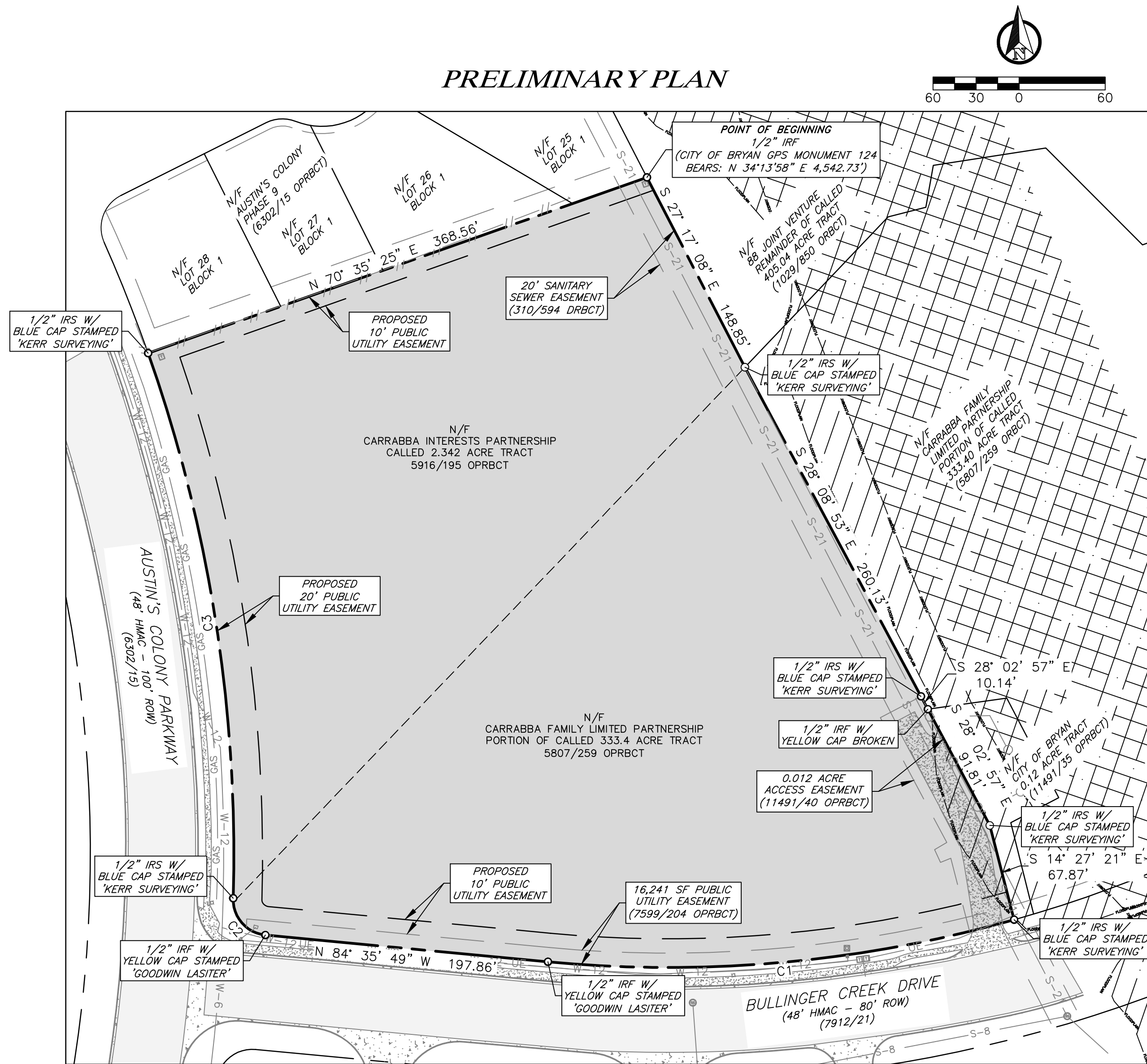


PRELIMINARY PLAN



METES AND BOUNDS DESCRIPTION
OF 5.137 ACRES IN THE
JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2
BRYAN, BRAZOS COUNTY, TEXAS,

