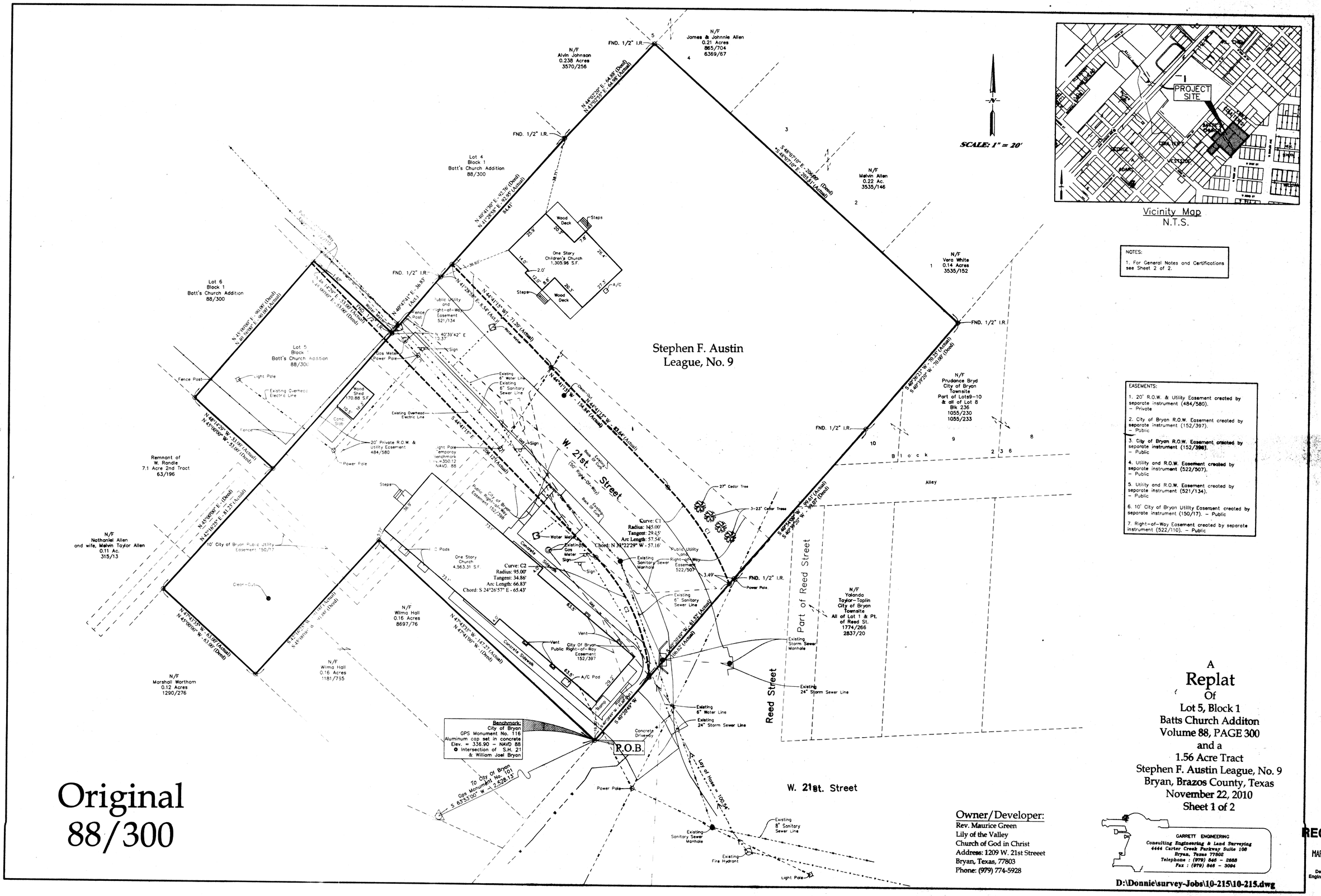

Vicinity Map
N.T.S.

