

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 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 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.

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.

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__.

APPROVAL OF 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__.

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 purpose stated.

CERTIFICATE OF SURVEYOR

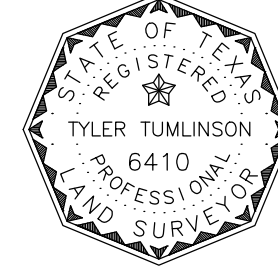
STATE OF TEXAS COUNTY OF BRAZOS I, Tyler Tumlinson, Registered Professional Land Surveyor No. 6410, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision describes a closed geometric form.

Notary, Public, Brazos County, Texas.

STATE OF TEXAS COUNTY OF BRAZOS

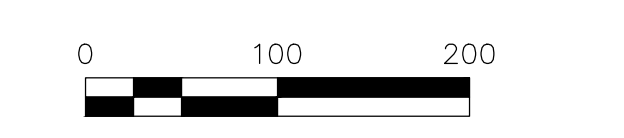
I, _____, County Clerk in and for said county, do hereby certify that this plat with its certificates of authentication was filed of record in my office the ____ day of _____, 20__, in the Official Public Records of Brazos County, Texas, in Volume ____ Page ____.

Tyler Tumlinson Registered Professional Land Surveyor, #6410



County Clerk Brazos County, 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, 6" water line, wire fence, city limits.



- 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... 3) 1/2 inch iron rods with yellow plastic caps stamped "TLS-6410" are set at all corners... 4) Front, Rear and Side setbacks shall conform to the specifications of subdivision plats... 5) Water service for the BCS CHURCH OF CHRIST will be provided by Wixson Water. 6) 5.59 acres of the subject property was annexed into City limits on February 13, 2024... 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...

FINAL PLAT OF BCS CHURCH OF CHRIST LOT 1 BLOCK 1 11.338 total acres MARIA KEAGANS LEAGUE ABSTRACT NO. 28 BRAZOS COUNTY, TEXAS. Survey Date: 11/10/2023 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