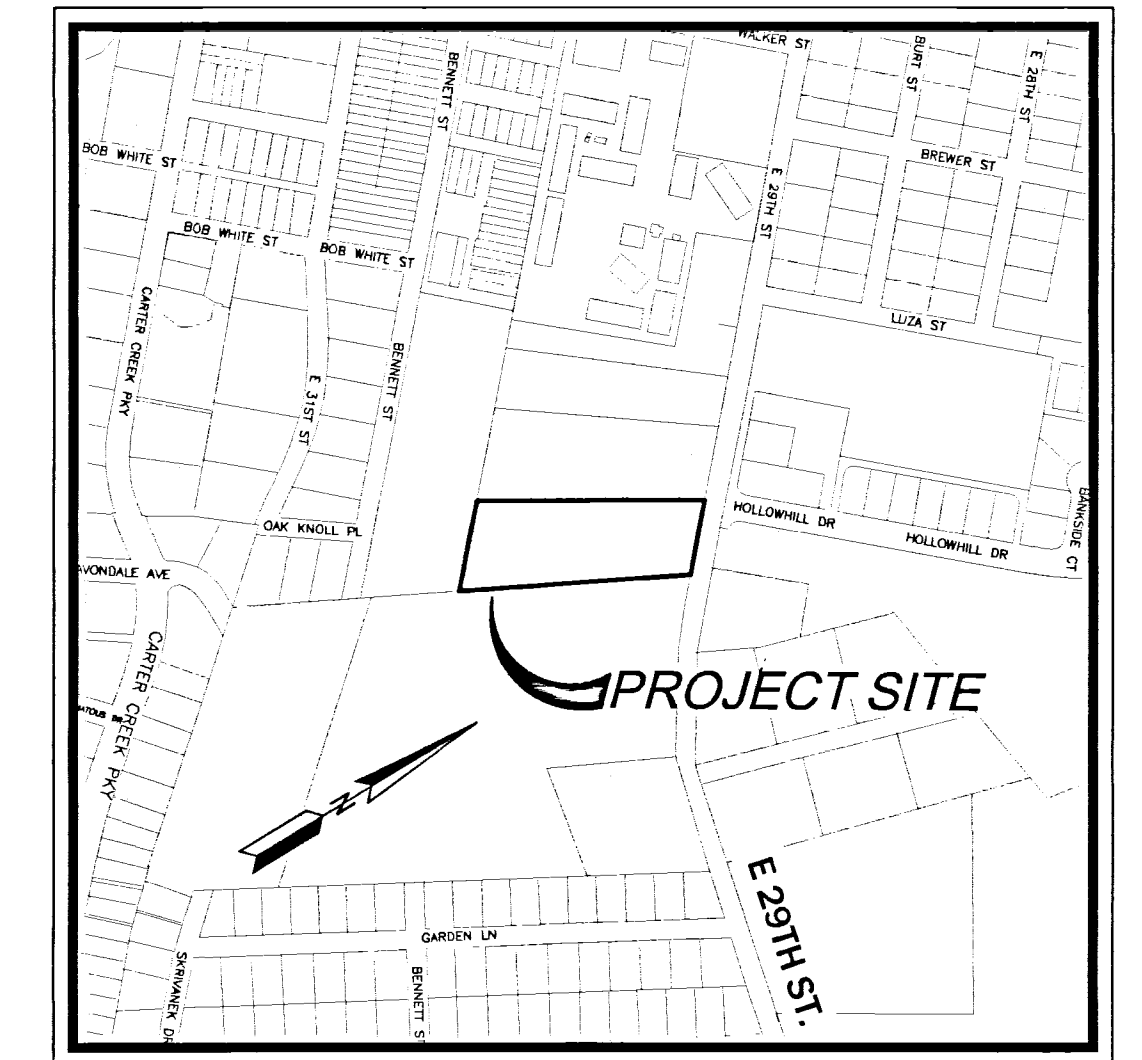


Line #	Length	Direction
L1	36.59	N51° 53' 47"E
L2	94.54	N31° 12' 11"E
L3	31.44	N58° 47' 49"W
L4	10.00	N31° 10' 11"E
L5	41.44	S58° 47' 49"E
L6	106.36	S31° 12' 11"W
L7	36.61	S51° 53' 47"W
L8	10.16	S48° 21' 48"E
L9	55.91	N41° 34' 11"E
L10	15.00	S48° 25' 49"E
L11	55.92	S41° 34' 11"W
L12	15.00	S48° 21' 48"E
L13	30.00	S41° 38' 12"W
L14	45.27	S48° 21' 48"E
L15	30.50	N31° 12' 11"E
L16	50.79	S48° 21' 48"E



VICINITY MAP
NTS

**METES AND BOUNDS DESCRIPTION
OF
2.82 ACRE TRACT
ZENO PHILLIPS LEAGUE, A-45
BRYAN, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF A CALLED 2.826 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO THE UNITARIAN UNIVERSALIST CHURCH OF THE BRAZOS VALLEY RECORDED IN VOLUME 15349, PAGE 244 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" FOUND (Y:10225642.56; X:3546494.20) ON THE NORTHWEST LINE OF THE PARKER-HENDRIX SUBDIVISION AS SHOWN ON THE PLAT RECORDED IN VOLUME 4143, PAGE 221 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 2.826 ACRE TRACT AND THE EAST CORNER OF A 4.637 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO TDG MANAGEMENT, LP RECORDED IN VOLUME 13965, PAGE 155 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD 83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN MONUMENT GPS-107 (Y:10221494.41; X:3545697.81) AND AS ESTABLISHED FROM GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES, MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00011210354964 (CALCULATED USING GEOID 12A).

