



VICINITY MAP (NOT TO SCALE)

METES AND BOUNDS DESCRIPTION

STATE OF TEXAS  
COUNTY OF BRAZOS  
Being a 11.853 acre tract of land out of the Maria Keagans League, Abstract No. 28, Brazos County, Texas and being the remainder of that certain called 21.86 acre tract of land described by Bryan College Station Church of Christ, recorded in Volume 17554, Page 1 of the Official Records of Brazos County, Texas.  
BEGINNING at a 1/2 inch iron rod with yellow cap stamped "TLS 6410", found at the southeast corner of said remainder tract, located at the southwest corner of a called 57.041 acre tract to BCS Leasing LLC, (17263/95), also located on the north right of way of State Highway No. 30, for the southeast corner of this;  
THENCE along the south line of said remainder tract, with the north right of way of said highway the following courses and distances:  
-With a curve to the left having a radius of 2939.79 feet, an arc length of 195.16 feet and a chord bearing N 51°16'18" W a distance of 195.13 feet to a concrete monument found for an angle point, and  
-N 50°09'58" W a distance of 141.67 feet to a 1/2 inch iron rod with yellow cap stamped "TLS 6410", found at the southwest corner of said remainder tract, located at the southeast corner of the remainder of a called 21.86 acre tract to Robert Krupa and Kathy Krupa, for the southwest corner of this;  
THENCE departing said highway, along the northwest line of said Bryan College Station Church of Christ remainder tract, with the southeast line of said Krupa remainder tract and generally along a fence line N 42°45'00" E a distance of 1689.63 feet to a 1/2 inch iron rod with yellow cap stamped "TLS 6410", found at the northwest corner of said remainder tract, located at the southwest corner of a called 10.00 acre tract to RFD Holdings LLC, (17995/139), for the northwest corner of this;  
THENCE along the north line of said remainder tract, with the south line of said 10.00 acre tract S 46°57'51" E a distance of 278.68 feet to a 1/2 inch iron rod with yellow cap stamped "TLS 6410", found at the northeast corner of said remainder tract, located on the northwest line of said 57.041 acre tract, for the northeast corner of this;  
THENCE along the southeast line of said remainder tract, with the northwest line of said 57.041 acre tract and generally along a fence line S 40°46'35" W a distance of 1668.34 feet to the POINT OF BEGINNING.

All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, Nad 1983.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, BCS Church of Christ, the owners and developers of the land shown on this plat, and designated herein as BCS CHURCH OF CHRIST, a Subdivision in Brazos County, Texas, whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all Rights-of-Way, Easements, and other public places shown herein.

BCS Church of Christ or assigns  
10975 SH 30  
College Station, TX 77845

CERTIFICATE OF THE CITY ENGINEER

I, \_\_\_\_\_ Registered Engineer, certify that proper engineering consideration has been given to the Improvements described herein.

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I, \_\_\_\_\_ Registered Engineer, certify that proper engineering consideration has been given to the Improvements described herein.

City Engineer  
City of College Station, Texas

CERTIFICATE OF CITY PLANNER

I, \_\_\_\_\_ City Planner of the City of College Station, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of College Station.

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I, \_\_\_\_\_ City Planner of the City of College Station, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of College Station.

City Planner  
City of College Station

CERTIFICATE OF SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Tyler Tumlinson, Registered Professional Land Surveyor No. 6410, 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 describes a closed geometric form.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Tyler Tumlinson, Registered Professional Land Surveyor No. 6410, 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 describes a closed geometric form.

Registered Professional Land Surveyor, #6410

BRAZOS COUNTY COMMISSIONERS COURT

I, \_\_\_\_\_ County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County Commissioners' Court on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

County Judge, Brazos County, 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 with its certificates of authentication was file of record in my office the \_\_\_\_\_ day of \_\_\_\_\_, 2024, in the Official Public Records of Brazos County, Texas, in Volume \_\_\_\_\_, Page \_\_\_\_\_.

Karen McQueen, County Clerk  
Brazos County, Texas

PRELIMINARY PLAN  
OF  
BCS CHURCH OF CHRIST  
LOT 1 BLOCK 1  
11.853 total acres  
MARIA KEAGANS LEAGUE  
ABSTRACT NO. 28  
BRAZOS COUNTY, TEXAS.

OWNER/DEVELOPER  
BRYAN/COLLEGE STATION CHURCH OF CHRIST  
a Texas non-profit corporation  
11914 STATE HIGHWAY 30  
COLLEGE STATION, TEXAS 77845

SURVEYOR  
Tumlinson Land Surveying  
1255 Millican Meadows Circle  
College Station, Texas, 77845

- NOTES:  
1) Bearings are based on State Plane Coordinate System, Texas Central Zone, NAD 1983.  
2) No portion of property described herein lies within the 100 year flood hazard area, according to F.I.R.M. Panel No. 48041C0220F, effective date of 4/2/2014  
3) 1/2 inch iron rods with yellow plastic caps stamped "TLS-6410" are set at all corners unless otherwise noted.  
4) Front, Rear and Side setbacks shall conform to the specifications of subdivision plats as established by the Commissioners' Court, Brazos County, Texas for subdivisions situated outside the boundaries of an incorporated Town or City in Brazos County, Texas, except where the plat or deed restriction imposed a greater setback requirement.  
-25 foot front setback from edge of R.O.W.  
-20 foot rear setback  
-10 foot side setback  
5) Notes from the Brazos County Health Department  
-no onsite sewage facility (OSSF) authorization to construct for an individual lot will be issued first having a site evaluation report on file for that individual lot. The site evaluation must be conducted by a site evaluator licensed in the State of Texas.  
-all lots served by an OSSF must comply with the County and State regulations. No OSSF may be installed on any lot with out the issuance of an "Authorization to Construct" issued by the Brazos County Health Department under the provisions of the private sewage facilities regulations adopted by the Commissioners' Court of Brazos County, pursuant to the provisions of section 21.084 of the Texas Water Code. No OSSF drain field is to encroach on the 100-foot sanitary zone of private water wells or 150 feet of public water wells. A sanitary zone must be clearly delineated around all existing public and private wells on the subdivision plat or within 150 feet of the subdivision boundary.  
6) Water service for the BCS CHURCH OF CHRIST will be provided by the City of College Station

- The following easements apply:  
-City of Bryan 135/313  
-Brazos River Transit Electric Cooperative, 135/217  
-GTE Southwest Inc. 1062/664  
-GTE Southwest Inc. 1062/666

LEGEND  
These standard symbols will be found in the drawing.  
● Found iron rod (size noted)  
▲ calculated point  
■ concrete monument  
-e- overhead electric line  
-x- wire fence  
--- city limits  
-●- tree line/wooded area

