

NOTES:

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

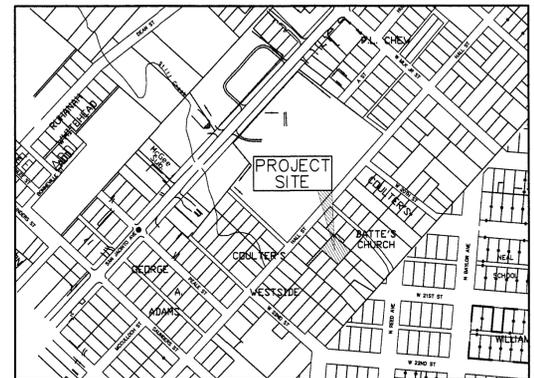
LINE	BEARING	LENGTH	ACT.
L1	N 49°04'00" W	15.00'	Act.
L2	N 40°56'00" E	150.00'	Act.
L3	S 49°04'00" E	6.00'	Act.
L4	N 40°56'00" E	50.00'	Act.
L5	S 49°04'00" E	55.02'	Act.
L6	S 40°56'00" W	15.15'	Act.
L7	S 48°07'27" E	52.96'	Act.
	S 48°14'29" E	53.00'	Plat
L8	S 42°29'41" W	81.25'	Act.
	S 42°16'25" W	81.23'	Plat
L9	N 49°04'00" W	96.76'	Act.
L10	S 40°56'00" W	102.76'	Act.

LEGEND OF SYMBOLS:

SYMBOLS LEGEND		LINE LEGEND	
	Pipeline Marker / Sign		Property Line
	Light Pole		Easement Line
	Power Pole		Overhead Electric Line
	Water Meter		Adjoiner Property Line
	Set 5/8" Iron Rod With Cap (2972)		Fence
	Found Iron Rod		Edge of Pavement/Gravel
	Clean-Out		
	Gas Meter		



SCALE: 1" = 40'



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

I, _____, 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 the _____ 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

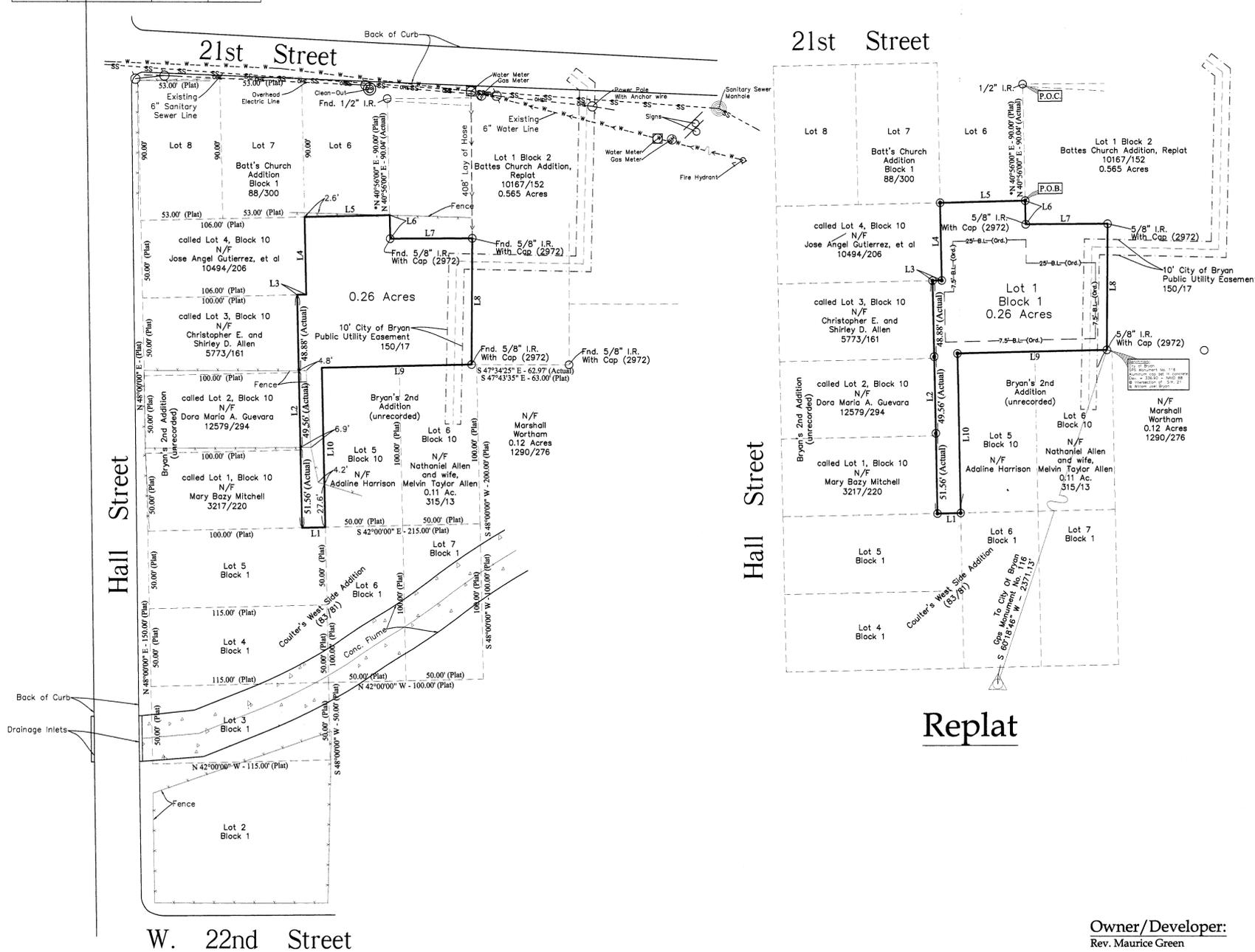
_____, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____.