THENCE: N 47° 45' 46" W ALONG THE COMMON LINE OF SAID 2.826 ACRE TRACT AND SAID 4.637 ACRE TRACT FOR A DISTANCE OF 243.62 FEET (DEED CALL: N 47° 49' 26" W - 244.27 FEET, 15349/244) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" SET MARKING THE WEST CORNER OF SAID 2.826 ACRE TRACT AND THE SOUTH CORNER OF LOT 1, BLOCK 1, SERVICE MASTER RL SUBDIVISION AS SHOWN ON THE PLAT RECORDED IN VOLUME 9672, PAGE 55 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 31° 12' 11" E ALONG THE COMMON LINE OF SAID 2.826 ACRE TRACT AND SAID LOT 1 FOR A DISTANCE OF 566.35 FEET (DEED CALL: N 31° 14' 05" E - 566.66 FEET, 15349/244) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "K MCCLURE RPLS 5650" FOUND ON THE SOUTHWEST LINE OF E. 29TH STREET (R.O.W. WIDTH VARIES) MARKING THE NORTH CORNER OF SAID 2.826 ACRE TRACT;

THENCE: S 48° 21' 48" E ALONG THE SOUTHWEST LINE OF E. 29TH STREET FOR A DISTANCE OF 197.10 FEET (DEED CALL: S 48° 19' 21" E - 197.20 FEET, 15349/244) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "K MCCLURE RPLS 5650" FOUND MARKING THE EAST CORNER OF SAID 2.826 ACRE TRACT;

THENCE: S 26° 43' 09" W ALONG THE COMMON LINE OF SAID 2.826 ACRE TRACT AND SAID PARKER-HENDRIX SUBDIVISION FOR A DISTANCE OF 579.06 FEET (DEED CALL: S 26° 41' 19" W - 579.10 FEET, 15349/244) TO THE POINT OF BEGINNING CONTAINING 2.82 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND OCTOBER 2019.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4502

- NOTES:**
- There is no 100-YR FEMA floodplain located on this property per FEMA FIRM panel 48041C0215F, effective on 04/02/2014.
 - Coordinates and Bearing System shown herein are NAD 83 (Texas State Plane Central Zone Grid North) based on the published coordinates of the City of Bryan Control Monument GPS-107 (Y:10221494.41; X:3545697.81) and as established from GPS observation. Distances shown herein are Grid Distances. To determine surface distances, multiply by a combined scale factor of 1.00011210354964 (calculated using GEOID 12A).
 - This property is zoned C-3 (Commercial).
 - All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional Land Surveyor No. 4502 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 on the ground under my supervision.

Brad Kerr, R.P.L.S. No. 4502

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

(We) Brenda GAYE WEBB, the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deeds Records of Brazos County in Volume 15349, Page 244, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Brenda Gaye Webb
President, Unitarian Universalist Church of the Brazos Valley

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Brenda G Webb, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.

Given under my hand and seal of office this 21st day of July, 2020.

Dee L Wallrath
Notary Public, Brazos County, Texas

APPROVAL OF CITY ENGINEER

I, Paul Resper, the undersigned, City Engineer of the City of Bryan, Texas, hereby certify that this Plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 21st day of July, 2020.

Paul Resper
City Engineer
City of Bryan

APPROVAL OF CITY PLANNER

I, Justin Zimmerman, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that this Plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 21st day of July, 2020.

Justin Zimmerman
City Planner
City of Bryan

CERTIFICATE OF THE COUNTY CLERK

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 7/27/2020 2:59:57 PM
In the PLAT Records

Doc Number: 2020-1400400
Volume - Page: 16229-210
Number of Pages: 1
Amount: 73.00
Order#: 20200727000136
By: MO

By that this plat together with its certificates of
2020, in the Deed Records of Brazos
County, Texas.

Karen McQueen
By Michelle Weaver

FINAL PLAT

OF
LOT 1, BLOCK 1
THE UNITARIAN UNIVERSALIST CHURCH
OF THE BRAZOS VALLEY SUBDIVISION
2.826 AC
ZENO PHILLIPS LEAGUE, A-45

SCALE 1"=30'

BRYAN
Brazos County, Texas

FINAL PLAT
PREPARED AND
SUBMITTED
JULY 2020

OWNER:
THE UNITARIAN UNIVERSALIST
CHURCH OF THE BRAZOS VALLEY
P.O. BOX 12372
COLLEGE STATION, TX 77842
PHONE (979) 696-5285

ENGINEER:
MITCHELL & MORGAN, L.L.P.
3204 EARL RUDDER FWY. S.
COLLEGE STATION, TX 77845
PHONE (979) 260-6963

SURVEYOR:
KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TX 77803
(979) 268-3195
(KERR JOB #20-036)