

St. Luke's Addition - 9.75 Acres
T. J. Wooten Survey, A-59
Bryan, Brazos County, Texas

Field notes of a 9.75 acre tract or parcel of land, lying and being situated in the T. J. Wooten Survey, Abstract No. 59, Bryan, Brazos County, Texas, and being all of the 9.75 acre tract described in the Correction Warranty Deed from The Board of Trustees of the West District, formerly known as The Bryan District of the Texas Annual Conference of the United Methodist Church to St. Luke's United Methodist Church of Bryan, Texas, recorded in Volume 7684, Page 292, of the Official Records of Brazos County, Texas, and further being described as Lot 1, Block 1, St. Luke's Addition according to the plat recorded in Volume 9223, Page 133, of the Official Records of Brazos County, Texas, and said 9.75 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod and cap set at the common corner between the aforementioned Lot 1, Block 1, St. Luke's Addition and Lot 1, Block 13 - 2.433 acres, Autumn Lake Subdivision, Phase 1, according to the plat recorded in Volume 8446, Page 207, of the Official Records of Brazos County, Texas, a concrete right-of-way marker bears S 25° 55' W - 0.3 feet, said corner also lying in the northwest right-of-way line of West Villa Maria Road;

THENCE along the northwest right-of-way line of the aforementioned West Villa Maria Road, as follows:

S 62° 27' 08" W for a distance of 0.64 feet to a 1/2" iron rod and cap set,
S 42° 23' 40" W for a distance of 706.38 feet to a 1/2" iron rod and cap set at the common corner between the aforementioned Lot 1, Block 1 - 9.75 acres, and Common Area No. 1 (private detention pond), according to the plat of Oak Meadow Subdivision, Phase 1, recorded in Volume 4201, Page 166, of the Official Records of Brazos County, Texas;

THENCE along the common line between the aforementioned Lot 1, Block 1 - 9.75 acres, and Oak Meadow Subdivision, Phase 1, as follows:

N 47° 35' 05" W at a distance of 300.36 feet, pass the north terminus of Woodfield Drive - 60' wide right-of-way, continue on, for a total distance of 600.66 feet to a 1/2" iron rod and cap set at the common corner between said Lot 1, Block 1 - 9.75 acres, and Lot 5, Block 1, Oak Meadow Subdivision,

N 42° 21' 58" E for a distance of 386.69 feet to a 5/8" iron rod and cap found marking the common corner between Common Area No. 2 (private detention pond), Oak Meadow Subdivision, Phase 1, and the remainder of a 5,000 acre tract described in the Correction Deed to St. Luke's United Methodist Church of Bryan, Texas, recorded in Volume 8721, Page 218, of the Official Records of Brazos County, Texas, said remainder being 1.69 acres;

THENCE N 42° 20' 53" E along the common line between the aforementioned Lot 1, Block 1 - 9.75 acres and the aforementioned remaining 1.69 acre tract, for a distance of 320.33 feet to a 1/2" iron rod and cap set at the common corner between the said Lot 1, Block 1 - 9.75 acres and the remaining 1.69 acre tract, and in the southwest line of Common Area No. 10 - 2.239 acres, according to the Amending Plat of Autumn Lake Subdivision, Phase 2A, recorded in Volume 8446, Page 208, of the Official Records of Brazos County, Texas;

THENCE S 47° 34' 51" E along the common line between the aforementioned Lot 1, Block 1 - 9.75 acres, lying to the southwest, and the following two tracts, lying to the northeast: the aforementioned Common Area No. 10 - 2.239 acres, and the aforementioned Lot 1, Block 13 - 2.433 acres, at a distance of 220.43 feet, pass the common corner between Common Area No. 10 and Lot 1, Block 13, continue on for a total distance of 601.33 feet to the PLACE OF BEGINNING, containing 9.75 acres of land, more or less.

