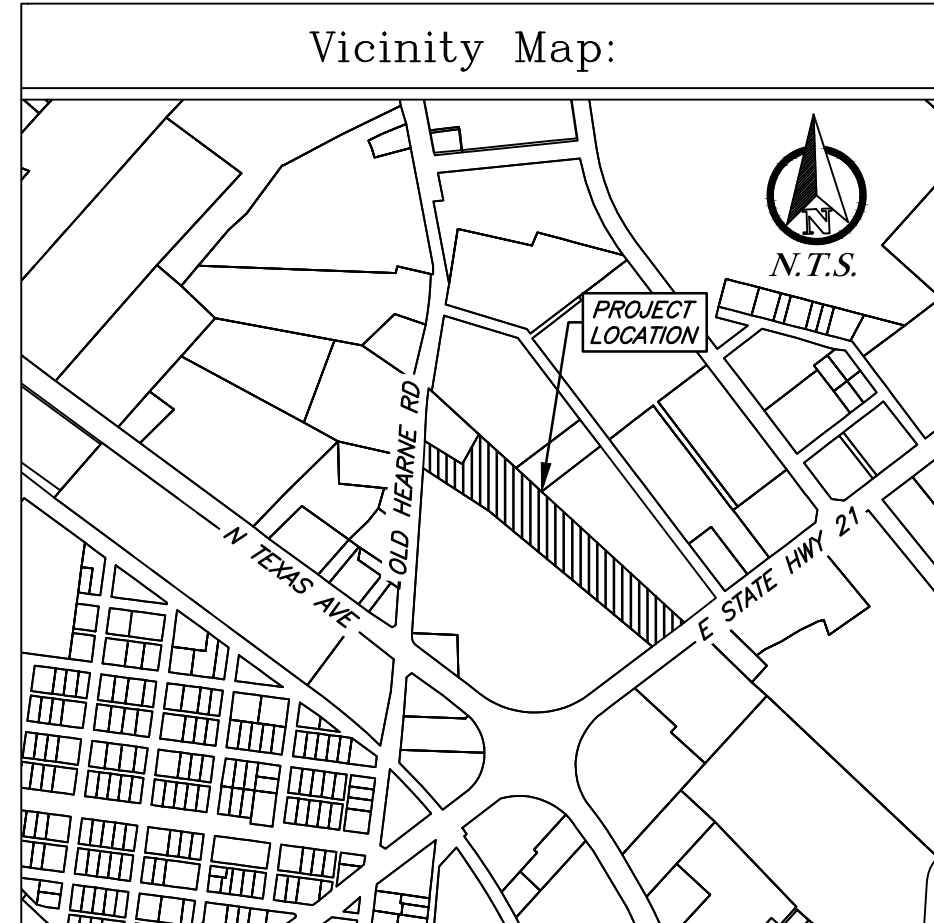
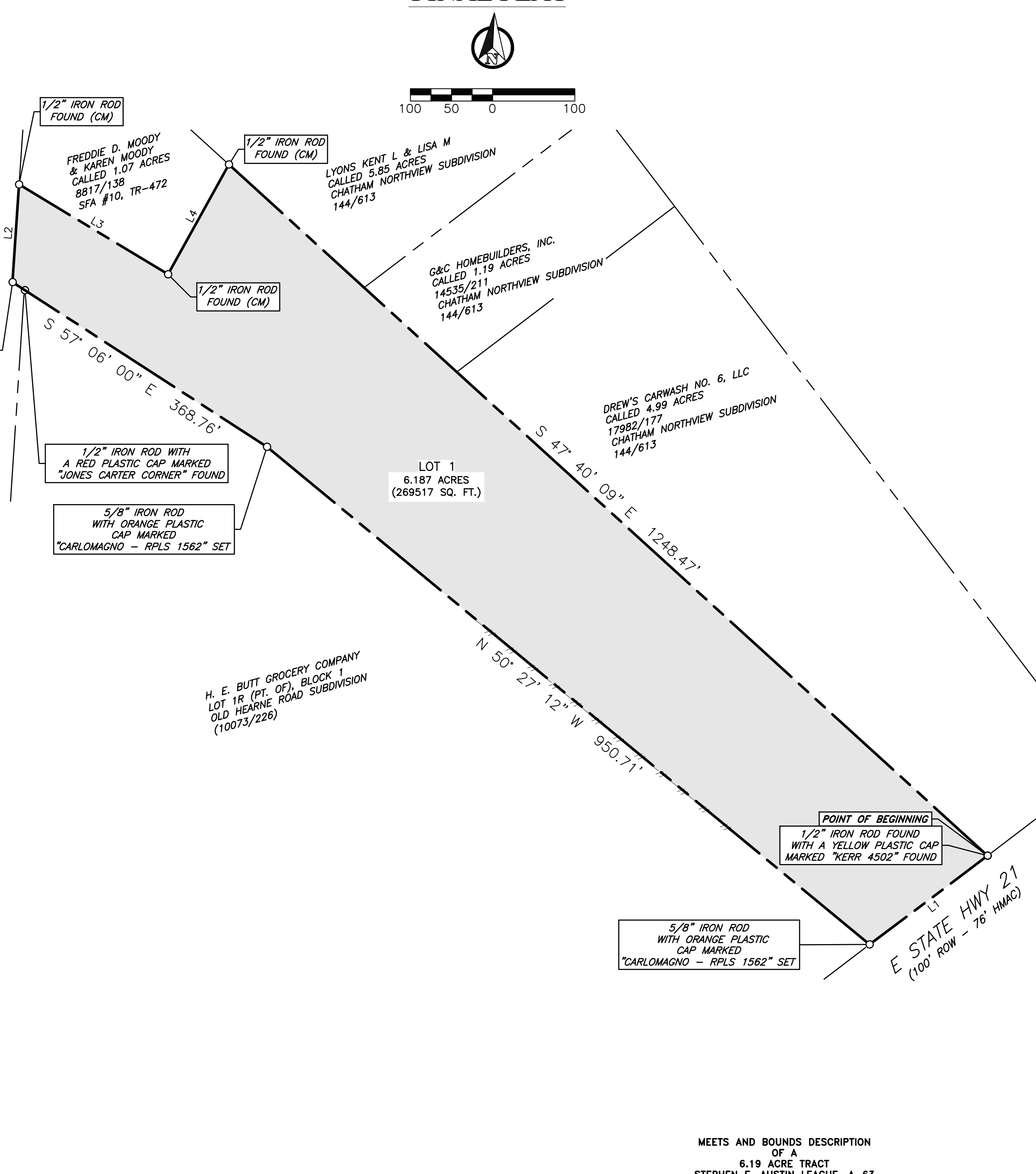
