

**ORIGINAL PLAT
OF
KAZMEIER GARDENS**

GENERAL NOTES

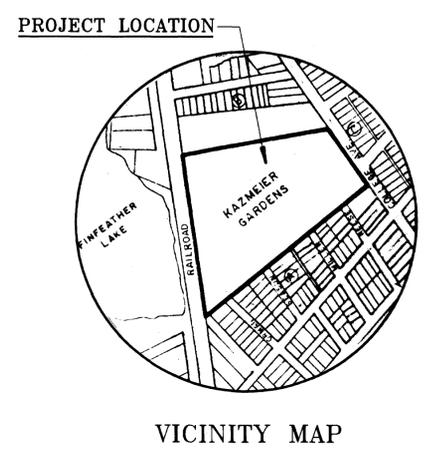
- Minimum five (5') sidewalk setback on all lots.
- 1/2" iron rod set at all lot corners.
- All curb roads are 25' unless otherwise noted.
- All streets are private with public access for municipal services only, unless otherwise designated.

CENTERLINE STREET DATA

1) S 50°11'43" W - 79.24'	11) A = 64°23'46"	21) S 07°43'17" E - 100.00'
2) A = 14°50'00"	R = 150.00'	22) S 07°43'17" E - 235.20'
3) A = 14°50'00"	R = 150.00'	23) S 07°43'17" E - 110.00'
4) A = 122.80'	R = 150.00'	24) N 83°43'17" W - 41.84'
5) S 68°16'43" W - 2.78'	L = 186.22'	25) A = 28°50'00"
6) A = 02°42'12"	R = 500.00'	26) R = 250.00'
7) A = 27°38'28"	R = 500.00'	27) N 34°48'17" W - 154.17'
8) A = 12°41'20"	R = 500.00'	28) A = 62°50'00"
9) A = 14°50'00"	R = 500.00'	29) R = 100.00'
10) A = 14°50'00"	R = 500.00'	30) S 82°16'43" W - 150.00'
11) S 50°11'43" W - 79.24'	L = 110.73'	31) S 82°16'43" W - 150.00'
12) A = 02°42'12"	R = 500.00'	32) S 34°48'17" E - 285.83'
13) A = 27°38'28"	R = 500.00'	
14) A = 12°41'20"	R = 500.00'	
15) A = 14°50'00"	R = 500.00'	
16) A = 14°50'00"	R = 500.00'	
17) A = 12°41'20"	R = 500.00'	
18) A = 02°42'12"	R = 500.00'	
19) A = 27°38'28"	R = 500.00'	
20) A = 12°41'20"	R = 500.00'	

NOTE:

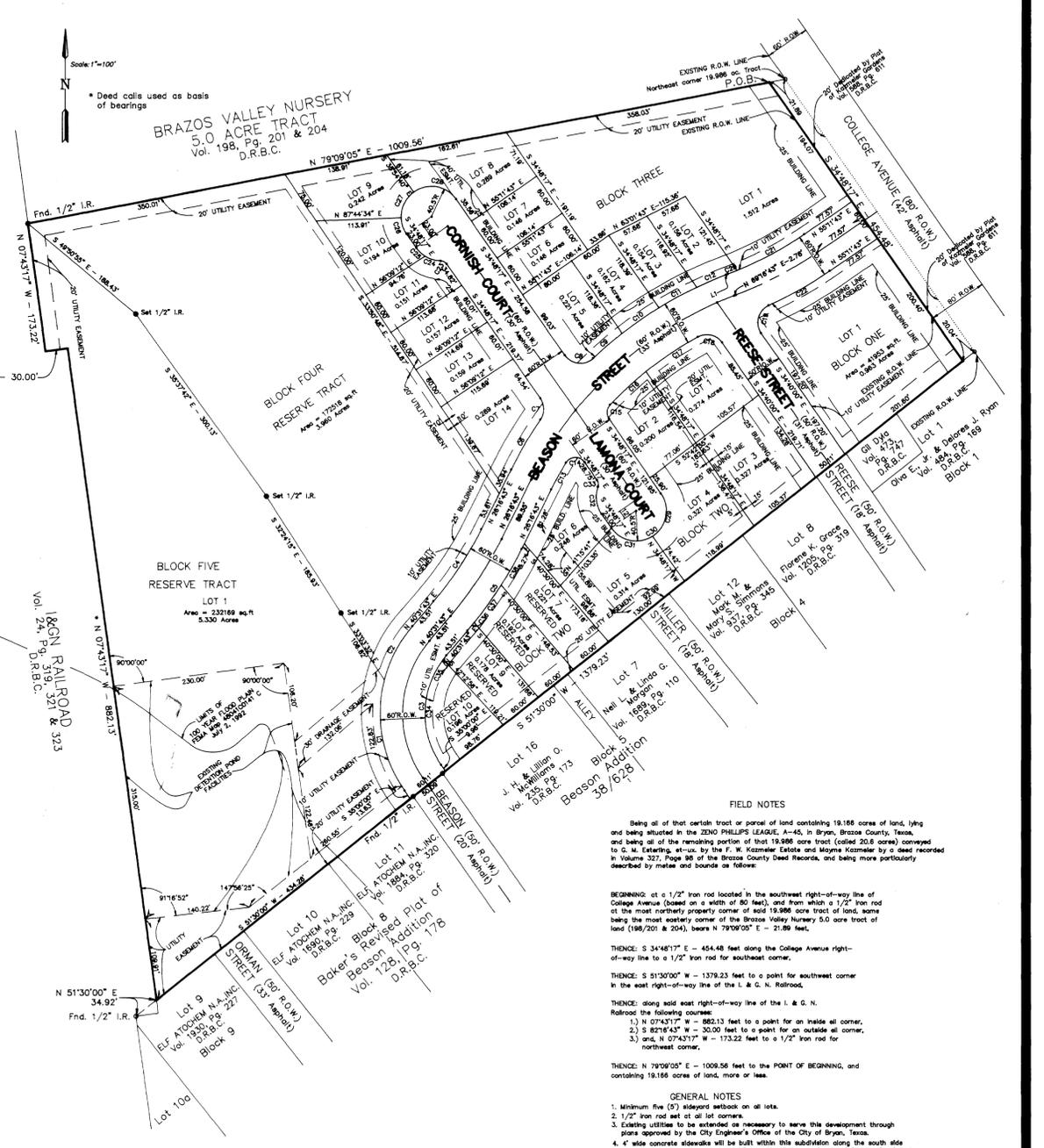
- Utilities shown are existing and in place.
- Beason St., Resee St., Lomona Court & Cornish Court within the original plat of Kazmeier Gardens are existing, are of asphalt paving & are 33', 31', 30' & 30' in width, respectively. All other streets proposed by the original plat of Kazmeier Gardens were not built.



VICINITY MAP

STREET CURVE AND LINE TABLE

LINE	BEARING	DISTANCE	CURVE DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
L1	N 89°16'43" E	2.78'						
C1	49°29'46"	180.00'	155.50'	82.97'	N 10°15'06" W	150.71'		
C2	28°01'50"	180.00'	81.78'	41.61'	N 27°30'45" E	81.08'		
C3	79°31'43"	120.00'	158.19'	92.96'	N 02°48'52" E	148.98'		
C4	14°50'00"	470.00'	116.88'	58.75'	N 33°24'13" E	118.58'		
C5	14°50'00"	530.00'	131.82'	66.25'	N 33°24'13" E	131.48'		
C6	08°22'34"	530.00'	77.44'	38.81'	N 30°28'01" E	77.42'		
C7	69°23'34"	25.00'	30.31'	17.33'	N 00°24'29" W	28.49'		
C8	98°48'53"	25.00'	43.10'	28.16'	N 84°11'43" E	37.98'		
C9	05°33'57"	530.00'	51.46'	25.76'	N 49°11'48" E	51.47'		
C10	08°29'23"	530.00'	60.03'	30.02'	N 55°13'59" E	60.00'		
C11	08°13'08"	530.00'	57.53'	28.79'	N 61°34'45" E	57.50'		
C12	04°35'23"	530.00'	42.46'	21.24'	N 88°59'01" E	42.45'		
C13	04°57'47"	470.00'	40.71'	20.37'	N 28°43'37" E	40.70'		
C14	113°57'13"	15.00'	29.83'	23.06'	N 88°13'07" E	25.15'		
C15	77°59'00"	15.00'	20.42'	12.14'	N 04°11'31" E	18.88'		
C16	08°01'18"	470.00'	65.80'	32.95'	N 47°11'22" E	65.75'		
C17	10°10'44"	470.00'	83.50'	41.86'	N 56°17'23" E	83.39'		
C18	83°57'15"	25.00'	36.63'	22.46'	N 78°38'37" E	33.44'		
C19	100°02'49"	25.00'	43.85'	29.82'	N 15°21'28" E	38.32'		
C20	01°38'56"	470.00'	13.25'	6.63'	N 88°28'15" E	13.25'		
C21	12°28'04"	470.00'	102.27'	51.34'	N 61°28'45" E	102.07'		
C22	10°11'06"	530.00'	94.21'	47.23'	N 80°17'16" E	94.09'		
C23	54°15'23"	10.00'	9.47'	5.12'	N 61°55'59" E	9.12'		
C24	31°45'34"	40.50'	22.45'	11.52'	N 73°03'31" W	22.16'		
C25	22°29'28"	40.50'	15.90'	8.05'	N 46°31'51" W	15.80'		
C26	32°32'50"	40.50'	23.01'	11.82'	N 18°31'52" W	22.70'		
C27	56°20'47"	40.50'	39.83'	21.89'	N 25°45'43" E	38.24'		
C28	91°08'23"	40.50'	64.40'	41.29'	N 80°21'28" E	57.83'		
C29	91°47'14"	40.50'	64.68'	41.78'	N 11°05'20" W	58.16'		
C30	180°00'00"	40.50'	127.23'	-	N 55°11'43" W	81.00'		
C31	88°12'46"	40.50'	62.35'	39.28'	N 78°54'07" W	56.38'		
C32	54°15'23"	40.50'	38.35'	20.75'	N 07°40'30" W	36.93'		
C33	54°15'23"	10.00'	9.47'	5.12'	N 07°40'30" W	9.12'		
C34	72°20'40"	120.00'	151.52'	87.74'	N 01°10'20" E	141.65'		
C35	03°11'03"	120.00'	6.67'	3.34'	N 38°56'12" E	6.67'		
C36	01°32'08"	530.00'	14.20'	7.10'	N 38°45'38" E	14.20'		
C37	08°40'49"	530.00'	61.79'	30.83'	N 30°39'11" E	61.78'		
C38	06°22'03"	530.00'	55.82'	27.93'	N 29°17'45" E	55.79'		