BEING ALL OF A CALLED 2.342 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CARRABBA INTERESTS PARTNERSHIP RECORDED IN VOLUME 5916, PAGE 195 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT) AND A PORTION OF A CALLED 333.4 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CARRABBA FAMILY LIMITED PARTNERSHIP RECORDED IN VOLUME 5807, PAGE 259 (OPRBCT);

SAID 5.137 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE SOUTHWEST LINE OF THE REMAINDER OF A CALLED 405.01 ACRE TRACT OF LAND DESCRIBED IN A DEED TO 88 JOINT VENTURE RECORDED IN VOLUME 1029, PAGE 850 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT), AT THE NORTH CORNER OF SAID 2.342 ACRE TRACT AND THE EAST CORNER OF LOT 25, BLOCK 1 OF AUSTIN'S COLONY (SUBDIVISION), PHASE NINE, FILED IN VOLUME 6302, PAGE 15 (OPRBCT), FROM WHICH A 1/2" IRON ROD WITH RED PLASTIC CAP STAMPED "SM KLING RPLS 2003" FOUND IN THE COMMON LINE OF SAID 405.01 ACRE TRACT AND SAID SUBDIVISION BEARS N 27° 17' 08" W, A DISTANCE OF 144.58 FEET AND THE CITY OF BRYAN MONUMENT GPS-124 BEARS N 34° 13' 58" E, A DISTANCE OF 4,542.73 FEET;

THENCE, WITH THE NORTHEAST LINE OF SAID 2.342 ACRE TRACT, IN COMMON WITH SAID REMAINDER OF 405.01 ACRE TRACT, S 27° 17' 08" E, FOR A DISTANCE OF 148.85 FEET TO A 1/2" IRON ROD SET WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" IN THE NORTHWEST LINE OF SAID 333.4 ACRE TRACT FOR THE EAST CORNER OF SAID 2.342 ACRE TRACT;

THENCE, THROUGH SAID 333.4 ACRE TRACT, S 28° 08' 53" E, FOR A DISTANCE OF 260.13 FEET TO A 1/2" IRON ROD SET AT THE NORTH CORNER OF A CALLED 0.012 ACRE ACCESS EASEMENT RECORDED IN VOLUME 11491, PAGE 40 (OPRBCT);

THENCE, CONTINUING THROUGH SAID 333.4 ACRE TRACT, WITH THE NORTHEAST LINE OF SAID EASEMENT, S 28° 02' 57" E, FOR A DISTANCE OF 10.13 FEET TO A 1/2" IRON ROD WITH A BROKEN YELLOW PLASTIC CAP FOUND AT THE NORTHWEST CORNER OF A CALLED 0.12 ACRE TRACT OF LAND DESCRIBED IN A DEED TO THE CITY OF BRYAN RECORDED IN VOLUME 11491, PAGE 35 (OPRBCT), FROM WHICH ANOTHER 1/2" IRON ROD WITH A BROKEN YELLOW PLASTIC CAP FOUND AT THE NORTHEAST CORNER OF SAID 0.12 ACRE TRACT BEARS N 82° 02' 15" E, A DISTANCE OF 55.57 FEET;

THENCE, WITH THE SOUTHWEST LINE OF SAID 0.12 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) S 28° 02' 57" E, A DISTANCE OF 91.81 FEET TO A 1/2" IRON ROD SET FOR AN ANGLE POINT; AND
- 2) S 14° 27' 21" E, A DISTANCE OF 67.86 FEET TO A 1/2" IRON ROD SET IN THE NORTH LINE OF BULLINGER CREEK DRIVE (AN 80' WIDE RIGHT-OF-WAY, 7912/21 OPRBCT) FOR THE SOUTHWEST CORNER OF SAID 0.12 ACRE TRACT AND THE SOUTHEAST CORNER HEREOF;

