



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 Cimarron 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.

PRELIMINARY PLAN 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: 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 plots 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 plot 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 Wickson Water.
6) 5.59 acres of the subject property was annexed into City limits on February 13, 2024 via Ordinance No. 2667 (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

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
proposed sanitary sewer line
wire fence
city limits

