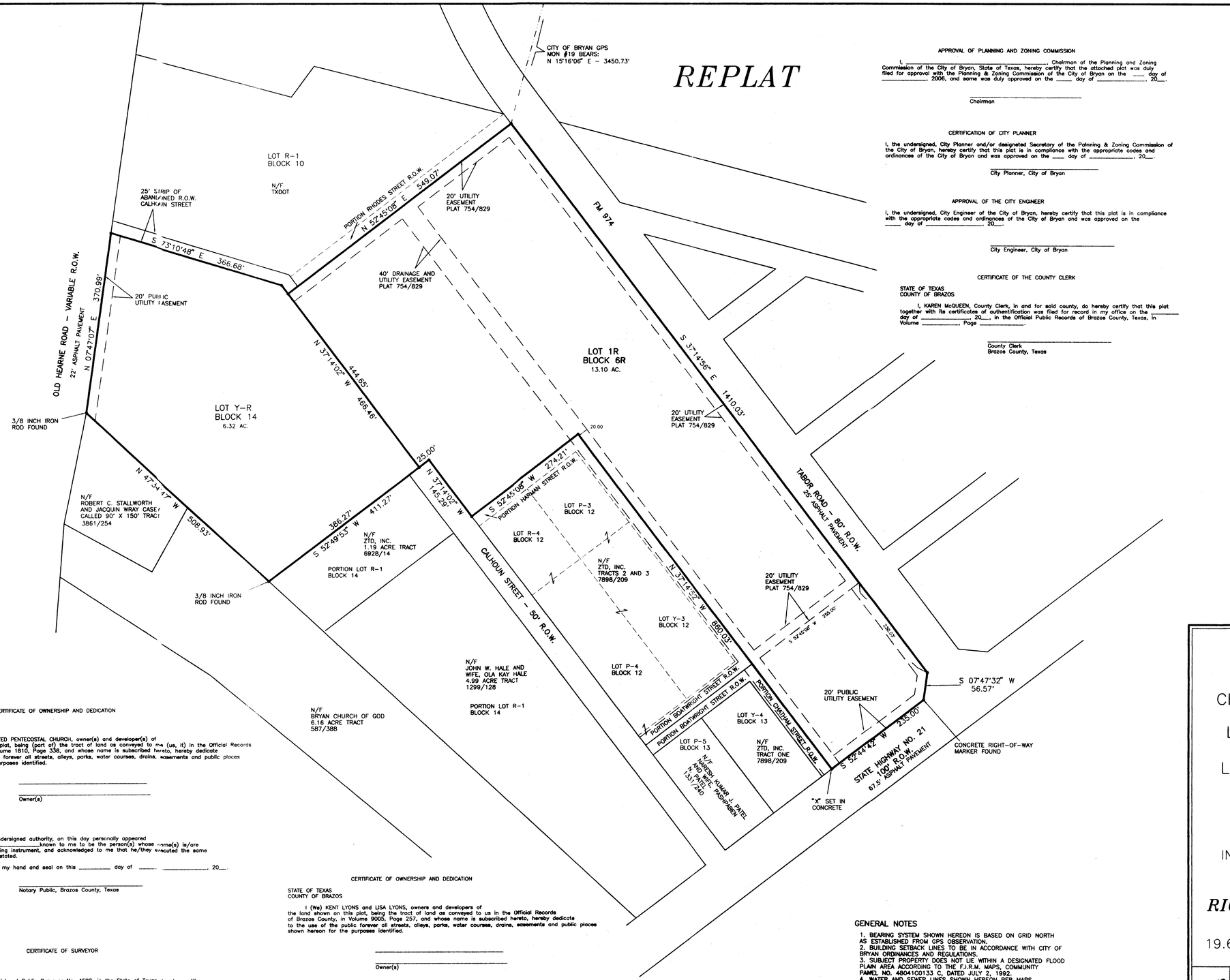
REPLAT



APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the ____ day of _____, 2006, and same was duly approved on the ____ day of _____, 20__.

_____
Chairman

CERTIFICATION OF CITY PLANNER

I, the undersigned, City Planner and/or designeted Secretary of the Painning & 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

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, City of Bryan

CERTIFICATE OF THE COUNTY CLERK

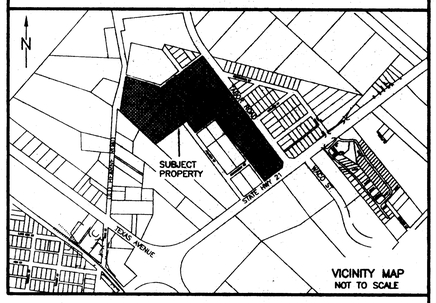
STATE OF TEXAS
COUNTY OF BRAZOS

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

_____
County Clerk
Brazos County, Texas

SCALE: 1" = 100'

100 0 100 200 300 Feet



SHEET 1 OF 2

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We) BRYAN UNITED PENTECOSTAL CHURCH, owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Official Records of Brazos County, in Volume 1810, Page 338, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

_____
_____
Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose therein stated.

Given under my hand and seal on this _____ day of _____, _____, 20__.

