

ACREAGE TABLE:

BLOCK 1

LOT 1 = 0.238 ACRE
 LOT 2 = 0.112 ACRE
 LOT 3 = 0.112 ACRE
 LOT 4 = 0.112 ACRE
 LOT 5 = 0.112 ACRE
 LOT 6 = 0.112 ACRE
 LOT 7 = 0.112 ACRE
 LOT 8 = 0.112 ACRE
 LOT 9 = 0.112 ACRE
 LOT 10 = 0.112 ACRE
 LOT 11 = 0.112 ACRE
 LOT 12 = 0.112 ACRE
 LOT 13 = 0.112 ACRE
 LOT 14 = 0.112 ACRE
 LOT 15 = 0.112 ACRE
 LOT 16 = 0.112 ACRE
 LOT 17 = 0.121 ACRE
 LOT 18 = 0.133 ACRE
 LOT 19 = 0.128 ACRE
 LOT 20 = 0.133 ACRE
 LOT 21 = 0.133 ACRE
 LOT 22 = 0.143 ACRE

BLOCK 2

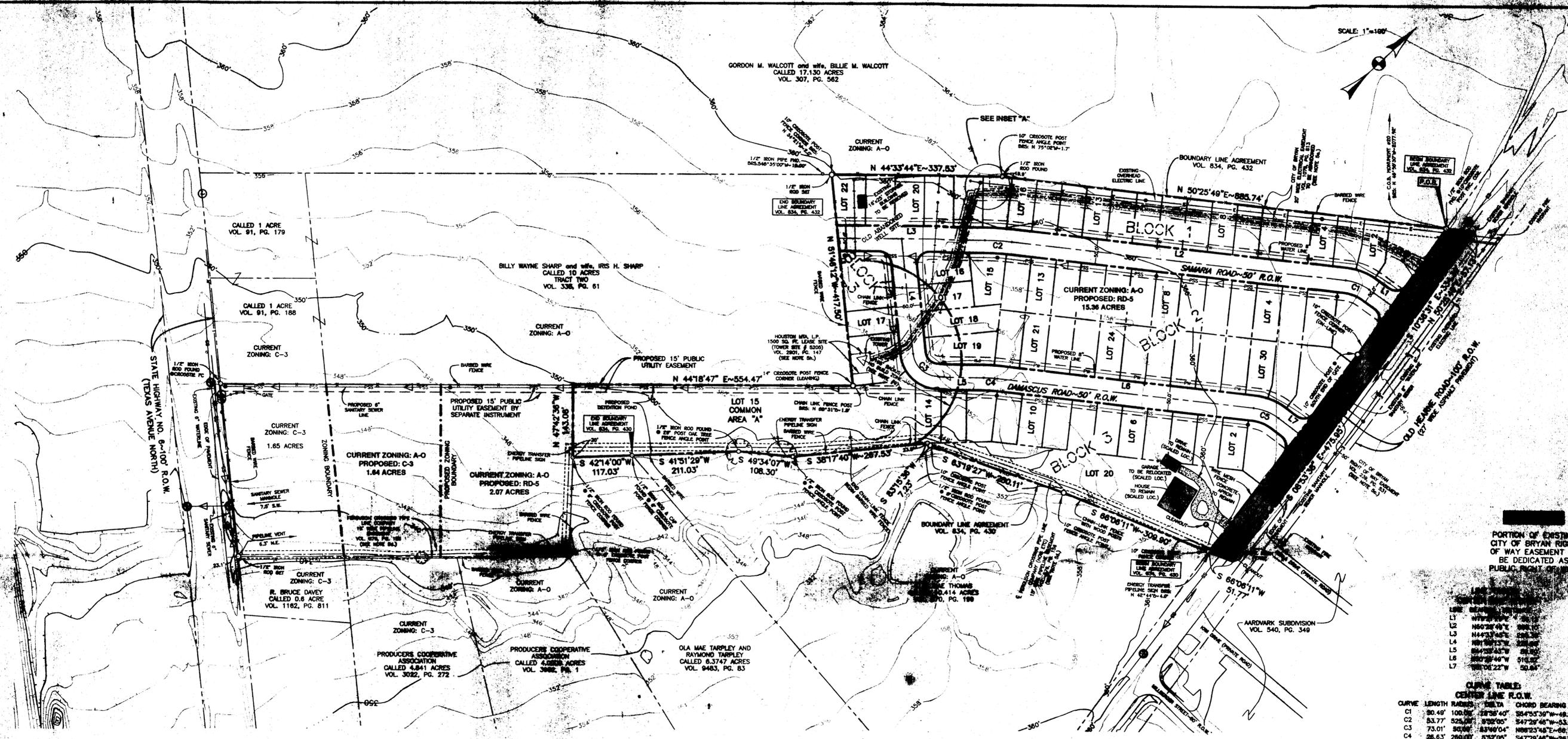
LOT 1 = 0.128 ACRE
 LOT 2 = 0.128 ACRE
 LOT 3 = 0.128 ACRE
 LOT 4 = 0.128 ACRE
 LOT 5 = 0.128 ACRE
 LOT 6 = 0.128 ACRE
 LOT 7 = 0.128 ACRE
 LOT 8 = 0.128 ACRE
 LOT 9 = 0.128 ACRE
 LOT 10 = 0.128 ACRE
 LOT 11 = 0.128 ACRE
 LOT 12 = 0.128 ACRE
 LOT 13 = 0.128 ACRE
 LOT 14 = 0.128 ACRE
 LOT 15 = 0.148 ACRE
 LOT 16 = 0.142 ACRE
 LOT 17 = 0.128 ACRE
 LOT 18 = 0.181 ACRE
 LOT 19 = 0.196 ACRE
 LOT 20 = 0.128 ACRE
 LOT 21 = 0.128 ACRE
 LOT 22 = 0.128 ACRE
 LOT 23 = 0.128 ACRE
 LOT 24 = 0.128 ACRE
 LOT 25 = 0.128 ACRE
 LOT 26 = 0.128 ACRE
 LOT 27 = 0.128 ACRE
 LOT 28 = 0.128 ACRE
 LOT 29 = 0.128 ACRE
 LOT 30 = 0.128 ACRE
 LOT 31 = 0.137 ACRE
 LOT 32 = 0.238 ACRE