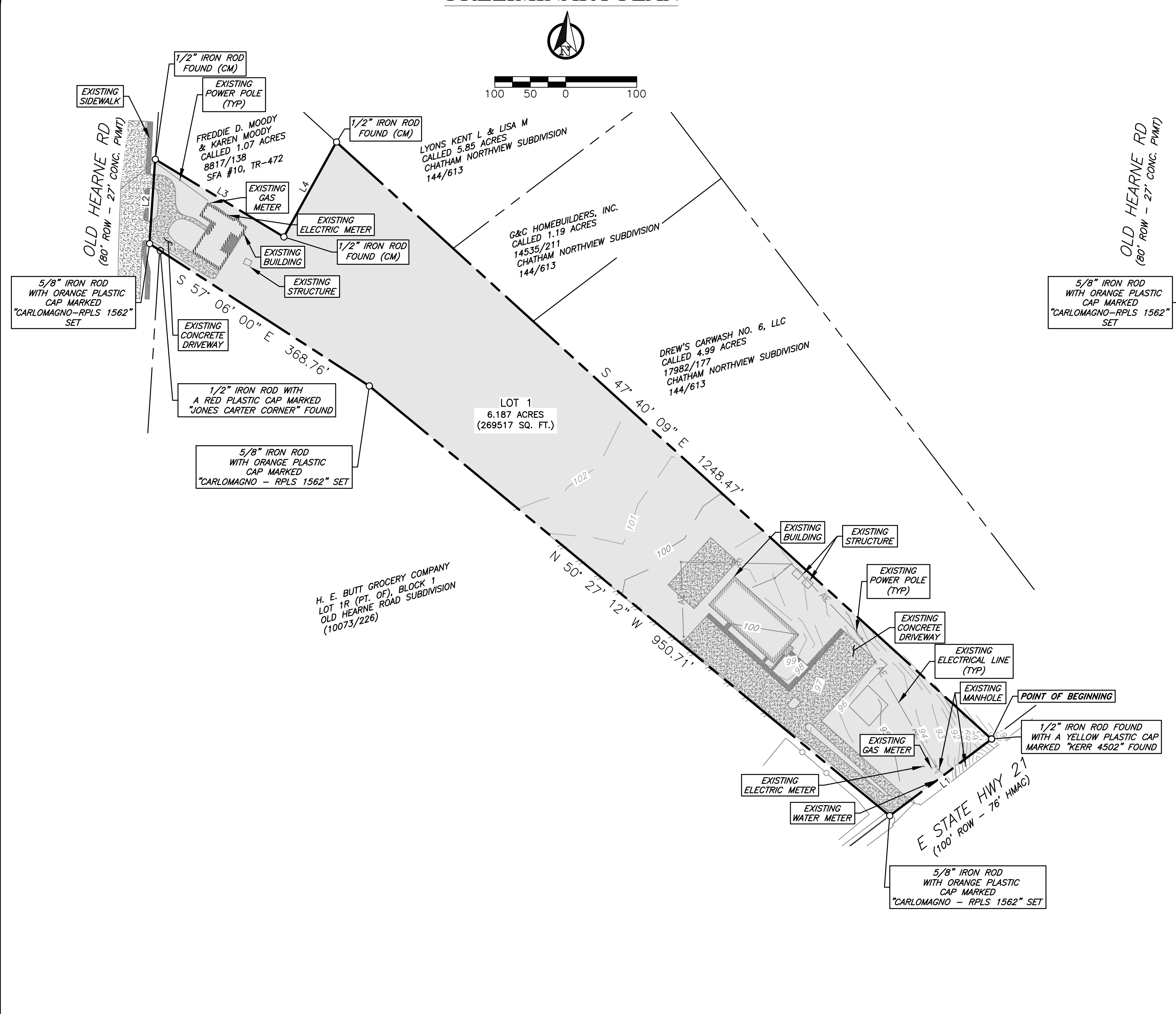


