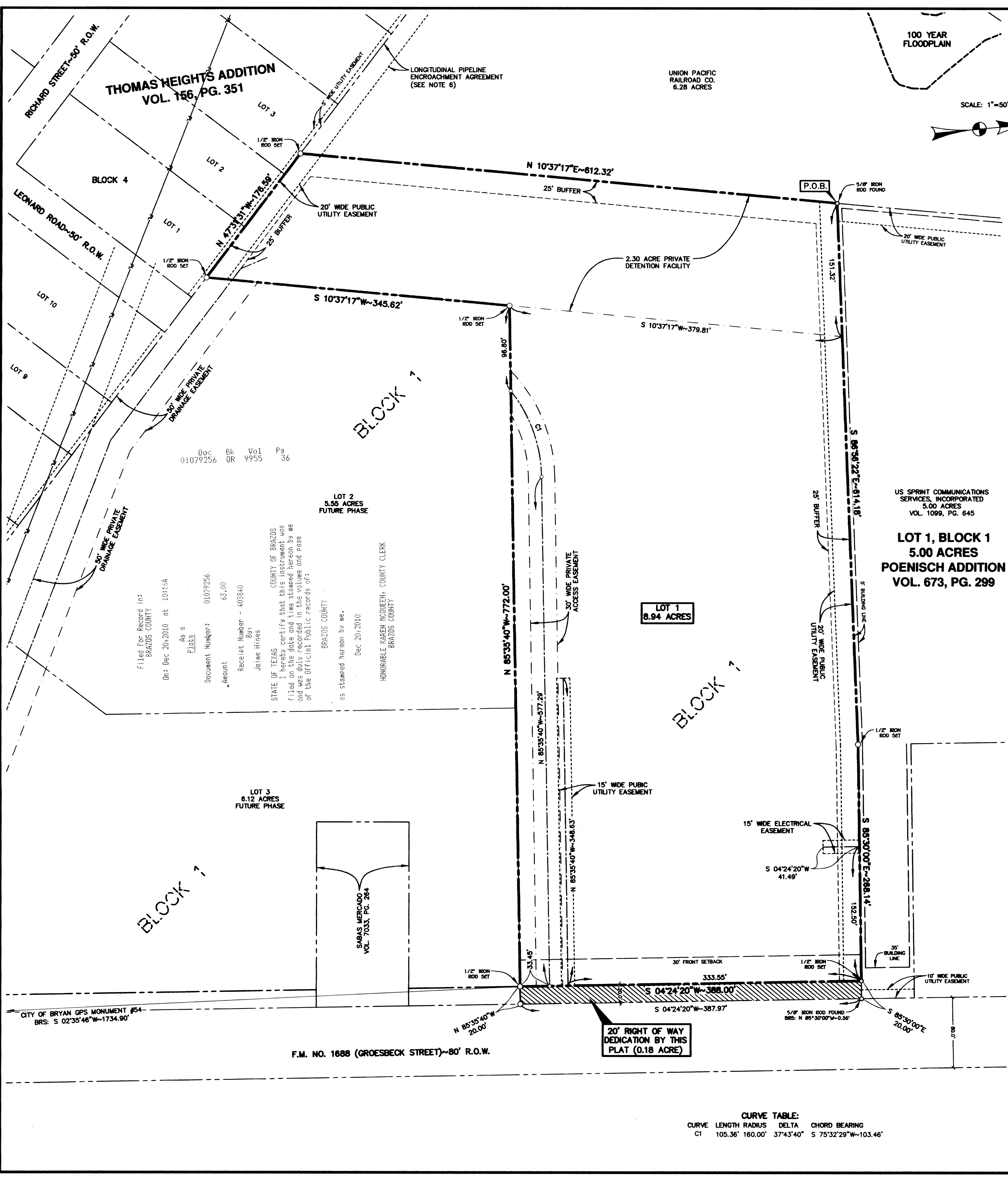


H:\Land Projects\B2\041\Zeno Phillips A-45\S.O.S. 19.6 Acre Tract\dwg\Plotting\Phase 1\Final Plat.dwg 10/22/2009 2:53:16 PM CDT



CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	105.36'	160.00'	37°43'40"	57.532'	29°W-103.46'

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

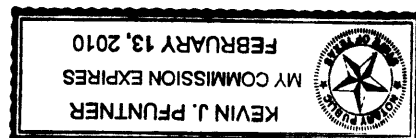
We, Save Our Streets Ministries, Incorporated, the owners and developers of the land shown on this plat, being part of the tract of land as conveyed to us in the Official Records of Brazos County in Volume 5951, Page 17, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

J. J. Ramirez
J. J. Ramirez

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared J. J. Ramirez, known to me to be 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 22ND day of OCTOBER, 2009.