BLOCK 3

LOT 1 = 0.161 ACRE
 LOT 2 = 0.115 ACRE
 LOT 3 = 0.115 ACRE
 LOT 4 = 0.115 ACRE
 LOT 5 = 0.115 ACRE
 LOT 6 = 0.115 ACRE
 LOT 7 = 0.115 ACRE
 LOT 8 = 0.115 ACRE
 LOT 9 = 0.115 ACRE
 LOT 10 = 0.115 ACRE
 LOT 11 = 0.115 ACRE
 LOT 12 = 0.130 ACRE
 LOT 13 = 0.119 ACRE
 LOT 14 = 0.128 ACRE
 LOT 15 = 2.825 ACRE
 LOT 16 = 0.221 ACRE
 LOT 17 = 0.115 ACRE
 LOT 18 = 0.145 ACRE
 LOT 19 = 0.145 ACRE
 LOT 20 = 1.263 ACRE

R.O.W. = 50.00 ACRES
 TOTAL = 18.280

SCALE: 1"=100'



PORTION OF EXISTING CITY OF BRYAN RIGHT OF WAY EASEMENT TO BE DEDICATED AS PUBLIC RIGHT OF WAY

LEGEND

L1 1/2" IRON ROD SET
 L2 1/2" IRON ROD SET
 L3 1/2" IRON ROD SET
 L4 1/2" IRON ROD SET
 L5 1/2" IRON ROD SET
 L6 1/2" IRON ROD SET
 L7 1/2" IRON ROD SET

CURVE TABLE

CURVE LENGTH RADIUS CHORD BEARING

C1 30.49' 100.00' 283°40' 54'53.30"W-48.93'