PRELIMINARY PLAN

FINAL PLAT

JAE Project # 26-037



- 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).
  - Said lot is not under the 100 year floodplain, as identified by the Federal Emergency Management Agency and community Panel No. 480410205F, Dated: 4/2/14.
  - 5/8" Iron rods with orange plastic cap stamped "Carlomagno RPLS 1562" will be set at all angle points and lot corners unless otherwise stated.
  - The topography shown is based on survey data.
  - All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
  - This property is zoned Agricultural Open (A-0), and Commercial (C-3).
  - Where electric facilities are installed, the ETU 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 PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.

- Annotations:**
- ROW- Right-of-Way
  - HMAC- Hot mix Asphaltic concrete
  - DRBCT- Deed Records Of Brazos County, Texas
  - ORBCT- Official Records Of Brazos County, Texas
  - OPBCT- Official Public Records Of Brazos County, Texas
  - (-)- Record information
  - (CM)- Controlling Monument used to establish property boundaries
  - PUE- Public Utility Easement
  - CAE- Cross Access Easement
  - PAE- Public Access Easement
  - DE- Drainage Easement
  - PRDE- Private Drainage Easement
  - TYP- Typical
  - N/F- Now or Formerly

**LINE TABLE**

LINE #	LENGTH	DIRECTION
L1	179.64'	S 53° 02' 01" W
L2	119.20'	N 3° 50' 18" E
L3	211.68'	S 58° 53' 48" E
L4	152.72'	N 29° 06' 50" E

