

VICINITY MAP (NOT TO SCALE)

METES AND BOUNDS DESCRIPTION

STATE OF TEXAS
COUNTY OF BRAZOS
Being a 11.338 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 to 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 Cimaron LLC, (TRACT ONE - 18919/104), 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 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 1609.60 feet to a 1/2 inch iron rod with yellow cap stamped "TLS 6410", set for the northernmost corner of this;
THENCE crossing said remainder tract, with the south line of said 10.00 acre tract S 46°58'56" E a distance of 281.43 feet to a 1/2 inch iron rod with yellow cap stamped "TLS 6410", set on the southeast line 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 1588.33 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.

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.

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.

Tyler Tumlinson
Registered Professional Land Surveyor, #6410



STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ 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 purposes stated.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public, Brazos County, Texas.

CERTIFICATION BY THE COUNTY CLERK

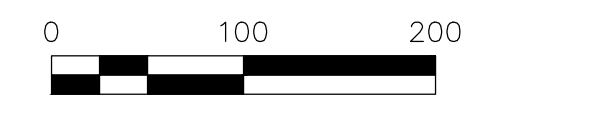
STATE OF TEXAS
COUNTY OF BRAZOS
I, _____ County Clerk in and for said county, do hereby certify that this plat with its certificates of authentication was filed of record in my office the _____ day of _____, 20____ in the Official Public Records of Brazos County, Texas, in Volume _____ Page _____.

CERTIFICATE OF THE CITY ENGINEER

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

City Engineer
City of College Station, Texas

LEGEND
These standard symbols will be found in the drawing.
Found iron rod (size noted)
calculated point
concrete monument
overhead electric line
buried fiber optic line
wire fence
city limits



FINAL PLAT
OF
BCS CHURCH OF CHRIST
LOT 1 BLOCK 1
11.338 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
Tyler 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. 4804102220F, 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.
-50 foot front setback from edge of R.O.W.
-20 foot side setback
-25 foot rear setback
5) Water service for the BCS CHURCH OF CHRIST will be provided by the City of College Station
6) 5.59 acres of the subject property was annexed into City limits on February 12, 2024 via Ordinance No. _____ (case no. ANNEX24-01) and was assigned Agricultural - Open District (A-O) zoning.
7) Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, engage, 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.
The following easements apply:
-City of Bryan 139/313 (blanket easement)
-Brazos River Transit Electric Cooperative, 135/217 (blanket easement)
-GTE Southwest Inc. 1062/664
-GTE Southwest Inc. 1062/666
-Wixon Water Supply Corp. 523/45