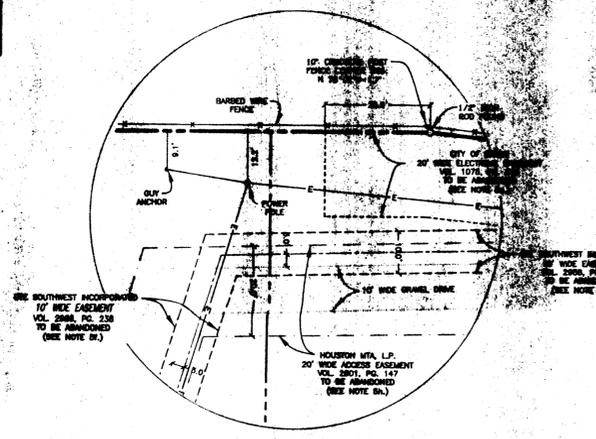
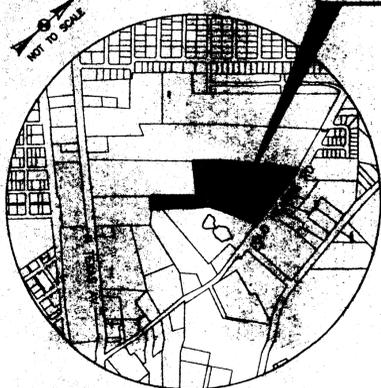
C2 53.77' 525.00' 338°05' 54'27.46"W-53.79'

C3 73.01' 50.00' 83°40' 04" 08°23'46"E-68.79'

C4 26.63' 260.00' 83°32'05" 54'72'46"W-24.87'

C5 53.54' 100.00' 30°40'33" 56°54'05"W-62.94'

SUBJECT TRACT



- NOTES:**
1. BEARINGS BASED ON CALLED BEARINGS OF THE BOUNDARY LINE AGREEMENT-VOL. 834, PG. 432 OF THE OFFICIAL RECORDS OF BRAZOS CO., TX, THE NEAREST MOST EASTERLY LINE THEREOF HAVING A RECORD BEARING OF NS025°48'E.
 2. CURRENT TITLE APPEARS VESTED IN KING OF GLORY AND MAJESTY CHURCH BY WRITTE OF DEED RECORDED IN VOL. 9880, PG. 123 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
 3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND IMMEDIATE AREAS, COMMUNITY NO. 480082, PANEL NO. 0131C, MAP NO. 48011C0131C & PANEL NO. 0133C, MAP NO. 48041C0133C, EFFECTIVE DATE: JULY 2, 1992.
 4. THE DIRECTION AND DISTANCE SHOWN TO PHYSICAL OBJECTS ALONG THE PERIMETER ARE FROM THE RECONSTRUCTED DEED LINE TO THE OBJECT SHOWN.
 5. THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY BRAZOS COUNTY ABSTRACT COMPANY, FILE NO. 148778, EFFECTIVE DATE: AUGUST 3, 2010, TO WIT THE FOLLOWING COMMENTS RELATED TO SCHEDULE "B" OF SAID COMMITMENT:
 - a.) 50' WIDE EASEMENT FOR CONSTRUCTING AND MAINTAINING A PUBLIC STREET (OLD HEARNE ROAD) - CITY OF BRYAN, VOL. 239, PG. 531 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. THIS EASEMENT ADJOINS THE SUBJECT TRACT AND IS SHOWN HEREON. THIS EASEMENT ESSENTIALLY PROVIDES FOR A 100' RIGHT-OF-WAY WIDTH FOR OLD HEARNE ROAD. NO PART OF SUBJECT TRACT LIES WITHIN THIS EASEMENT.