NOTES:

1. For General Notes and Certifications see Sheet 2 of 2.

EASEMENTS:

1. 20' R.O.W. & Utility Easement created by separate instrument (484/580). – Private
2. City of Bryan R.O.W. Easement created by separate instrument (152/397). – Public
3. City of Bryan R.O.W. Easement created by separate instrument (152/398). – Public
4. Utility and R.O.W. Easement created by separate instrument (522/507). – Public
5. Utility and R.O.W. Easement created by separate instrument (521/134). – Public
6. 10' City of Bryan Utility Easement created by separate instrument (150/17). – Public
7. Right-of-Way Easement created by separate instrument (522/110). – Public

A
Replat
Of
Lot 5, Block 1
Batts Church Additon
Volume 88, PAGE 300
and a
1.56 Acre Tract
Stephen F. Austin League, No. 9
Bryan, Brazos County, Texas
November 22, 2010
Sheet 1 of 2

Owner/Developer:
Rev. Maurice Green
Lily of the Valley
Church of God in Christ
Address: 1209 W. 21st Streeet
Bryan, Texas, 77803
Phone: (979) 774-5928

GARRETT ENGINEERING
Consulting Engineering & Land Surveying
4444 Carter Creek Parkway Suite 108
Bryan, Texas 77802
Telephone : (979) 846 - 2688
Fax : (979) 846 - 3084

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Original
88/300

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Development & Engineering Services
KR

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS
COUNTY OF BRAZOS

I(We), Rev. Maurice Green/Lily of the Valley Church of God in Christ, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me(Us) in the Official/Deed Records of Brazos County in Volume 3045, page 125, Volume 3079, page 171, Volume 2289, page 156, Volume 2750, page 229, Volume 5925, page 138, and Volume 9323, Page 287 whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purpose idefified.

.....
Owner/Developer

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Rev. Maurice Green for Lily of The Valley Church of God in Christ, 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.

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

.....
Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR

I, Donald Garrett, Registered Professional Land Surveyor No. 2972 of 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 metes and bounds describing said subdivision will describe a closed geometric form.

.....
Donald Garrett, R.P.L.S. No. 2972

APPROVAL OF THE CITY ENGINEER

I,..... the undersigned, City Engineer 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
City of Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I,..... Secretary of the Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the ..... day of ....., 20.... by said Commission and that the same was duly approved on the ..... day of .....

.....
Chairman, Planning and Zoning Commission
City of Bryan, Texas

NOTES:

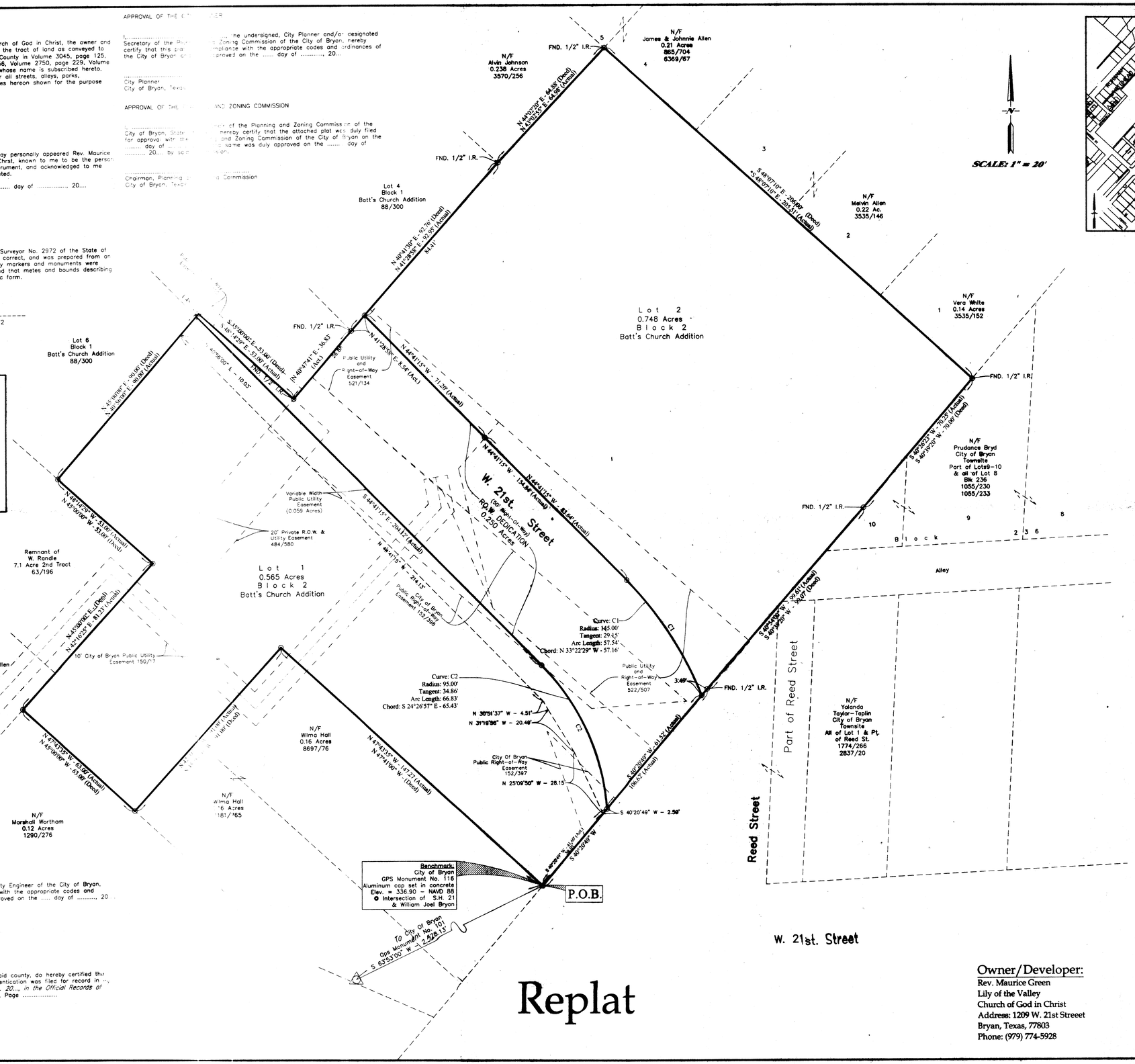
1. This property does not lie in a 100 year flood hazard area as established by the Federal Emergency Management (FEMA), Flood Insurance Rate Map (Firm), Community Panel No. 48041C0133 C Effective Date: July 2, 1992.

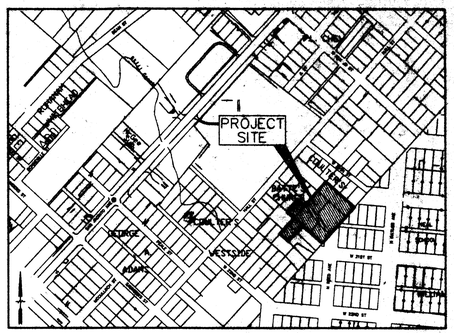
2. All Property corners are Set ⅝" Iron Rods unless otherwise stated.

3. Basis of Bearing: *Deed Bearing used as basis of bearings.

4. All setbacks shall be in accordance with the City of Bryan ordinances and regulations.

5. This Tract is zoned Residential District 5000 (RD-5).





Vicinity Map
N.T.S.

Field Notes
1.56 Acres

Being all of that certain tract or parcel of land, lying and being situated in the STEPHEN F. AUSTIN LEAGUE NO.9, Brazos County, Texas, and being all of that called 0.1316 acres tract of land conveyed to Lily of the Valley Church of God in Christ by Ozelle Moore c/k/a Ozelle Moore Devroe, deed recorded in Volume 5925, Page 138, Official Records of Brazos County, Texas; and being all of that called 0.5617 acres tract of land conveyed to Lily of the Valley Church of God in Christ by Ray Allen Sanders, deed recorded in Volume 2289, Page 156, Official Records of Brazos County, Texas; and being all of that called 0.4506 acres tract of land conveyed to Lily of the Valley Church of God in Christ by Jennie Kennard Love, et al, deed recorded in Volume 2750, Page 229, Official Records of Brazos County, Texas; and being all of that called 0.3214 acres tract conveyed to Lily of the Valley Church of God in Christ by Robert Scott and wife, Beverly Scott, deed recorded in Volume 3079, Page 171, Official Records of Brazos County, Texas; and being all of that Lot 5, BATTS CHURCH ADDITION, plat recorded in Volume 88, Page 300, Deed Records of Brazos County, Texas, and being described as Follows:

BEGINNING: at a GPS monument No.116 for the most southerly common corner of this tract and Wilma Hall 0.16 acres tract (8697/76); same being in the northwesterly right-of-way line of West 21st Street;

THENCE: N 47° 43' 35" W – 147.27 feet and S 42° 16' 25" W – 91.00 feet along the common line between this tract, said Hall tract, and another Wilma Hall 0.16 acre tract (1181/765) to a corner of this tract; same being a corner for Marshall Wortham 0.12 acre tract (1290/276);

THENCE: N 47° 43' 35" W – 63.00 feet along the common line between this tract and said Wortham tract to a corner of this tract; same being in the southwesterly property line of N. Allen and M.T. Allen 0.11 acre tract (315/13);

THENCE: N 42° 16' 25" E – 81.23 feet along the common line between this tract, said Allen tract and across W. Randle 7.1 acre tract (63/196) to a corner of this tract;

THENCE: N 48° 14' 29" W – 53.00 feet along the common line between this tract and said Randle tract to a corner of this tract; same being a corner for Lot 6, Block 1, Batts Church Addition (88/30);

THENCE: N 40° 56' 00" E – 90.00 feet along the common line between this tract and said Lot 6 to a corner of this tract; same being in the southwesterly right-of-way line of West 21st Street;

THENCE: S 48° 14' 29" E – 53.00 feet, N 40° 47' 41" E – 36.83 feet, N 41° 28' 58" E – 92.95 feet, and N 43° 02' 55" E – 64.98 feet across West 21st Street, along the common line between this tract, Lot 4, Block 1, Batts Church Addition (88/300), and A. Johnson 0.238 acres tract (3570/256) to a 1/2" iron rod found for the most northerly corner of this tract; same being in the southwesterly property line of James & Johnnie Allen 0.21 acres tract (865, 6369/ 704, 67);

THENCE: S 48° 07' 10" E – 205.51 feet along the common line between this tract, said James & Johnnie Allen tract, Melvin Allen 0.22 acres tract (3535/146), and Vera White 0.14 acres tract to a 1/2" iron rod found for the northeasterly corner of this tract; same being a corner for Prudance Bryd, City of Bryan Townsite, Lots 9 and 10, Block 236 (1055/230,233);

THENCE: S 40° 26' 23" W – 70.25 feet, S 40° 54' 00" W – 99.61 feet and S 40° 20' 49" W – 106.62 across said Prudance Bryd, City of Bryan Townsite, Lots 9 and 10, Block 236 tract and said West 21st Street to the PLACE OF BEGINNING; and containing 1.56 acres of land, more or less, according to a survey made on the ground under the supervision of Donald Garrett, Registered Professional Land Surveyor, No. 2972 on November 22, 2010.

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

STATE OF TEXAS
COUNTY CLERK
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk, in and for said county, do hereby certified that this plat together with its certificates of authentication was filed for record in my office the ..... day of..... 20.... in the Official Records of Brazos County Texas, in Volume ..... Page .....

.....
County Clerk, Brazos County, Texas

Replat

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Sheet 2 of 2

W. 21st. Street

Owner/Developer:
Rev. Maurice Green
Lily of the Valley
Church of God in Christ
Address: 1209 W. 21st Streeet
Bryan, Texas, 77803
Phone: (979) 774-5928

GARRETT ENGINEERING
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4444 Carter Creek Parkway Suite 108
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Telephone : (979) 846 - 2688
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