOPED BY:
SOS MINISTRIES
C/O J.J. RAMIREZ
P.O. BOX 2866
BRYAN, TEXAS
(979) 775-5357

SCALE: 1"=60' JUNE, 2025

PREPARED BY:
KLING SURVEYORS C/O S.M. KLING
PO BOX 4234 BRYAN, TEXAS 77805
(979) 224-1616



Save Our Streets Subdivision
Lot 1R, Block 1
11.27 Acre Tract
Zeno Phillips Survey, A-45
Bryan, Brazos County, Texas

Field notes of an 11.27-acre tract or parcel of land and being situated in the Zeno Phillips Survey, Abstract No. 45 and being all of Lot 1 – 8.94 acres Block 1 Save Our Streets Subdivision according to the plat recorded in Volume 9955 Page 36 of the Official Records of Brazos County Texas, and being part of the 19.6270-acre tract described in the Donald Lamar Poenisch to Save Our Streets Ministries, Inc. recorded in Volume 5951, Page 17, of the Official Records of Brazos County, Texas, and said 11.27-acre tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod found marking the common corner between the beforementioned Lot 1 – 8.94 acres Block 1 Save Our Streets Subdivision and Lot 1, Block 1, 5.00 acres – Poenisch Addition, according to the plat recorded in Volume 1099, Page 645, of the official Records of Brazos County, Texas, said 5/8" iron rod also lying in the east line of a 6.28 acre tract described in the deed to St. Louis Southwestern Railway Company, recorded in Volume 273, Page 717, of the Deed Records of Brazos County, Texas;

THENCE along the common line between the beforementioned Lot 1 – 8.94 acres and Lot 1 Block 1, Poenisch Addition as follows:
S 86° 56' 22" E for a distance of 614.18 feet to an iron rod found,
S 85° 30' 00" E for a distance of 268.14 feet to a ½" iron rod and cap found marking the expanded west Right-of-Way line of FM 1688 – also known as Groesbeck Street,

THENCE S 04° 24' 20" W along the west right-of-way line of FM 1688 (100' ROW) for a distance of 388.00 feet to a ½" iron rod and cap found marking the southeast corner of the beforementioned Lot 1 – 8.94 acres Block 1, the north line of a 1.53-acre tract described in the deed to Save Our Streets Ministries recorded in Volume 8497 Page 222 bears S 04° 24' 20" W 16.33 feet.

THENCE N 85° 35' 40" W along the upper south line of the beforementioned Lot 1 – 8.94 acres Block 1 for a distance of 316.00 feet to a ½" iron rod and cap set,

THENCE S 04° 24' 20" W a distance of 12.38 pass the north line of the beforementioned 1.53-acre tract, continue on for a total distance of 221.06 feet to a ½" iron rod and cap set in the south line of the said 1.53 acre tract,

THENCE N 84° 38' 45" W along the south line of the beforementioned 1.53-acre tract and its projection for a distance of 479.50 feet to a ½" iron rod and cap set in the easterly west line Lot 1 – 8.94 acres Block 1,

THENCE S 10° 37' 17" W along an easterly west line of the beforementioned Lot 1 – 8.94-acre Block 1 for a distance of 133.93 feet to a ½" iron rod found marking the easterly southwest corner of the said Lot 1 – 8.94 acres and in the northeast line of Lot 1 Block 4 Thomas Heights Addition according to the plat recorded in Volume 156 Page 351 of the Deed Records of Brazos County Texas,

THENCE N 47° 31' 31" W along the common line between the beforementioned Lot 1 – 8.94 acres Block 1 Save Our Streets Subdivision and Block 4 Thomas Heights for a distance of 176.59 feet to a ½" iron rod found marking the common corner between the beforementioned Lot 1 – 8.94-acre Save Our Streets Subdivision and the 6.28-acre St. Louis Southwestern Railway Company tract,

THENCE N 10° 37' 17" E along the common line between the beforementioned Lot 1 – 8.94-acre Block 1 Save Our Streets Subdivision and the 6.28-acre St. Louis Southwestern Railway Company tract for a distance of 612.32 feet to the PLACE OF BEGINNING, containing 11.27 acres of land more or less.

CERTIFICATE OF THE COUNTY CLERK

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 2/17/2026 3:42:51 PM
In the PLAT Records

Doc Number: 2026 – 1581011
Volume – Page: 20428 – 57
Number of Pages: 2
Amount: 72.00
Order#: 20260317000124
By: PS

County Clerk Brazos County, Texas

GENERAL PURPOSE FOR THIS REPLAT

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CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Save Our Streets Ministries, Incorporated, the owners and developers of the land shown on this plat, being part of the tract of land as conveyed to us in the Official Records of Brazos County in Volume 5951, Page 17, 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 purposes identified.

J.J.Ramirez

ALISYN HARGETT
Notary ID #125082989
My Commission Expires
October 11, 2028

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, JOHN J. RAMIREZ, the undersigned authority, on this day personally appeared J.J. Ramirez, known to me the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated. Given under my hand and seal of office this 30th day of October, 2025, 202_.

Notary, Brazos County, Texas

APPROVAL OF THE CITY PLANNER

I, Martin Zimmermann, 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 13 day of November, 2025.

B.J.
City Planner,
City of Bryan,Texas.

APPROVAL OF THE CITY ENGINEER

I, Jayson Barfknecht, 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 13 day of November, 2025.

S.S.
City Engineer,Bryan,Texas

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.

S.M.Kling, R.P.L.S. No. 2003

STATE OF TEXAS
REGISTERED
S.M. KLING
2003
PROFESSIONAL
LAND SURVEYOR

REPLAT
OF
LOT 1R, BLOCK 1
SAVE OUR STREETS SUBDIVISION
11.27 ACRES
ZENO PHILLIPS SURVEY, A–45
BRYAN, BRAZOS COUNTY, TEXAS
SHEET 2 OF 2

OWNED AND DEVELOPED BY:
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SCALE: 1"=60' JUNE, 2025

PREPARED BY:
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