

NOTES:

1. "This survey is invalid without the original signature and is only valid for the initial transaction."
2. *Basis-of-Bearing-Plat bearing (N 40°56'00" E) used as Basis of Bearing.
3. Fence lines may not be exactly on property lines.
4. This Survey was prepared without the benefit of a Title Company's Title Commitment.
5. Unless otherwise noted all property corners are monumented with 5/8" iron rods with cap.
6. All setbacks shall be in accordance with the City of Bryan ordinances and regulations.
7. This Tract is zoned Residential District 5000 (RD-5).
8. 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.

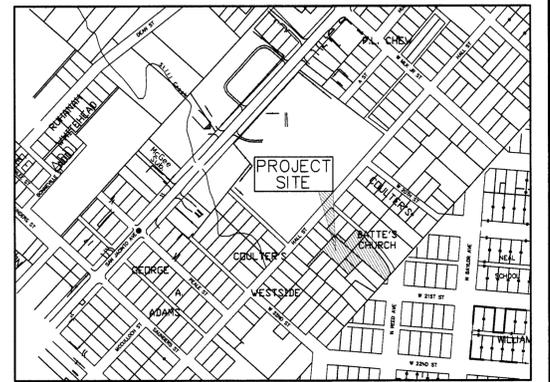
LINE	BEARING	LENGTH	ACT.
L1	N 49°04'00" W	15.00'	Act.
L2	N 40°56'00" E	150.00'	Act.
L3	S 49°04'00" E	6.00'	Act.
L4	N 40°56'00" E	50.00'	Act.
L5	S 49°04'00" E	55.02'	Act.
L6	S 40°56'00" W	15.15'	Act.
L7	S 48°07'27" E	52.96'	Act.
L8	S 48°14'29" E	53.00'	Act.
L9	S 42°29'41" W	81.25'	Act.
L10	S 42°16'25" W	81.23'	Act.
L11	N 49°04'00" W	96.76'	Act.
L12	S 40°56'00" W	102.76'	Act.
L13	S 44°41'15" E	204.12'	Act.
L14	S 42°18'13" W	91.00'	Act.
L15	S 45°00'00" W	91.00'	Deed
L16	N 47°27'54" W	63.00'	Act.
L17	N 45°00'00" W	63.00'	Deed

LEGEND OF SYMBOLS:

SYMBOLS LEGEND	LINE LEGEND
	Property Line
	Easement Line
	Overhead Electric Line
	Adjoiner Property Line
<td>Fence</td>	Fence
	Edge of Pavement/Gravel

CURVE TABLE

CURVE	RADIUS	TANGENT	LENGTH	CHD.	L.C.
C1	95.00'	34.86'	66.79'	S 24°13'41" E	65.43'



CERTIFICATE OF OWNERSHIP

STATE OF TEXAS
 COUNTY OF BRAZOS
 (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 _____ page _____ 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 identified.

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 PLANNER

_____, the undersigned, City Planner 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

_____, Chair 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 and Zoning Commission of the City of Bryan on _____ day of _____, 20____, and same was duly approved on the _____ day of _____, 20____, by said Commission.

Chairman, Planning and Zoning Commission
 City of Bryan, Texas

APPROVAL OF THE CITY ENGINEER

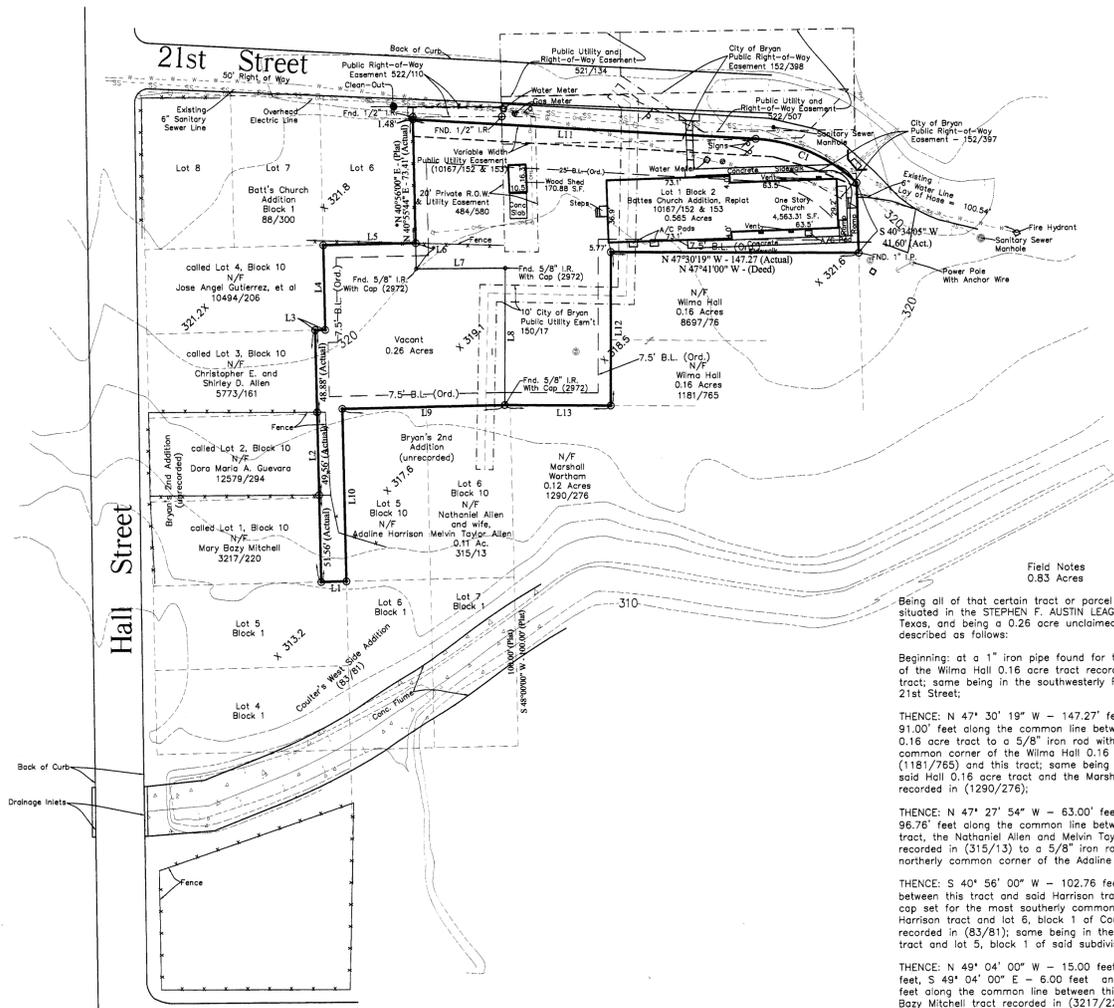
_____, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____.