THENCE, WITH THE NORTH LINE OF BULLINGER CREEK DRIVE, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 890.00 FEET, AN ARC LENGTH OF 328.00 FEET, A DELTA ANGLE OF 21° 06' 58", AND A CHORD WHICH BEARS S 84° 50' 42" W, A DISTANCE OF 326.15 FEET, TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "GOODWIN LASITER" FOUND FOR THE END POINT OF SAID CURVE;
- 2) N 84° 35' 49" W, A DISTANCE OF 197.86 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "GOODWIN LASITER" FOUND FOR A POINT OF CURVATURE;
- 3) WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 37.44 FEET, A DELTA ANGLE OF 85° 47' 49", AND A CHORD WHICH BEARS N 41° 05' 29" W, A DISTANCE OF 34.04 FEET, TO A 1/2" IRON ROD SET ON THE EAST LINE OF AUSTIN'S COLONY PARKWAY (100' WIDE RIGHT-OF-WAY, 6302/15 OPRBCT) FOR THE END POINT OF SAID CURVE;

THENCE, WITH THE EAST LINE OF AUSTIN'S COLONY PARKWAY, WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 1,050.00 FEET, AN ARC LENGTH OF 386.66 FEET, A DELTA ANGLE OF 21° 05' 56", AND A CHORD WHICH BEARS N 08° 52' 01" W, A DISTANCE OF 384.48 FEET, TO A 1/2" IRON ROD SET FOR THE SOUTH CORNER OF LOT 28, BLOCK 1 OF SAID AUSTIN'S COLONY, PHASE NINE, THE NORTHWEST CORNER OF SAID 2.342 ACRE TRACT AND THE NORTHWEST CORNER HEREOF;

THENCE, WITH THE COMMON LINE OF SAID SUBDIVISION AND SAID 2.342 ACRE TRACT, N 70° 35' 25" E, FOR A DISTANCE OF 368.56 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 5.137 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Dan Wilkerson, Providence Church owner of the 5.137 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume _____, Page _____, and designated herein as Providence Church, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Dan Wilkerson
Providence Church

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Dan Wilkerson, 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 on this _____ day of _____, 20____.

Notary Public, _____ County, _____

Seal:

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Michael Konetski, Registered Public Surveyor No. 6531, 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 the property markers and monuments were placed under my supervision on the ground.