Kevin J. Penta
Notary Public, Brazos County, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, John R. Clark, Chair 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 11TH day of November, 2009 and same was duly approved on the 5TH day of November, 2009 by said Commission.

John R. Clark
Chair, Planning & Zoning Commission
City of Bryan, Texas

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 the 14TH day of December, 2009, in the Official Records of Brazos County, Texas, in Volume 673 Page 299.

Karen McQueen
Karen McQueen, County Clerk,
Brazos County, Texas

APPROVAL OF THE CITY ENGINEER

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 16TH day of December, 2009.

Paul Kasper
City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

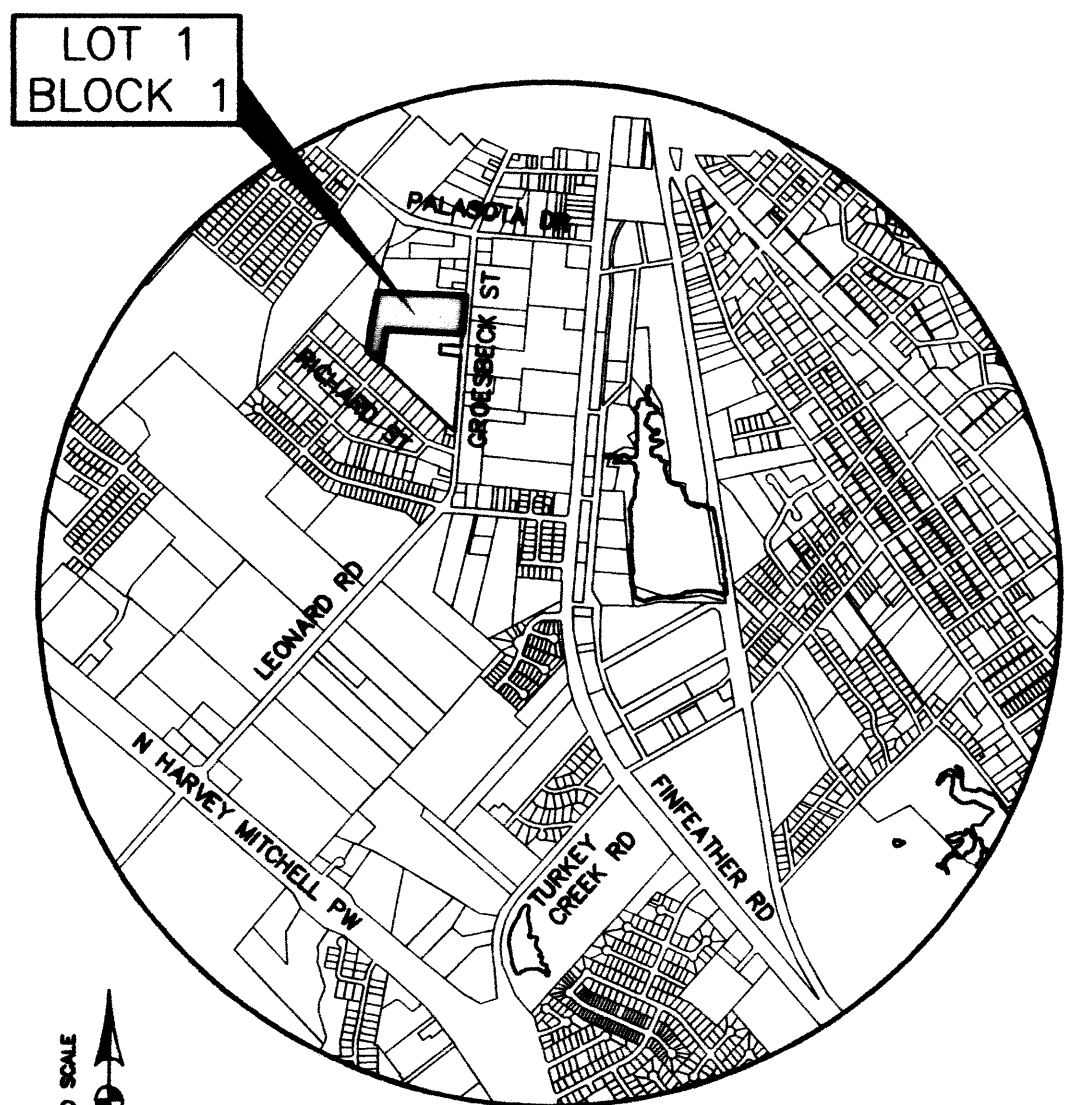
I, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 11TH day of December, 2009.