City Engineer, Bryan, Texas

STATE OF TEXAS
 COUNTY CLERK
 COUNTY OF BRAZOS

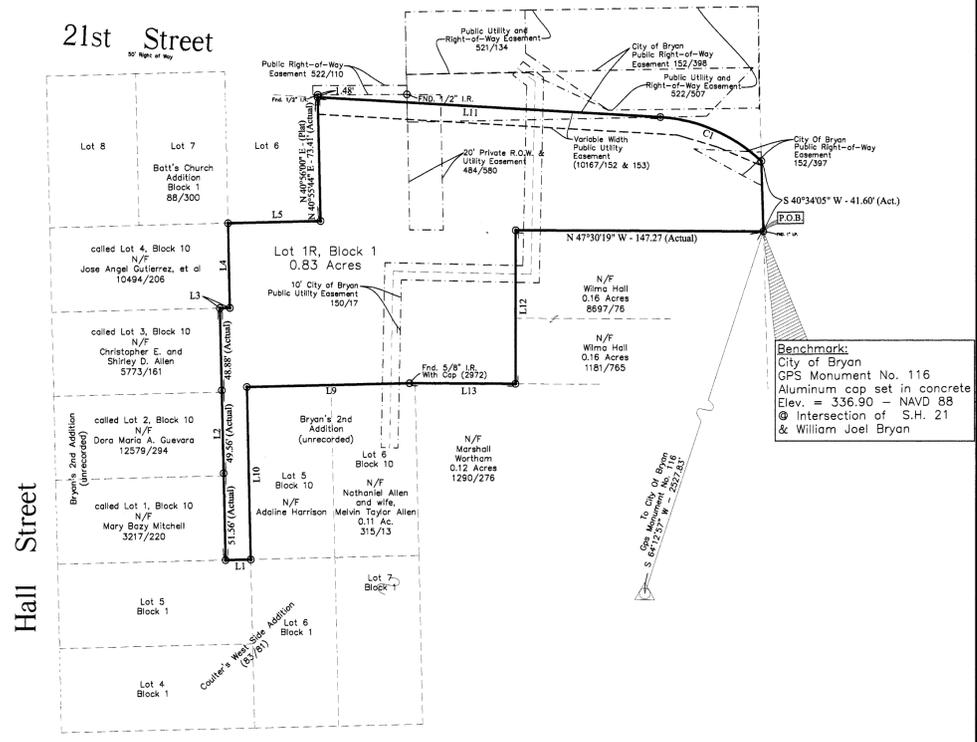
I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 20____, in the Official Records of Brazos County Texas, in Volume _____, Page _____.

County Clerk, Brazos County, Texas



W. 22nd Street

ORIGINAL



Replat

A
 Replat
 Of
 Lot 1, Block 2
 Batts Church Addition Volume 10167, Pages 152 & 153
 and a
 0.26 Acre Tract
 Stephen F. Austin League, No. 9
 Bryan, Brazos County, Texas
 June 2016

I, Donald Garrett, Registered Professional Land Surveyor, No. 2972 do hereby certify that the above plat is true and correct and agrees with a survey made on the ground under my supervision on June 13, 2016. I further certify that no improvements on this property encroach on adjacent property nor do any improvements on adjacent property encroach on this property, except as shown.

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

