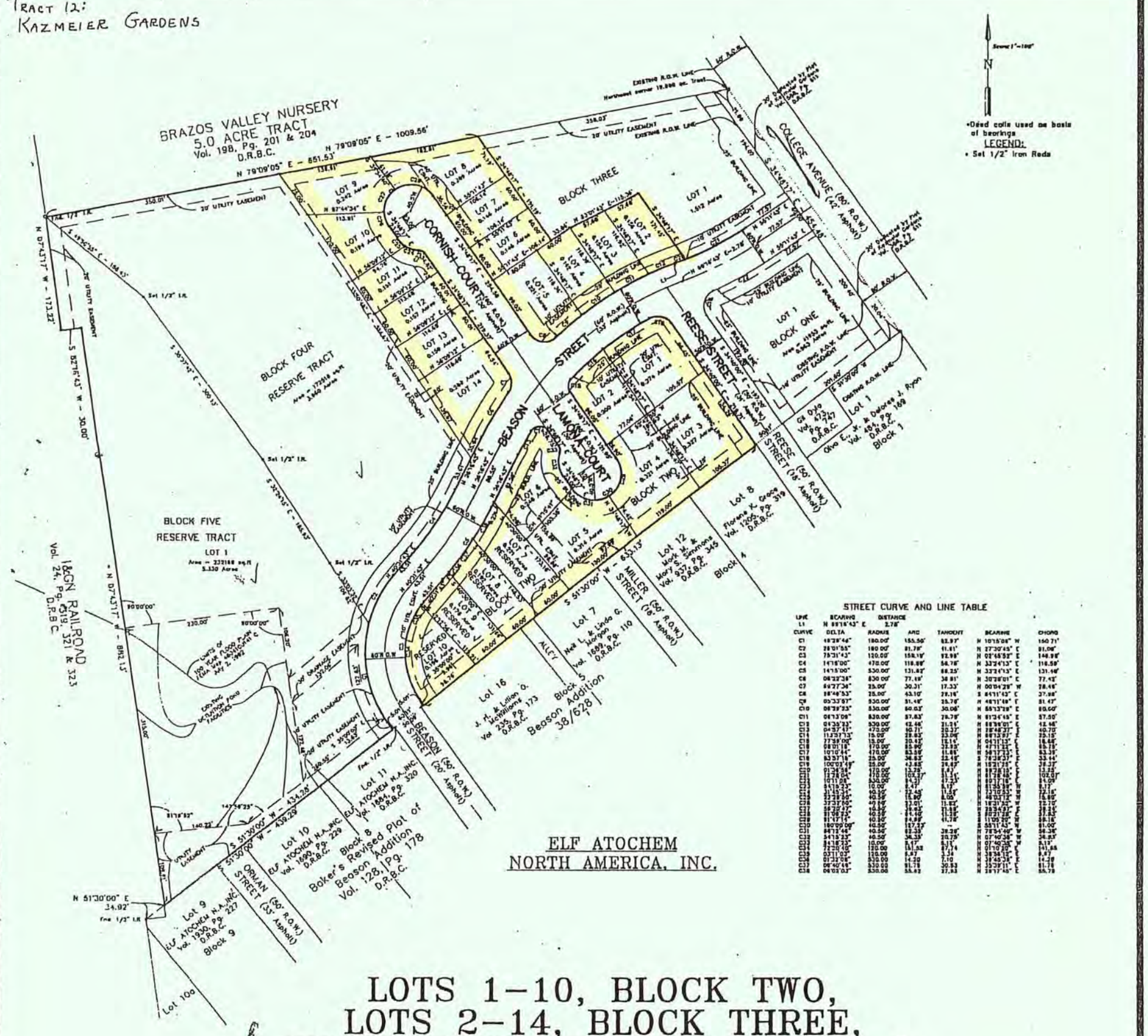
TRACT 12:
KAZMEIER GARDENS



STREET CURVE AND LINE TABLE

LINE	BEARING	DISTANCE
L1	N 88°16'43" E	2.78'

CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	48°28'46"	180.00'	155.56'	82.97'	N 10°15'06" W	150.71'
C2	28°01'55"	180.00'	81.78'	41.61'	N 27°30'45" E	81.06'
C3	75°31'43"	120.00'	158.19'	92.98'	N 02°45'53" E	146.98'
C4	14°16'00"	470.00'	116.98'	58.78'	N 32°24'13" E	116.59'
C5	14°15'00"	530.00'	131.82'	66.25'	N 32°24'13" E	131.46'
C6	08°22'36"	530.00'	77.49'	38.81'	N 30°28'01" E	77.42'
C7	69°27'36"	25.00'	30.31'	17.33'	N 00°04'28" W	28.48'
C8	98°48'53"	25.00'	43.10'	29.16'	S 64°11'43" E	37.98'
C9	05°33'07"	530.00'	51.48'	25.76'	N 48°11'48" E	51.47'
C10	06°29'23"	530.00'	60.03'	30.06'	N 55°13'28" E	60.00'
C11	06°13'06"	530.00'	57.83'	28.92'	N 61°24'45" E	57.50'
C12	06°33'33"	530.00'	62.46'	31.26'	N 68°38'21" E	62.46'
C13	04°37'41"	470.00'	40.71'	20.37'	N 68°48'27" E	40.70'
C14	11°57'13"	15.00'	28.63'	23.06'	N 68°13'57" E	23.15'
C15	17°38'00"	15.00'	20.65'	10.14'	N 64°11'23" E	18.46'
C16	08°01'18"	470.00'	65.80'	32.93'	N 47°11'23" E	65.75'
C17	10°10'44"	470.00'	83.59'	41.86'	N 36°17'33" E	83.38'
C18	83°37'18"	25.00'	36.53'	22.49'	S 76°36'23" E	33.44'
C19	100°02'19"	25.00'	43.65'	29.62'	N 18°21'75" E	38.27'
C20	01°36'04"	470.00'	13.38'	6.69'	N 88°28'18" E	13.38'
C21	12°18'04"	470.00'	100.93'	50.67'	N 81°18'18" E	100.67'
C22	10°11'08"	530.00'	14.31'	7.16'	N 80°17'18" E	14.09'
C23	24°15'23"	10.00'	4.47'	2.17'	N 81°35'39" W	4.17'
C24	24°15'23"	40.50'	17.45'	8.85'	N 81°35'39" W	17.16'
C25	23°39'50"	40.50'	16.90'	8.58'	N 80°37'17" W	16.80'
C26	37°37'00"	40.50'	27.01'	13.97'	N 18°31'52" W	26.70'
C27	56°30'47"	40.50'	39.94'	21.73'	N 28°34'01" E	38.34'
C28	51°08'23"	40.50'	36.16'	19.38'	S 38°34'01" E	34.93'
C29	51°17'14"	40.50'	36.27'	19.42'	S 11°05'25" W	35.16'
C30	180°00'00"	40.50'	127.23'	—	S 85°11'43" W	81.00'
C31	46°13'46"	40.50'	32.33'	16.96'	N 78°54'46" W	30.36'
C32	34°15'23"	40.50'	24.23'	12.79'	N 07°40'36" W	24.53'
C33	24°15'23"	10.00'	4.47'	2.17'	N 07°40'36" W	4.17'
C34	12°20'10"	120.00'	25.52	12.74	N 07°10'28" W	25.46
C35	03°11'03"	120.00	6.67	3.33	N 38°34'15" E	6.67
C36	01°32'06"	530.00	14.20	7.10	N 38°45'36" E	14.20'
C37	06°40'49"	530.00	61.78	30.93	N 35°39'11" E	61.74
C38	04°03'03"	530.00	35.82	17.92	N 39°17'45" E	35.79

LOTS 1–10, BLOCK TWO, LOTS 2–14, BLOCK THREE, RESERVE TRACT, BLOCK FOUR & LOT 1, BLOCK FIVE OF THE REPLAT OF KAZMEIER GARDENS

14.227 ACRES

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ZENO PHILLIPS LEAGUE – ABSTRACT NO. 45

BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 100' JULY, 1994

Development Services
SEP 18 2015
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I, Donald D. Garrett, Registered Public Surveyor No. 2872, do hereby certify that the above plat is true and correct and agrees with a survey made on the ground under my supervision on July 20, 1994. I further certify that no improvements on this property encroach on adjacent property nor appear encroachments on adjacent property encroach on this property, except as shown. Lots 1-10, Block Two, Lots 2 thru 14, Block Three and Reserve Tract, Block Four, are not in the 100-year flood hazard area as established by the U.S. Army Corps of Engineers. Lot 1, Block Five is in a 100-year flood hazard area as established by the U.S. Army Corps of Engineers.

DONALD D. GARRETT
Donald D. Garrett, R.P.L.S. No. 2872

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