_____
Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4502, 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 describeing said subdivision will described a closed geometric form.

_____
Brad Kerr, R.P.L.S. No. 4502

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We) KENT LYONS and LISA LYONS, owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County, in Volume 9055, Page 257, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

_____
_____
Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose therein stated.

Given under my hand and seal on this _____ day of _____, _____, 20__.

_____
Notary Public, Brazos County, Texas

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCES AND REGULATIONS.
3. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0133 C, DATED JULY 2, 1992.
4. WATER AND SEWER LINES SHOWN HEREON PER MAPS RECEIVED FROM THE CITY OF BRYAN.
5. 5/8 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
6. SUBJECT PROPERTY IS CURRENTLY ZONED "C-3" AND "A-0".
7. CONTOURS SHOWN HEREON OVERLAID FROM CITY OF BRYAN DIGITAL MAPS.

* SEE SHEET 2 FOR ORIGINAL PLAT

REPLAT

OF

LOTS 1–10, BLOCK 6
CHATHAM NORTHVIEW SUBDIVISION
VOLUME 754, PAGE 829
LOTS 1–9 AND THE 15' ALLEY
BLOCK 3, AND
LOTS P–2, R–3, Y–2 AND R–2
BLOCK 11, AND
LOT Y–1, BLOCK 14
NORTHVIEW SUBDIVISION
VOLUME 144, PAGE 613
INCLUDING THE ADJOINING ABANDONED
RIGHTS–OF–WAY (PLAT 754/829)

AND

RIGHT–OF–WAY ABANDONMENT

PORTION OF CALHOUN STREET
19.65 ACRES, S. F. AUSTIN LEAGUE, A–63
BRYAN, BRAZOS COUNTY, TEXAS

RECEIVED

KSC

SCALE: 1 INCH = 100 FEET
SURVEY DATE: 08–13–08
PLAT DATE: 09–10–10

JOB NUMBER: 10–476
CAD NAME: 10–476
CR5 FILE: TABOR21 (cont); 08–096 (job)

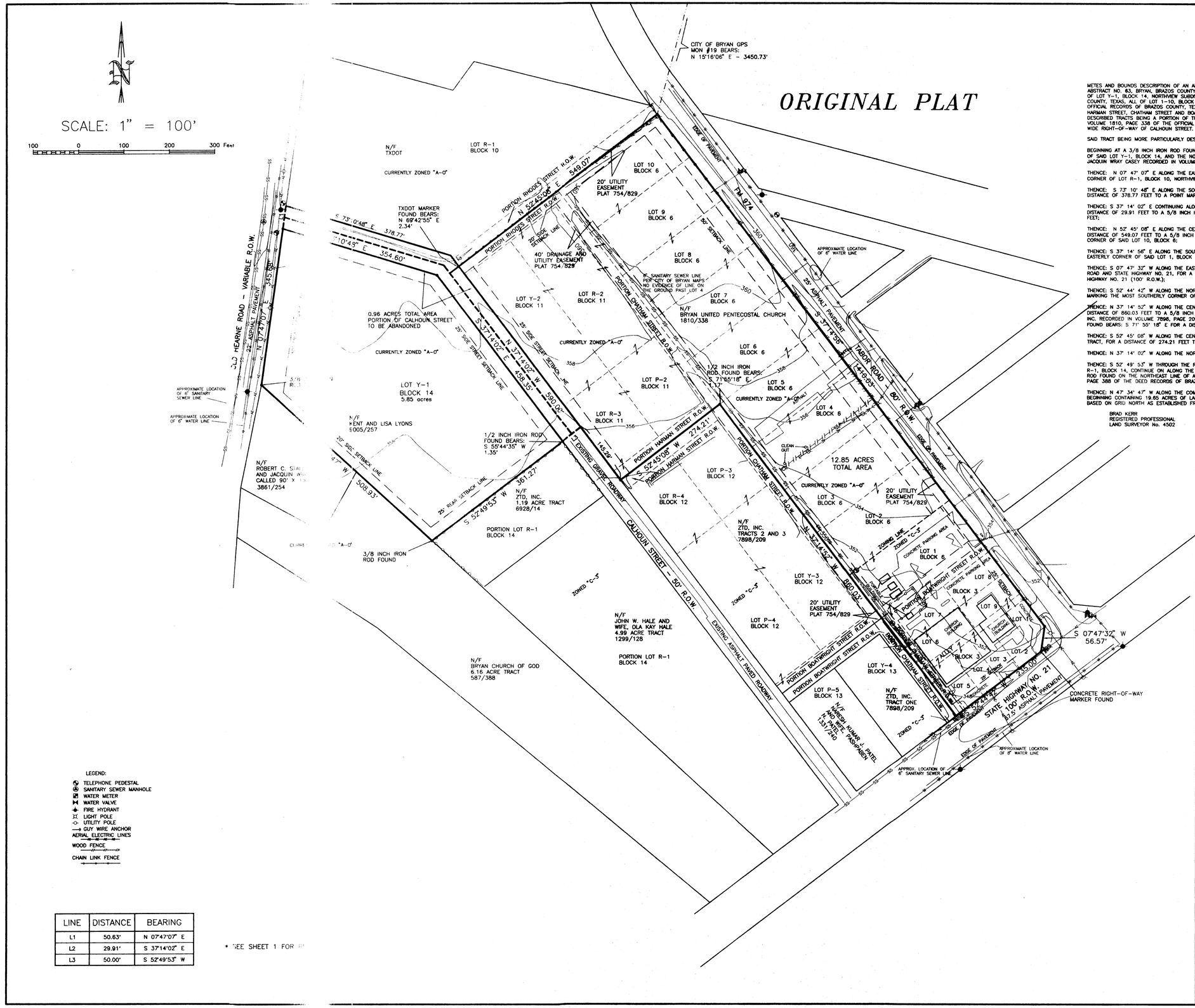
PREPARED BY: KERR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 268–3195

