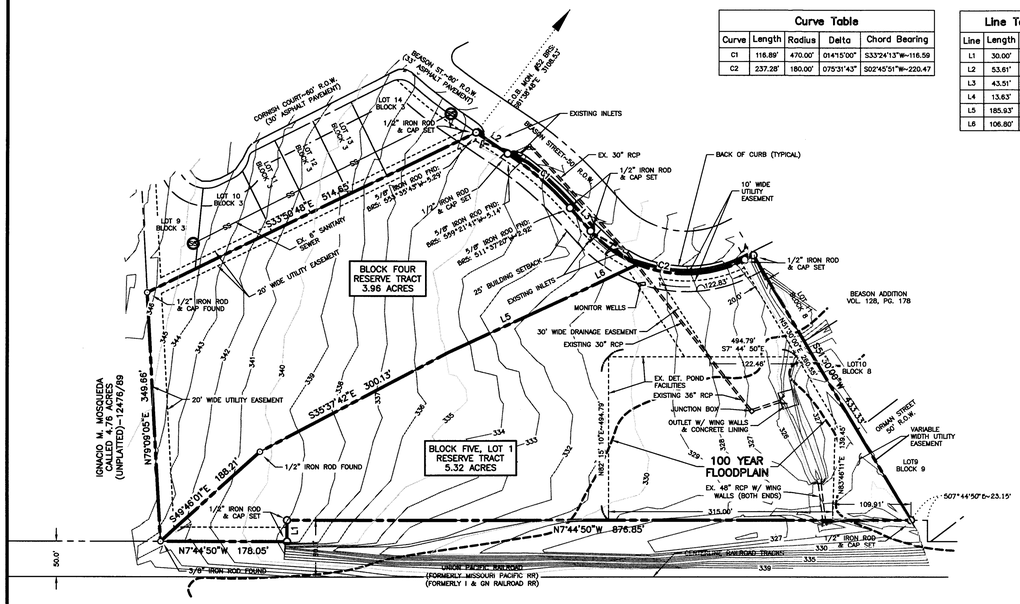


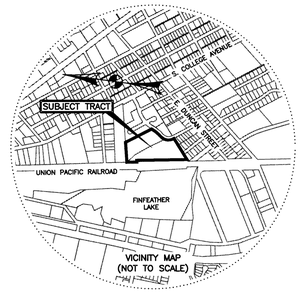
Curve Table				
Curve	Length	Radius	Delta	Chord Bearing
C1	116.89'	470.00'	014°15'00"	S33°24'13"W-116.59
C2	237.28'	180.00'	075°31'43"	S02°45'51"W-220.47

Line Table		
Line	Length	Direction
L1	30.00'	S82°15'10"W
L2	53.61'	S26°16'43"W
L3	43.51'	S40°31'43"W
L4	13.63'	S35°00'00"E
L5	185.93'	S32°24'15"E
L6	106.80'	S33°03'32"E

SCALE: 1"=100'

0 100 200 300

SCALE IN FEET



VICINITY MAP (NOT TO SCALE)