**MEETS AND BOUNDS DESCRIPTION OF 6.19 ACRE TRACT OF STEPHEN F. AUSTIN LEAGUE, A-63 BRYAN, BRAZOS COUNTY, TEXAS**

BEING A TRACT OF LAND CONTAINING 6.19 ACRES, OUT OF THE STEPHEN F. AUSTIN SURVEY NO. 10, A-63, LOCATED IN BRAZOS COUNTY, TEXAS, ALSO BEING ALL OF A CALLED 6.188 ACRES TRACT, OWNED BY THE TEXAS REVOLVING LOAN FUND OF THE CHURCH OF GOD, AS RECORDED IN VOLUME 8490, PAGE 229 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY TEXAS (O.R.B.C.T.). THE SAID 6.19 ACRES TRACT BEING THE SAME TRACT OF LAND AS SHOWN ON THE PLAT OF SURVEY PREPARED BY CARLOMAGNO SURVEYING, INC., HAVING THE FILE NAME 260212W AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "KERR 4502" FOUND FOR THE EAST CORNER OF THIS TRACT, ALSO BEING THE SOUTH CORNER OF A CALLED 4.99 ACRES TRACT, OWNED BY DREW'S CARWASH NO. 6, LLC (DREW'S CARWASH), AS RECORDED IN VOLUME 17982, PAGE 177 OF THE O.R.B.C.T.; ALSO BEING THE SOUTH CORNER OF LOT R-1 (LOT R-1), BLOCK 14, OUT OF THE CHATHAM NORTHVIEW SUBDIVISION (CHATHAM NORTHVIEW SUB.), A SUBDIVISION RECORDED VOLUME 144, PAGE 613 OF THE O.R.B.C.T.; ALSO BEING A POINT ALONG THE NORTHWEST RIGHT-OF-WAY OF EAST STATE HIGHWAY NO. 21 (E. HWY 21), A 100 FOOT RIGHT-OF-WAY, FROM WHICH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "KERR 4502" FOUND FOR REFERENCE BEARS: NORTH 52°41'38" EAST, A DISTANCE OF 175.38 FEET;

THENCE ALONG THE COMMON LINE OF THIS TRACT AND THE RIGHT-OF-WAY OF THE SAID E. HWY 21, SOUTH 53°02'01" WEST, A DISTANCE OF 179.64 FEET TO A 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "CARLOMAGNO RPLS 1562" SET FOR THE SOUTH CORNER OF THIS TRACT, ALSO BEING A POINT ALONG THE NORTHWEST RIGHT-OF-WAY OF THE SAID E. HWY 21, ALSO BEING THE EAST CORNER OF LOT 1R (LOT 1R), BLOCK 1, OUT OF THE OLD HEARNE ROAD SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 10073, PAGE 226 OF THE O.R.B.C.T.; FROM WHICH A BRASS DISK MARKED "DEPARTMENT OF TRANSPORTATION ROAD MARKER FOUND FOR REFERENCE BEARS: SOUTH 52°40'03" WEST, A DISTANCE OF 354.85 FEET;

THENCE ALONG THE COMMON LINE OF THIS TRACT AND THE SAID LOT 1R, THE FOLLOWING CALLS AND DISTANCES:

NORTH 50°27'12" WEST, A DISTANCE OF 950.71 FEET TO A 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "CARLOMAGNO RPLS 1562" SET FOR SWMEST ANGLE POINT OF THIS TRACT;

NORTH 57°06'00" WEST, AT A DISTANCE OF 351.70 PASSING THE SAID LOT 1R, AND CONTINUING FOR A TOTAL DISTANCE OF 368.76 FEET TO A 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "CARLOMAGNO RPLS 1562" SET FOR THE WEST CORNER OF THIS TRACT, ALSO BEING A POINT ALONG THE EAST RIGHT-OF-WAY OF OLD HEARNE ROAD, A VARIABLE WIDTH RIGHT-OF-WAY, FROM WHICH A 1/2" IRON ROD WITH A RED PLASTIC CAP MARKED "JONES CARTER CORNER" FOUND FOR REFERENCE BEARS: SOUTH 57°09'02" EAST, A DISTANCE OF 17.06 FEET;