NOTES:

1. BASIS OF BEARINGS IS THE RECONSTRUCTED NORTHEAST LINE OF LOT 1, BLOCK 1, ST. LUKE'S ADDITION ACCORDING TO THE PLAT RECORDED IN VOL. 9223, PG. 166 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, RECORD BEARING: S 47° 34' 51" E.
2. CURRENT TITLE APPEARS VESTED IN ST. LUKE'S UNITED METHODIST CHURCH OF BRYAN, TEXAS BY VIRTUE OF DEED RECORDED IN VOL. 7684, PG. 292 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. 285E, MAP NO. 48041C0285E EFFECTIVE DATE: MAY 16, 2012.
4. 1/2" IRON ROD & CAP SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.
5. THE SUBJECT TRACT LIES WITHIN THE WEST VILLA MARIA OVERLAY DISTRICT. ANY DEVELOPMENT WILL BE SUBJECT TO THE REGULATIONS FOR THIS DISTRICT. SETBACKS ARE:
 - FRONT: 25', SIDE: 10', SIDE ADJACENT TO ARTERIAL STREET: 25', SIDE ADJACENT TO COLLECTOR OR LOCAL STREET: 25', REAR: 7.5'
6. CURRENT ZONING IS C-1 (OFFICE). SETBACKS ARE AS FOLLOWS:
 - FRONT: 25', SIDE: 7.5', REAR: 7.5', SIDE STREET: 15'
7. VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT WILL BE JOINTLY MAINTAINED BY THE OWNERS OF LOT 1A & 1B.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, ST. LUKE'S UNITED METHODIST CHURCH OF BRYAN, TEXAS, 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 7684, Page 292 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.

James T. Davis
James T. Davis

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared James T. Davis, 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 8th day of August, 2017.

Kevin J. Pfuntner
Kevin J. Pfuntner
Notary Public, Brazos County, 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

APPROVAL OF THE CITY PLANNER

I, *Debbie Baker*, 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 8th day of September, 2017.

Debbie Baker
City Planner, City of Bryan, Texas.

APPROVAL OF THE CITY ENGINEER

I, *Paul Kagan*, 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 8th day of September, 2017.

Paul Kagan
City Engineer, 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 15th day of September, 2017, in the Official Records of Brazos County, Texas, in Volume 9223, Page 133.

Karen McQueen
Karen McQueen, County Clerk,
Brazos County, Texas
Debbie Baker
Deputy Clerk

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, *Debbie Baker*, 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 15th day of September, 2017 and same was duly approved on the 15th day of September, 2017 by said Commission.

Debbie Baker
Chair, Planning & Zoning Commission
City of Bryan, Texas

Line Table

Line	Length	Direction
L15	20.61'	N137°09'40"E
L16	54.45'	N07°49'26"W
L17	20.30'	N03°24'29"W
L18	41.59'	N87°29'58"E
L19	85.27'	N02°28'42"W
L20	18.25'	S87°36'24"W
L21	16.74'	N11°20'48"E
L22	54.19'	N10°05'31"W
L23	48.05'	N00°02'41"W
L24	35.39'	N07°28'48"W
L25	47.43'	N07°52'47"E
L26	54.55'	N00°38'03"W
L27	10.70'	N19°23'08"E
L28	20.80'	N09°13'46"E
L29	24.26'	N01°01'45"E