Kevin Ruell
City Planner, City of 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
S. M. Kling, R.P.L.S. No. 2003



VICINITY MAP
NOT TO SCALE

Save Our Streets Ministries
Lot 1, Block 1
8.94 Acre Tract
Zeno Phillips Survey, A-45
Bryan, Brazos County, Texas

Field notes of a 5/8" iron rod found marking the common corner between the beforementioned 19.6270 acre tract and Lot 1, Block 1, 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, as follows:

BEGINNING at a 5/8" iron rod found marking the common corner between the beforementioned 19.6270 acre tract and Lot 1, Block 1, 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 19.6270 and Lot 1, Block 1, Poenisch Addition, as follows:

S 86° 56' 22" E for a distance of 614.18 feet to a 1/2" iron rod set,
S 85° 30' 00" E for a distance of 268.14 feet to a 1/2" iron rod set in the west right-of-way line of a proposed 20' wide right-of-way dedication for F.M. No. 1688 also known as Groesbeck Street, currently an 80' wide right-of-way, a 1/2" iron rod found marking the common easterly corner between the said 19.6270 acre tract and Lot 1, Block 1, Poenisch Addition, and in or near the west right-of-way line of F.M. No. 1688 bears S 85° 30' 00" E - 19.64 feet;

THENCE S 04° 24' 20" W along the proposed 20' wide right-of-way dedication for F.M. No. 1688 for a distance of 388.00 feet to a 1/2" iron rod set;

THENCE N 85° 35' 40" W for a distance of 772.00 feet to a 1/2" iron rod set;

THENCE S 10° 37' 17" W for a distance of 345.62 feet to a 1/2" iron rod set in the common line between the beforementioned 19.6270 acre tract and 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 19.6270 acre tract and Block 4, Thomas Heights Addition, for a distance of 176.59 feet to a 1/2" iron rod set a common corner between the said 19.6270 acre tract and the 6.28 acre tract;

THENCE N 10° 37' 17" E along the common line between the beforementioned 19.6270 acre tract and the 6.28 acre tract, for a distance of 612.32 feet to the **PLACE OF BEGINNING**, containing 8.94 acres of land, more or less.

Save Our Streets Ministries
20' Wide Right-of-way Dedication
Zeno Phillips Survey, A-45
Bryan, Brazos County, Texas

Field notes of a 0.18 acre tract or parcel of land, lying and being situated in the Zeno Phillips Survey, Abstract No. 45, Bryan, Brazos County, Texas, and being part of the 19.6270 acre tract described in the deed from 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 20' wide strip being more particularly described as follows:

BEGINNING at the common corner between the beforementioned 19.6270 acre tract and Lot 1, Block 1, Poenisch Addition, according to the plat recorded in Volume 1099, Page 645, of the Official Records of Brazos County, Texas, corner also in the west right-of-way line of F.M. No. 1688 - 80' wide right-of-way, also known as Groesbeck Street, a 5/8" iron rod found bears N 85° 30' 00" W - 0.36 feet;

THENCE S 04° 24' 20" W along the west right-of-way line of F.M. No. 1688, for a distance of 387.97 feet and corner;

THENCE N 85° 35' 40" W for a distance of 20.00 feet to a 1/2" iron rod set;

THENCE N 04° 24' 20" E parallel to and 20' west of the west right-of-way line of F.M. No. 1688, for a distance of 388.00 feet to a 1/2" iron rod set in the common line between the beforementioned 19.6270 acre tract and Lot 1, Block 1, Poenisch Addition;

THENCE S 85° 30' 00" E along the common line between the beforementioned 19.6270 acre tract, and Lot 1, Block 1, Poenisch Addition, for a distance of 20.00 feet to the **PLACE OF BEGINNING**, containing 0.18 acre of land, more or less.

FINAL PLAT
OF
LOT 1, BLOCK 1
SAVE OUR STREETS
SUBDIVISION
8.94 ACRES

ZENO PHILLIPS SURVEY, A-45
BRYAN, BRAZOS COUNTY, TEXAS

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

SCALE: 1"=60' OCTOBER, 2009

PREPARED BY:
KLING ENGINEERING & SURVEYING
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.979/846-6212