Michael Konetski, R.P.L.S. No. 6531

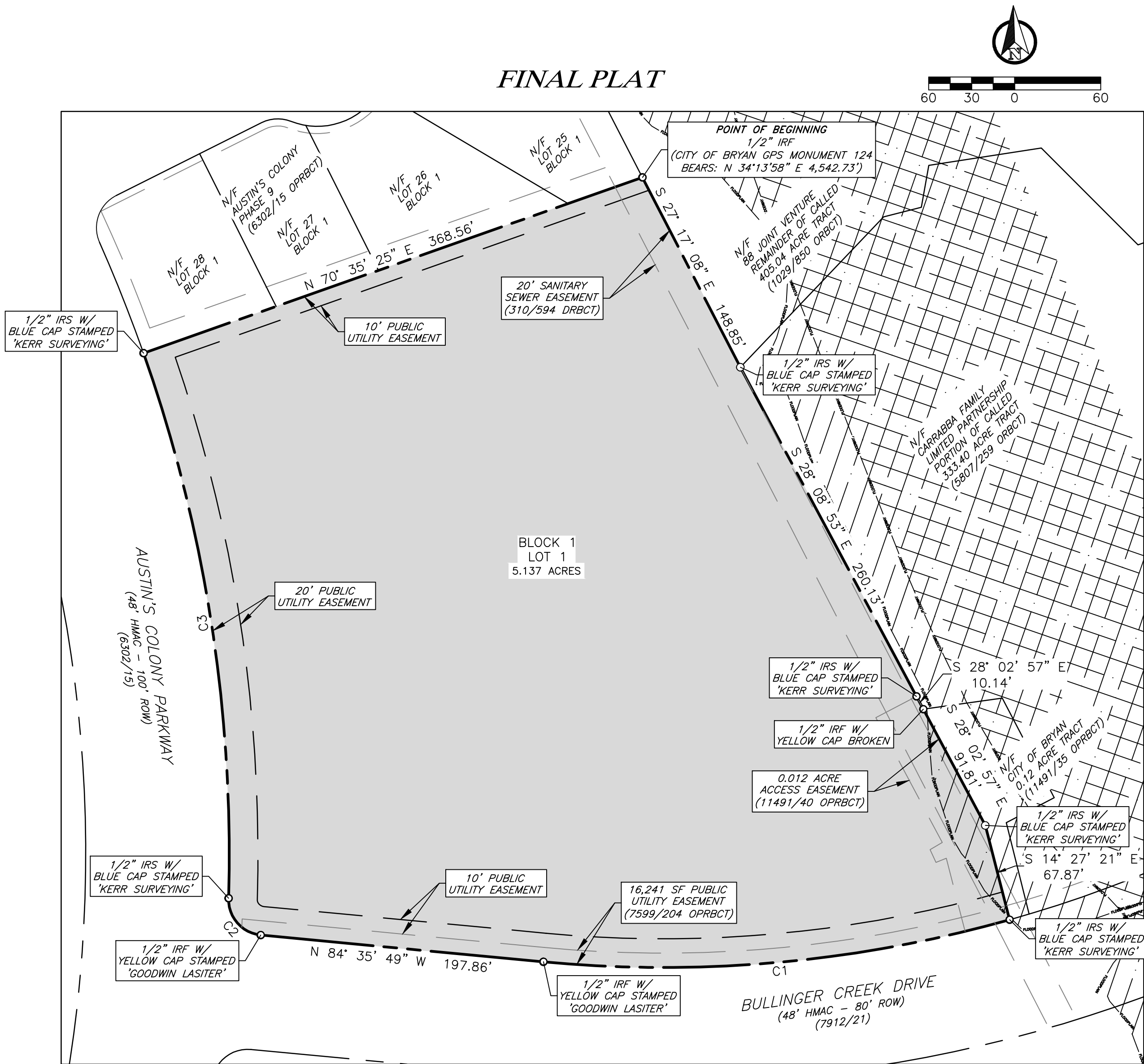
Seal:

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 _____ day of _____, 20____.

City Planner

FINAL PLAT



Bryan, Texas
CERTIFICATE OF 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 _____ day of _____, 20____.

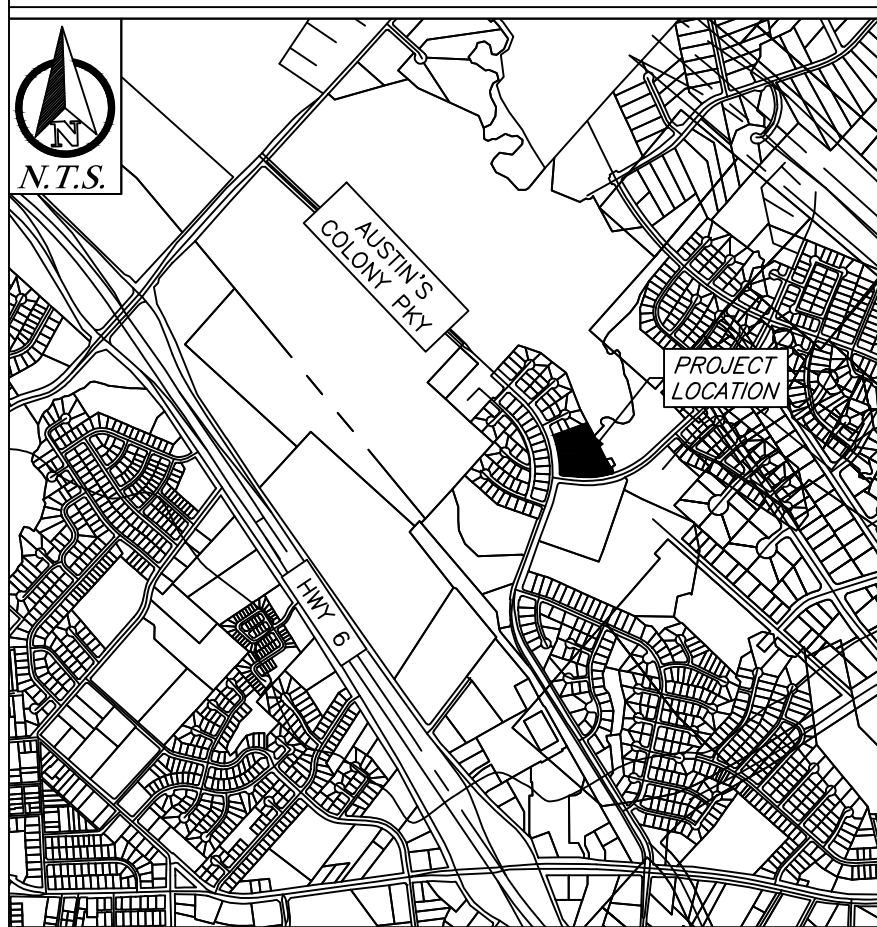
City Engineer, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