- NOTES (Cont):**
- 4.) 15' WIDE PIPELINE EASEMENT - FERGUSON CROSSING PIPELINE COMPANY, VOL. 576, PG. 156, HAVING A SOMEWHAT DEFINED LOCATION. THE DESCRIPTION CONTAINED IN THIS INSTRUMENT IS POOR AND ALLOWS ONLY AN APPROXIMATE LOCATION OF THIS EASEMENT. THIS EASEMENT DOES AFFECT SUBJECT TRACT AND ITS APPROXIMATE LOCATION IS SHOWN HEREON. IT IS RECOMMENDED THAT ENERGY TRANSFER CO. (FORMERLY FERGUSON CROSSING PIPELINE COMPANY) BE CONTACTED TO DETERMINE EXACT LOCATION OF THIS PIPELINE AND EASEMENT.
 - 6.) 20' WIDE ELECTRICAL EASEMENT - CITY OF BRYAN, VOL. 1075, PG. 813, HAVING A DEFINED LOCATION. THIS EASEMENT DOES AFFECT SUBJECT TRACT AND IS SHOWN HEREON.
 - 7.) 30' WIDE TELEPHONE / COMMUNICATION CABLE EASEMENT - GTE SOUTHWEST, VOL. 2086, PG. 238, HAVING A SOMEWHAT DEFINED LOCATION. THIS EASEMENT AFFECTS SUBJECT TRACT AND ITS APPROXIMATE LOCATION IS SHOWN HEREON. IT IS RECOMMENDED THAT GTE SOUTHWEST BE CONTACTED TO DETERMINE EXACT LOCATION OF CABLE AND EASEMENT.
 - 8.) BOUNDARY LINE AGREEMENT BETWEEN THOMAS AND LEONARD, VOL. 834, PG. 430, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. THIS SURVEY HONORS THIS BOUNDARY LINE AGREEMENT.
 - 9.) LEASE AGREEMENT - HOUSTON MTA, L.P., VOL. 2901, PG. 147, HAVING A SUPPOSEDLY DEFINED LOCATION. THIS INSTRUMENT PROVIDES FOR THE LEASING OF TOWER SITE #1000, TOGETHER WITH ACCESS EASEMENT AND UTILITY EASEMENT. THIS EASEMENT DOES AFFECT SUBJECT TRACT, HOWEVER, THIS INSTRUMENT IS NON-LEGIBLE AND SAID EASEMENT CANNOT BE ACCURATELY POSITIONED. APPROXIMATE LOCATION OF TOWER SITE #1000 (BASED ON EXISTING FENCING) IS SHOWN HEREON. IT IS RECOMMENDED THAT HOUSTON MTA, L.P. BE CONTACTED TO OBTAIN LEGIBLE INSTRUMENT.
 - 10.) BOUNDARY LINE AGREEMENT BETWEEN WALCOTT AND LEONARD, VOL. 834, PG. 432. THIS SURVEY HAS HONORED THIS BOUNDARY LINE AGREEMENT.
 6. TOPOG. MAPS AND PHOTOGRAPHY SHOWN IS FROM CITY OF BRYAN DIGITAL TOPOGRAPHIC MAPS, DATUM: NAD83.
 7. LOT 15, BLOCK 3 COMMON AREA "A" IS TO BE PRIVATELY MAINTAINED, BY KINGDOM CITY HOMEOWNERS' ASSOCIATION.
 8. NETWORKS SHALL BE IN ACCORDANCE WITH ALL CITY OF BRYAN ORDINANCES AND REGULATIONS.
 9. NO BUILD ZONE IS DEFINED AS A FUNCTION OF THE EXISTING WIRELESS TELECOMMUNICATION FACILITY TOWER HEIGHT (APPROXIMATELY 195') PER CITY ORDINANCE. NO RESIDENTIAL STRUCTURE IS ALLOWED TO BE BUILT WITHIN A RADIUS EQUAL TO THE HEIGHT OF THE TOWER UNTIL SUCH TIME AS THE TOWER IS REMOVED.
 10. SEE SHEET 2 OF 2 (1"=40') FOR MORE DETAILED INFORMATION.

PRELIMINARY PLAN RECEIVED

KINGDOM CITY SUBDIVISION
 (74 LOTS WITH 1 COMMON AREA)
15.36 ACRE TRACT
 SF AUSTIN SURVEY, A-63
 BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
 KING OF GLORY AND MAJESTY CHURCH
 c/o OSCAR ORTA AND HECTOR BARRERA
 4608 NORTH TEXAS AVE.
 BRYAN, TEXAS 77803
 (979) 703-8888

SCALE: 1"=100' NOVEMBER, 2010

SHEET 1 OF 2

PREPARED BY:
 KLING ENGINEERING & SURVEYING
 4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.979/846-8212