PREPARED FOR:
BRYAN UNITED PENTECOSTAL CHURCH
2206 E. STATE HWY. 21
BRYAN, TEXAS 77803
PHONE (979) 224–3458

ORIGINAL PLAT

SCALE: 1" = 100'

100 0 100 200 300 Feet



METES AND BOUNDS DESCRIPTION
OF A
19.65 ACRE TRACT
S. F. AUSTIN LEAGUE, A-63
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF AN ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE S. F. AUSTIN LEAGUE, ABSTRACT NO. 63, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 1-9, BLOCK 3, AND THE ADJOINING 15 FOOT WIDE ALLEY, AND ALL OF LOT Y-1, BLOCK 14, NORTHVIEW SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 144, PAGE 613 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, ALL OF LOT 1-10, BLOCK 6, CHATHAM NORTHVIEW SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 754, PAGE 829 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, ALL OF THE ADJOINING 25 FOOT WIDE PORTION OF THE ABANDONED RIGHTS-OF-WAY OF RHODES STREET, HARMAN STREET, CHATHAM STREET AND BOATWRIGHT STREET AS REFLECTED BY THE PLAT OF CHATHAM NORTHVIEW SUBDIVISION (754/829), SAID ABOVE DESCRIBED TRACTS BEING A PORTION OF THE SAME TRACT OF LAND AS DESCRIBED BY A DEED TO BRYAN UNITED PENTECOSTAL CHURCH RECORDED IN VOLUME 1810, PAGE 338 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID TRACT ALSO INCLUDING A PORTION OF THE 50.00 FOOT WIDE RIGHT-OF-WAY OF CALHOUN STREET.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD FOUND ON THE EASTERLY LINE OF OLD HEARNE ROAD (VARIABLE WIDTH R.O.W.) MARKING THE SOUTHWEST CORNER OF SAID LOT Y-1, BLOCK 14, AND THE NORTHWEST CORNER OF A CALLED 90' X 150' TRACT AS DESCRIBED BY A DEED TO ROBERT C. STALLWORTH AND JACQUIN WRAY CASEY RECORDED IN VOLUME 3861, PAGE 254 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 07° 47' 07" E ALONG THE EASTERLY LINE OF OLD HEARNE ROAD FOR A DISTANCE OF 398.31 FEET TO A POINT MARKING THE SOUTHWEST CORNER OF LOT R-1, BLOCK 10, NORTHVIEW SUBDIVISION (PLAT 144/613);

THENCE: S 73° 10' 48" E ALONG THE SOUTHERLY LINE OF SAID LOT R-1, BLOCK 10, SAME BEING THE NORTHERLY LINE OF CALHOUN STREET, FOR A DISTANCE OF 378.77 FEET TO A POINT MARKING AN ANGLE POINT IN SAID LINE;

