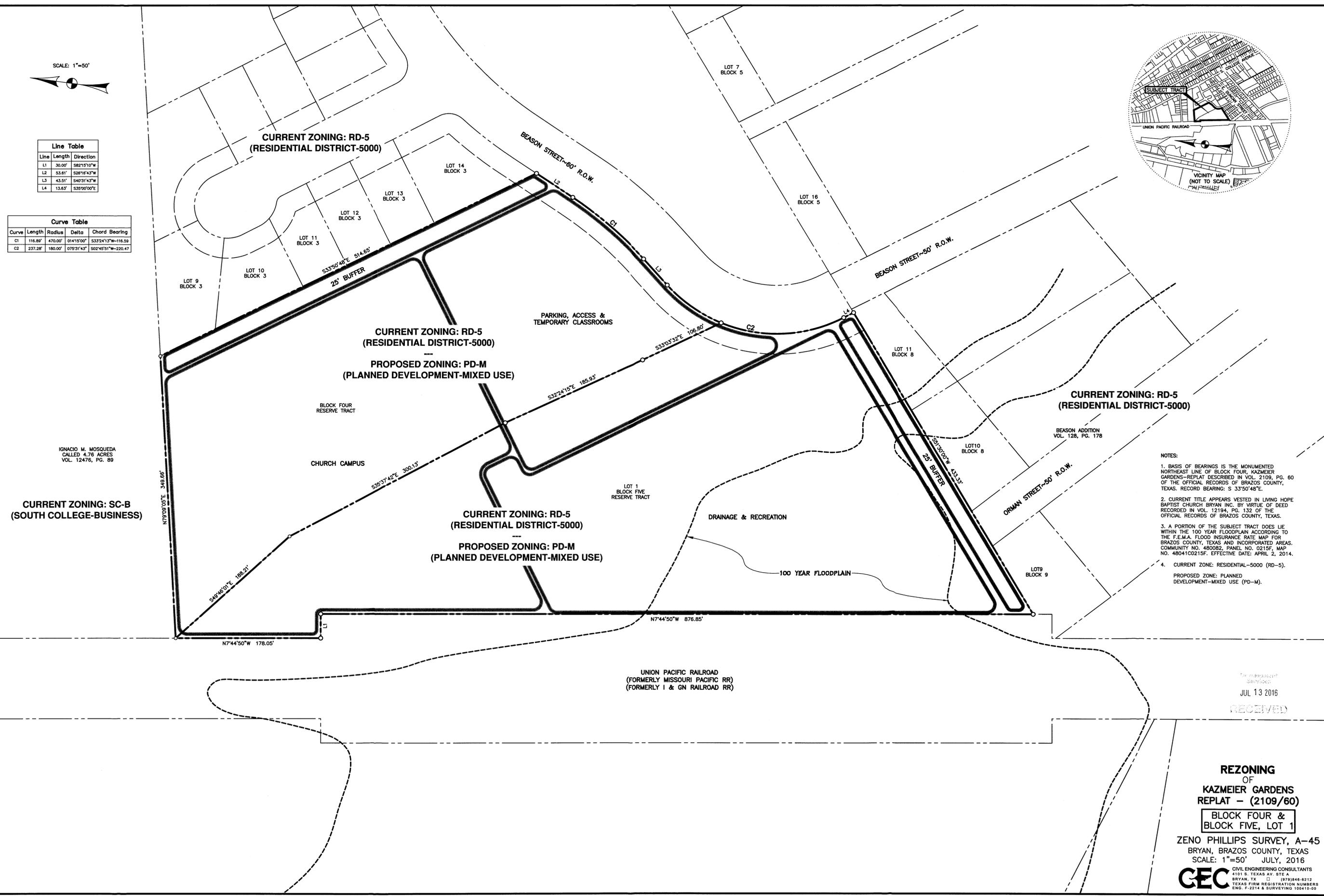


SCALE: 1"=50'

Line Table		
Line	Length	Direction
L1	30.00'	S82°15'10"W
L2	53.61'	S28°18'43"W
L3	43.51'	S40°31'43"W
L4	13.63'	S35°10'00"E

Curve Table				
Curve	Length	Radius	Delta	Chord Bearing
C1	116.89'	470.00'	014°15'00"	S33°24'13"W-116.59'
C2	237.28'	180.00'	075°31'43"	S02°45'51"W-220.47'



IGNACIO M. MOSQUEDA
CALLED 4.76 ACRES
VOL. 12476, PG. 89

**CURRENT ZONING: SC-B
(SOUTH COLLEGE-BUSINESS)**

**CURRENT ZONING: RD-5
(RESIDENTIAL DISTRICT-5000)**

**CURRENT ZONING: RD-5
(RESIDENTIAL DISTRICT-5000)**

**PROPOSED ZONING: PD-M
(PLANNED DEVELOPMENT-MIXED USE)**

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(PLANNED DEVELOPMENT-MIXED USE)**

**CURRENT ZONING: RD-5
(RESIDENTIAL DISTRICT-5000)**

- NOTES:
1. BASIS OF BEARINGS IS THE MONUMENTED NORTHEAST LINE OF BLOCK FOUR, KAZMEIER GARDENS-REPLAT DESCRIBED IN VOL. 2109, PG. 60 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. RECORD BEARING: S 33°50'48"E.
 2. CURRENT TITLE APPEARS VESTED IN LIVING HOPE BAPTIST CHURCH BRYAN INC. BY VIRTUE OF DEED RECORDED IN VOL. 12194, PG. 132 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
 3. A PORTION OF THE SUBJECT TRACT DOES LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480082, PANEL NO. 0215F, MAP NO. 4804100215F. EFFECTIVE DATE: APRIL 2, 2014.
 4. CURRENT ZONE: RESIDENTIAL-5000 (RD-5).
PROPOSED ZONE: PLANNED DEVELOPMENT-MIXED USE (PD-M).

JUL 13 2016

RECEIVED

**REZONING
OF
KAZMEIER GARDENS
REPLAT - (2109/60)**

**BLOCK FOUR &
BLOCK FIVE, LOT 1**

ZENO PHILLIPS SURVEY, A-45
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1"=50' JULY, 2016

GEC CIVIL ENGINEERING CONSULTANTS
4101 S. TEXAS AV. STE A
BRYAN, TX 77803 (979)846-8212
TEXAS FIRM REGISTRATION NUMBER 000000
ENG. F-2214 & SURVEYING 100410-00

K:\Data\B257\Proj_2016\2016054400_LIANG_HSE_BRYAN - 9.29AC_Cadd\City\City\02544000 - Rezoning.dwg 17/13/2016