Line Table

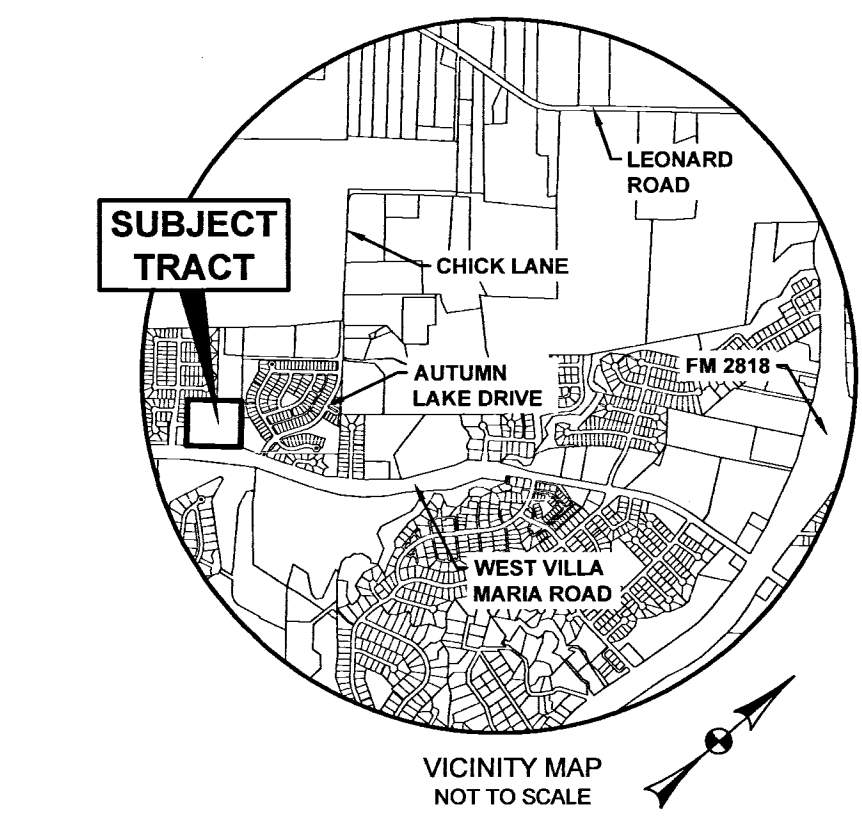
Line	Length	Direction
L30	20.61'	N137°09'40"E
L31	38.16'	N17°21'01"W
L32	58.73'	N33°37'03"W
L33	45.75'	N10°58'52"E
L34	12.58'	N04°03'33"W
L35	21.61'	N20°19'47"W
L36	23.68'	N36°22'15"W
L37	46.18'	N44°00'10"W
L38	6.50'	N04°20'30"E
L39	24.37'	S55°01'20"E
L40	22.75'	S67°08'57"E
L41	13.34'	S63°35'24"E
L42	21.12'	S49°28'38"E
L43	32.11'	S24°08'09"E
L44	26.45'	S17°49'38"E

Line Table

Line	Length	Direction
L45	39.51'	S02°57'31"E
L46	31.22'	S27°09'01"E
L47	24.68'	S32°41'29"E
L48	15.21'	S60°13'37"E
L49	12.13'	S16°58'09"E
L50	80.83'	S31°05'12"E
L51	67.70'	S20°14'18"E
L52	35.64'	S45°18'28"E
L53	69.88'	S27°10'31"E
L54	68.39'	S01°43'58"W
L55	12.58'	S47°53'50"E
L56	16.07'	S25°05'20"E
L57	16.73'	S28°23'41"E
L58	24.26'	S47°36'20"E

Line Table

Line	Length	Direction
L1	99.43'	S42°25'09"W
L2	79.68'	S24°17'35"E
L3	11.07'	S34°47'04"W
L4	20.88'	S01°16'06"E
L5	7.91'	S72°01'23"E
L6	48.08'	S09°13'05"E
L7	32.63'	S39°25'26"E
L8	70.19'	S02°34'47"E
L9	24.51'	S23°59'51"W
L10	27.41'	S12°11'57"W
L11	46.94'	S32°58'32"E
L12	51.16'	S02°52'57"E
L13	25.86'	S35°16'33"E
L14	43.91'	S13°27'14"E



FINAL PLAT
OF
ST. LUKE'S ADDITION
LOTS 1A & 1B, BLOCK 1
BEING A
REPLAT
OF
ST. LUKE'S ADDITION
LOT 1, BLOCK 1
9.75 ACRES
T. J. WOOTEN SURVEY, A-59
BRYAN, BRAZOS COUNTY, TEXAS
OWNED AND DEVELOPED BY:
ST. LUKE'S UNITED METHODIST
CHURCH OF BRYAN, TEXAS
P. O. BOX 1012
BRYAN, TEXAS 77805
SCALE: 1"=60', 2017
CIVIL ENGINEERING CONSULTANTS
4101 S. TEXAS AV. STE A
BRYAN, TX 77802 — (979) 846-8212
TEXAS FIRM REGISTRATION NUMBERS
ENG. F-2214 & SURVEYING 100410-00