THENCE: S 37° 14' 02" E CONTINUING ALONG THE SOUTHERLY LINE OF SAID LOT R-1, SAME BEING A NORTHERLY LINE OF CALHOUN STREET, FOR A DISTANCE OF 29.91 FEET TO A 5/8 INCH IRON ROD SET, FOR REFERENCE A TXDOT MARKER FOUND BEARS: N 69° 42' 55" E FOR A DISTANCE OF 2.34 FEET;

THENCE: N 52° 45' 08" E ALONG THE CENTERLINE OF ABANDONED RHODES STREET AND ALONG THE NORTHWEST LINE OF SAID CHURCH TRACT FOR A DISTANCE OF 549.07 FEET TO A 5/8 INCH IRON ROD SET ON THE SOUTHWEST LINE OF TABOR ROAD (FM 974 - 80' R.O.W.) MARKING THE NORTH CORNER OF SAID LOT 10, BLOCK 6;

THENCE: S 37° 14' 56" E ALONG THE SOUTHWEST LINE OF TABOR ROAD FOR A DISTANCE OF 1410.03 FEET TO A 5/8 INCH IRON ROD SET MARKING AN EASTERLY CORNER OF SAID LOT 1, BLOCK 3;

THENCE: S 07° 47' 32" W ALONG THE EASTERLY LINE OF SAID LOT 1, BLOCK 3, SAME BEING A TRANSITION LINE BETWEEN THE SOUTHWEST LINE OF TABOR ROAD AND STATE HIGHWAY NO. 21, FOR A DISTANCE OF 56.57 FEET TO A CONCRETE RIGHT-OF-WAY MARKER FOUND ON THE NORTHWEST LINE OF STATE HIGHWAY NO. 21 (100' R.O.W.);

THENCE: S 52° 44' 42" W ALONG THE NORTHWEST LINE OF STATE HIGHWAY NO. 21 FOR A DISTANCE OF 235.00 FEET TO AN "X" SET IN CONCRETE MARKING THE MOST SOUTHERLY CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 37° 14' 52" W ALONG THE CENTERLINE OF ABANDONED CHATHAM STREET AND ALONG A SOUTHWEST LINE OF SAID CHURCH TRACT FOR A DISTANCE OF 860.03 FEET TO A 5/8 INCH IRON ROD SET MARKING THE NORTH CORNER OF A CALLED TRACT OF LAND AS DESCRIBED BY A DEED TO ZTD, INC. RECORDED IN VOLUME 7898, PAGE 209 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 1/2 INCH IRON ROD FOUND BEARS: S 71° 55' 18" E FOR A DISTANCE OF 1.17 FEET;

THENCE: S 52° 45' 08" W ALONG THE CENTERLINE OF ABANDONED HARMAN STREET, SAME BEING A COMMON LINE OF SAID CHURCH TRACT AND SAID ZDT TRACT, FOR A DISTANCE OF 274.21 FEET TO A 5/8 INCH IRON ROD SET ON THE NORTHEAST LINE OF CALHOUN STREET;

THENCE: N 37° 14' 02" W ALONG THE NORTHEAST LINE OF CALHOUN STREET FOR A DISTANCE OF 145.29 FEET TO A 5/8 INCH IRON ROD SET;

THENCE: S 52° 49' 53" W THROUGH THE RIGHT-OF-WAY OF CALHOUN STREET, AT 50.00 FEET PASS THE COMMON CORNER OF SAID LOT Y-1 AND LOT R-1, BLOCK 14, CONTINUE ON ALONG THE COMMON LINE OF SAID LOTS Y-1 AND R-1 FOR A TOTAL DISTANCE OF 411.27 FEET TO A 3/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF A CALLED 6.16 ACRE TRACT AS DESCRIBED BY A DEED TO BRYAN CHURCH OF GOD RECORDED IN VOLUME 587, PAGE 388 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE SOUTH CORNER OF SAID LOT Y-1

THENCE: N 47° 34' 47" W ALONG THE COMMON LINE OF SAID LOT Y-1 AND SAID 6.16 ACRE TRACT FOR A DISTANCE OF 508.93 FEET TO THE POINT OF BEGINNING CONTAINING 19.65 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND AUGUST 2008. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

SHEET 2 OF 2

LEGEND:

- TELEPHONE PEDESTAL
- SANITARY SEWER MANHOLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- LIGHT POLE
- UTILITY POLE
- GUY WIRE ANCHOR
- AERIAL ELECTRIC LINES
- WOOD FENCE
- CHAIN LINK FENCE

LINE	DISTANCE	BEARING
L1	50.63'	N 07°47'07" E
L2	29.91'	S 37°14'02" E
L3	50.00'	S 52°49'53" W

* SEE SHEET 1 FOR

REPLAT

OF

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VOLUME 754, PAGE 829
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BRYAN, TEXAS 77803
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