County Clerk, Brazos County, Texas

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	328.00'	890.00'	21° 06' 58"	S 84° 50' 42" W	326.15'	165.88'
C2	37.44'	25.00'	85° 47' 49"	N 41° 05' 29" W	34.04'	23.23'
C3	386.66'	1050.00'	21° 05' 56"	N 8° 52' 01" W	384.48'	195.54'

Vicinity Map:



General Notes:

- Bearing system shown hereon is based on the Texas Coordinate System of 1983, central zone (4203), grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) EPOCH 2010 multi-year CORS Solution 2 (MYCS2).
- Distances shown hereon are surface distances unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.00010704489915 (calculated using GEOID12B).
- This tract lies within flood zone 'X' unshaded and 'AE' and does partially lie within a special flood hazard area subject to the 1% annual chance flood (100 year flood plain) according to the Brazos County Flood Insurance rate map (FIRM) panel no. 48041C0215F, revised date: 04-02-2014.
- 1/2" Iron rods set with blue plastic caps stamped 'KERR SURVEYING' will be set at all angle points and lot corners unless otherwise stated.
- This property is Zoned Agricultural Open (AO). The proposed use is Institutional, Church.
- All utilities shown are approximate location.
- The topography is from survey data.
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- 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 PUB, and the right of ingress and egress on property adjacent to the PUB to access electric facilities.
- This survey plat was prepared to reflect the title report issued by university title company, of no. 2406822CS dated: 11-17-2024. Items listed on schedule bare addressed as follows:
 - Public utility easement (7599/206 OPRBCT) adjoins the north side of Bullinger Creek Drive as shown hereon.
 - Blanket electrical easement to the City of Bryan (98/269 DRBCT) affects the 2.342 acre portion of this tract described in 5916/195 OPRBCT.
 - 100' wide x 100' long easement to straighten and clear creek (901/497 OPRBCT) does not cross this tract.
 - Public utility easement (3940/253 OPRBCT) lies within the current right-of-way of Bullinger Creek and does not cross this tract.
 - Public utility easement (9361/49 OPRBCT) does not cross this tract.
 - access easement to the City of Bryan (11491/40 OPRBCT) crosses the southeast corner of this tract as shown.
 - All other items are not survey items and/or are not addressed by this plat.

FINAL PLAT

Providence Church
Block 1, Lot 1-5.137 Acres

Being all of a called

2.342 Acres Tract (5916/195 OPRBCT)

& a portion of a called

333.4 Acres Tract (5807/259 OPRBCT)

John Austin League, A-2

Bryan, Brazos County, Texas

June 2025

Owner:
Providence Church
501 Industrial Blvd.
Bryan, TX 77803

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-4567
TBPE F-9951

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195