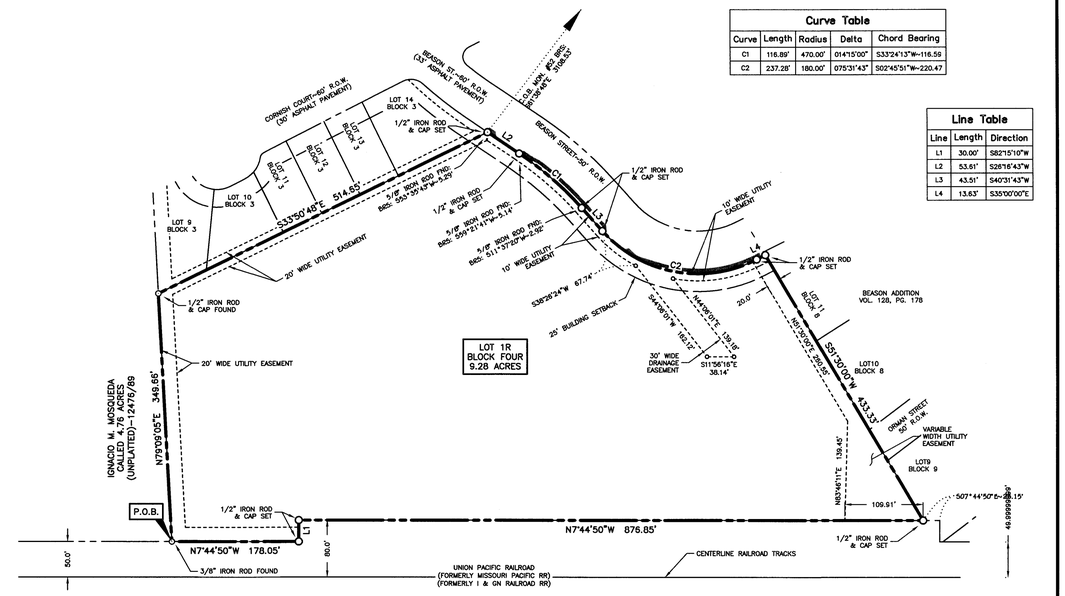
GENERAL NOTES:

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. 48041C0215F. EFFECTIVE DATE: APRIL 2, 2014.

4. CURRENT ZONE: RESIDENTIAL DISTRICT-5000 (RD-5).



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

Line Table		
Line	Length	Direction
L1	30.00'	S82°15'10"W
L2	53.61'	S26°16'43"W
L3	43.51'	S40°31'43"W
L4	13.63'	S35°00'00"E

ORIGINAL PLAT
VOL. 2109, PG. 60

REPLAT
SCALE: 1"=100'

LEGEND

PROPERTY LINE	— — —
SANITARY SEWER LINE	—SS—
STORM SEWER LINE	- - - - - - - -
BUILDING SETBACK LINE	— — —
PUBLIC UTILITY EASEMENT	- - - - - - - -
DRAINAGE EASEMENT	- - - - - - - -

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Living Hope Baptist Church Bryan, Inc., the owners and developers of the land shown on this plat, being part of the tract of land as conveyed to us in the Official Records of Brazos County in Volume 12194, Page 132, 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 shown hereon for the purposes identified.

_____

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, 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 _____, 2016.

_____
Notary Public, Brazos County, 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 & Zoning Commission of the City of Bryan on the _____ day of _____, 2016 and same was duly approved on the _____ day of _____, 2016 by said Commission.

_____
Chair, Planning & Zoning Commission
City of Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, _____, 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 _____, 2016.

_____
City Planner, City of Bryan, Texas.

APPROVAL OF THE CITY ENGINEER

I, _____, 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 _____, 2016.

_____
City Engineer, Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
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 _____, 2016, in the Official Records of Brazos County, Texas, in Volume _____, Page _____.

_____
Karen McQueen, County Clerk,
Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

I, S. M. Kling, Registered Professional Land Surveyor No. 2003, in 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 the metes and bounds describing said subdivision will describe a closed geometric form.

_____
S. M. Kling, R.P.L.S. No. 2003

STATE OF TEXAS
REGISTERED
S.M. KLING
2003
PROFESSIONAL
LAND SURVEYOR

Kazmeier Gardens
Lot 1R, Block 4
9.28 Acres
Zeno Phillips Survey, A-45
Bryan, Brazos County, Texas

Field notes of a 9.28 acre tract or parcel of land, lying and being situated in the Zeno Phillips Survey, Abstract No. 45, Bryan, Brazos County, Texas, and being all of Block 4 (3.96 acres) and all of Block 5 (Lot 1 - 5.32 acres), according to the plat of Kazmeier Gardens (Replat) recorded in Volume 2109, Page 60, of the Official Records of Brazos County, Texas, and said 9.28 acre tract being more particularly described as follows:

BEGINNING at the 3/8" iron rod found marking the northwest corner of the beforementioned Block 4 and Block 5 - Lot 1 - Kazmeier Gardens (Replat), same being the southwest corner of the Mosqueda - called 4.76 acre tract described in Volume 12476, Page 89, of the Official Records of Brazos County, Texas, and being in the east right-of-way line of the Union Pacific Railroad (formerly Missouri Pacific Railroad and formerly I. & G. N. Railroad);

THENCE N 79° 09' 05" E along the north line of the beforementioned Block 4 (3.96 acres), same being the south line of the beforementioned 4.76 acre tract for a distance of 349.66 feet to a ½" iron rod and cap found marking the northeast corner of Block 4, same being the northwest corner of Block 3 - Kazmeier Gardens (Replat);

THENCE S 33° 50' 48" E along the southwest line of Block 3 - Kazmeier Gardens (Replat), for a distance of 514.65 feet to a ½" iron rod and cap set at the southwest corner of Block 3 in the northwest right-of-way line of Beason Street, from which a 5/8" iron rod found bears S 53° 35' 43" W - 5.29 feet;

THENCE along the northwest and southwest right-of-way of Beason Street, (60' wide right-of-way), as follows:

S 26° 16' 43" W for a distance of 53.61 feet to a ½" iron rod and cap set at the beginning of a curve, concave to the northwest, having a radius of 470.00 feet,
Southwesterly along said curve, for an arc length of 116.89 feet to a ½" iron rod set at the end of this curve, the chord bears S 33° 24' 13" W - 116.59 feet,
S 40° 31' 43" W for a distance of 43.51 feet to a ½" iron rod and cap set at the beginning of a curve, concave to the east, having a radius of 180.00 feet,
Southerly along said curve, for an arc length of 237.28 feet to a ½" iron rod set at the end of this curve, the chord bears S 02° 45' 51" W - 220.47 feet,
S 35° 00' 00" E for a distance of 13.63 feet to a ½" iron rod set at the southeast corner of the beforementioned Block 5, in the northwest line of Beason's Addition, according to the plat recorded in Volume 128, Page 178, of the Deed Records of Brazos County, Texas;

THENCE S 51° 30' 00" W along the southeast line of the beforementioned Block 5 - Kazmeier Gardens (Replat), same being the northwest line of the beforementioned Beason's Addition, for a distance of 433.33 feet to a ½" iron rod set in the east right-of-way line of the Union Pacific Railroad;

THENCE along the east right-of-way line of the Union Pacific Railroad right-of-way (160' wide and 100' wide), as follows:

N 07° 44' 50" W for a distance of 876.85 feet to a ½" iron rod and cap set,
S 82° 15' 10" W for a distance of 30.00 feet to a ½" iron rod and cap set,
N 07° 44' 50" W for a distance of 178.05 feet to the **PLACE OF BEGINNING**, containing 9.28 acres of land, more or less.

AUG 15 2016

REPLAT
OF
BLOCK FOUR & BLOCK FIVE, LOT 1
REPLAT-KAZMEIER GARDENS
BEING A
FINAL PLAT
OF
LOT 1R, BLOCK FOUR
KAZMEIER GARDENS
9.28 ACRES
ZENO PHILLIPS SURVEY, A-45
BRYAN, BRAZOS COUNTY, TEXAS
OWNED AND DEVELOPED BY:

LIVING HOPE BAPTIST CHURCH BRYAN, INC.
P.O. BOX 231, BRYAN TEXAS, 77806

SCALE: 1"=100' AUGUST, 2016

CEC CIVIL ENGINEERING CONSULTANTS
4101 S. TEXAS AV. STE A
BRYAN, TX (979)846-6212
TEXAS FIRM REGISTRATION NUMBERS
ENG. F-2214 & SURVEYING 100410-00

K:\data\BCS\Proj_2016\C054600_LIVING HOPE BRYAN - 9.28AC\cadd\Plotting\C054600 - Replat.dwg | 8/15/2016