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



Field Notes
 0.26 Acres

Being all of that certain tract or parcel of land, lying and being situated in the STEPHEN F. AUSTIN LEAGUE, NO.9, Brazos County, Texas, and being a 0.26 acre unclaimed residue tract and being described as follows:

Commencing at a 1/2" iron rod found for the easterly common corner of lot 1, block 2 of Batt's Church Addition, Replat recorded in (10167/152) and lot 6, block 1 of Batt's Church Addition recorded in (88/300); same being in the southwesterly Right of Way line of West 21st Street;

THENCE: S 40° 56' 00" W - 90.04' feet along the common line between said lot 1 and said lot 6, to a 5/8" iron rod with cap set for the POINT OF BEGINNING;

THENCE: S 40° 56' 00" W - 15.15 feet, S 48° 07' 27" E - 52.96 feet and S 42° 29' 41" W - 81.25 feet to a 5/8" iron rod with cap set for the most southerly common corner of this tract; same being in the common line between said lot 1 of Batt's Church Addition Replat and lot 6 block 10 of Bryan's 2nd Addition (an unrecorded plat);

THENCE: N 49° 04' 00" W - 96.76 feet and S 40° 56' 00" W - 102.76 feet along the common line between this tract, said lots 5 and 6, block 10 of said Bryan's 2nd Addition to a 5/8" iron rod with cap set for the most southerly common corner of this tract, said lot 5, and lots 5 and 6, block 1 of Coulter's West Side Addition recorded in (83/81);

THENCE: N 49° 04' 00" W - 15.00 feet and N 40° 56' 00" E - 150.00 feet along the common line between this tract, lot 5, block 1 of said Coulter's West Side Addition and lots 1, 2, 3 and 4, block 10 of said Bryan's 2nd Addition to a 5/8" iron rod with cap set for the most westerly common corner of this tract and said lot 3; same being in the common line between said lot 3 and said lot 4;

THENCE: S 49° 04' 00" E - 6.00 feet, N 40° 56' 00" E - 50.00 feet, to a 5/8" iron rod with cap set for the most northerly common corner of this tract and said lot 6 and lot 7, block 1 of said Batt's Addition recorded in (88/300);

THENCE: S 49° 04' 00" E - 55.02 feet along the common line between this tract and said lot 6 to the PLACE OF BEGINNING; and containing 0.26 acres of land, more or less, according to a survey made on the ground under the supervision of Donald Garrett, Registered Professional Land Surveyor, No. 2972 on April 22, 2016.

W. 22nd Street

ORIGINAL

Replat

Replat
 of a
 0.26 Acres Tract
 Stephen F. Austin League, No. 9, A-62
 Bryan, Brazos County, Texas

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