THENCE ALONG THE COMMON LINE OF THIS TRACT AND THE RIGHT-OF-WAY OF THE SAID OLD HEARNE ROAD, NORTH 02°50'18" EAST, A DISTANCE OF 119.20 FEET TO A 1/2" IRON ROD FOUND FOR A NORTHWEST CORNER OF THIS TRACT, ALSO BEING A POINT ALONG THE EAST RIGHT-OF-WAY OF THE SAID OLD HEARNE ROAD, ALSO BEING THE WEST CORNER OF A CALLED 1.07 ACRES TRACT, OWNED BY FREDDIE D. MOODY & KAREN MOODY (MOODY), AS RECORDED IN VOLUME 8817, PAGE 138 OF THE O.R.B.C.T.;

THENCE ALONG THE COMMON LINE OF THIS TRACT AND THE SAID MOODY TRACT, THE FOLLOWING CALLS AND DISTANCES:

SOUTH 58°53'48" EAST, A DISTANCE OF 211.68 FEET TO A 1/2" IRON ROD FOUND FOR A NORTHWEST ELL CORNER OF THIS TRACT;

NORTH 29°06'50" EAST, A DISTANCE OF 152.72 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTH CORNER OF THIS TRACT, ALSO BEING THE EAST CORNER OF THE SAID MOODY TRACT, ALSO BEING A POINT ALONG THE SOUTHWEST BOUNDARY LINE OF LOT 1-1 (LOT 1-1), BLOCK 14, OUT OF THE SAID CHATHAM NORTHVIEW SUB., FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS: SOUTH 25°56'08" WEST, A DISTANCE OF 3.01 FEET;

THENCE ALONG THE COMMON LINE OF THIS TRACT AND THE SAID LOT 1-1, SOUTH 47°40'09" EAST, AT A DISTANCE OF 222.41 FEET PASSING THE SAID LOT 1-1, AND CONTINUING ALONG THE COMMON LINE OF THIS TRACT, THE SAID LOT R-1, AND A CALLED 1.19 ACRES TRACT, OWNED BY G&C HOMEBUILDERS, INC. (G&C HOMEBUILDERS), AS RECORDED IN VOLUME 14535, PAGE 211 OF THE O.R.B.C.T., AT A DISTANCE OF 152.52 FEET PASSING THE SAID G&C HOMEBUILDERS TRACT AND CONTINUING ALONG THE COMMON LINE OF THIS TRACT, THE SAID LOT R-1, AND THE SAID DREW'S CARWASH TRACT, FOR A TOTAL DISTANCE OF 1248.47 FEET TO THE PLACE OF BEGINNING CONTAINING 6.19 ACRES.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Nikolas Bogost, owner and developer of the land shown on this plat, being the tract of land as conveyed to me in Deeds of Records of Brazos County in Volume 18872, Page 7, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose identified.

Nikolas Bogost

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Nikolas Bogost, known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated. Given under my hand and seal on this \_\_\_ day of \_\_\_, 20\_\_.

Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

We, Stephen O. & Abimbola Babalola, owners and developers of the land shown on this plat, being the tract of land as conveyed to us, it in Deeds of Records of Brazos County in Volume 1330, Page 160, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose identified.

Stephen O. Babalola Abimbola Babalola

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Stephen O. & Abimbola Babalola, known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated. Given under my hand and seal on this \_\_\_ day of \_\_\_, 20\_\_.

Notary Public, Brazos County, Texas

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Dante Carlomagno, Registered Professional Land Surveyor No. 1562, 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.

Dante Carlomagno, R.P.L.S. No. 1562

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 \_\_\_ day of \_\_\_, 20\_\_.

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 \_\_\_ day of \_\_\_, 20\_\_.

City Planner Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

\_\_\_\_\_

County Clerk, Brazos County, Texas

**FINAL PLAT**

**Brazos Valley Community Church Block 1, Lot 1**

Being all of a called 6.19 Acres  
8490229 OPRBCT  
Stephen F. Austin No. 10 League Survey, A-63  
Bryan, Brazos County, Texas

July 2026  
Scale: 1"=100'

Owner:  
Bryan Church of God Inc.  
2002 E State Hwy 21  
Bryan, TX 77803

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

Surveyor:  
Carlomagno Surveying, Inc.  
2561 Boonville Rd, Unit 140,  
Bryan, TX 77808  
979-775-2873

J4 Engineering 7/26/26