**A REPLAT
OF
KAZMEIER GARDENS**

19.166 ACRES
ZENO PHILLIPS LEAGUE - ABSTRACT NO. 45
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 100' JANUARY, 1994

FILED
MAY 15 PM 1994
Brazos County Clerk

553234

STATE OF TEXAS
COUNTY OF BRAZOS
I, (We, The), CARRABBA BROTHERS, INC., owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us, it) in the Deed Records of Brazos County in Volume 327, Page 98, and designated herein as the KAZMEIER GARDENS, in the City of Bryan, Texas, 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 thereon shown for the purpose and consideration therein expressed.

Mark Carrabba
MARK CARRABBA, VICE-PRESIDENT
Owner

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared MARK CARRABBA, V.P., CARRABBA BROTHERS, INC., 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 purpose and consideration therein stated.

Given under my hand and seal on this 12th day of May, 1994.

Lafayne C. Littleton
LAFAYNE C. LITTLETON
Notary Public, State of Texas
My Commission Expires OCT. 28, 1997

CERTIFICATION OF THE CITY PLANNER
I, the undersigned, City Planner of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan, and the standards and specifications set forth in this ordinance.

Rafael S. Roman
Rafael S. Roman
City Planner, Bryan, Texas

CERTIFICATE OF SURVEYOR
I, Donald D. 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 made under my supervision on the ground and that the metes and bounds describing said subdivision will describe a closed geometric form.

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

APPROVAL OF PLANNING & ZONING COMMISSION
I, ART KING, Chairman of the City Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the 11th day of FEBRUARY, 1994, and same was duly approved on the 11th day of MARCH, 1994, by said commission.

Art King
Chairman of the Planning & Zoning Commission
Bryan, Texas

CERTIFICATE OF THE ENGINEER
I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

Donald D. Garrett
Donald D. Garrett, P.E. No. 22790

APPROVAL OF THE CITY ENGINEER
I, the undersigned, City Engineer of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

David H. King
David H. King
City Engineer, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK
I, Mary Ann Ward, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 12th day of May, 1994, in the Deed/Official Records of Brazos County, Texas, in Volume 209, Page 60.

Mary Ann Ward
Mary Ann Ward
County Clerk
Brazos County, Texas

OWNER/DEVELOPER:
CARRABBA BROTHERS, INC.
MARK CARRABBA, VICE-PRESIDENT
P. O. BOX 663
BRYAN, TEXAS 77806

Prepared By: Garrett Engineering
4444 Carter Creek Pkwy. Ste. 108
Bryan, Texas 77802 PH. 409/846-2686

SG-C / DRAWING / KAZ. DWG.