NOTES:

1.*Basis-of-Bearing: Plat bearing (N 40°56'00" E) used as Basis of Bearing.

2. Fence lines may not be exactly on property lines.

3. Unless otherwise noted all property corners are monumented with 5/8" iron rods with cap

4. All setbacks shall be in accordance with the City of Bryan ordinances and regulations.

5. This Tract is zoned Residential District 5000 (RD-5).

6. 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. 48041C0195E Effective Date: July 7, 2014.

LINE TABLE

LINE	BEARING	LENGTH	
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.
	S 40°56'00" W		Plat
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.
L11	S 44°41'15" E	204.12'	Act.
	S 44°41'15" E	204.12'	Plat
L12	S 42°16'25" W	91.00'	Act.
	S 45°00'00" W	91.00'	Plat
L13	N 47°34'25" W	62.97'	Act.
	N 45°00'00" W	63.00'	Plat

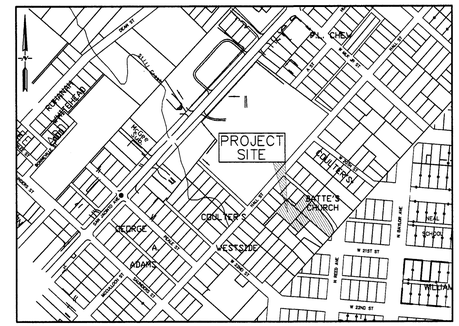
LEGEND OF SYMBOLS:

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	

CURVE TABLE

CURVE	RADIUS	TANGENT	LENGTH	CHD.	L.C.
C1	95.00'	34.92'	66.93'	S 23°31'12" E	65.55'

SCALE: 1" = 50'



CERTIFICATE OF OWNERSHIP

STATE OF TEXAS
COUNTY OF BRAZOS
I(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 shown on Replat of Batt's Church Addition recorded in Volume 10167, pages 152 & 153, of the Official Records of Brazos County, Texas and 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 made on the ground. Property markers and monuments were placed under my supervision in accordance with the Subdivision Ordinance, and that metes and bounds describing said subdivision will describe a closed geometric form.

DONALD GARRETT 2972 REGISTERED PROFESSIONAL LAND SURVEYOR

Donald Garrett, R.P.L.S. No. 2972

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 ....., 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

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 ....., 20....

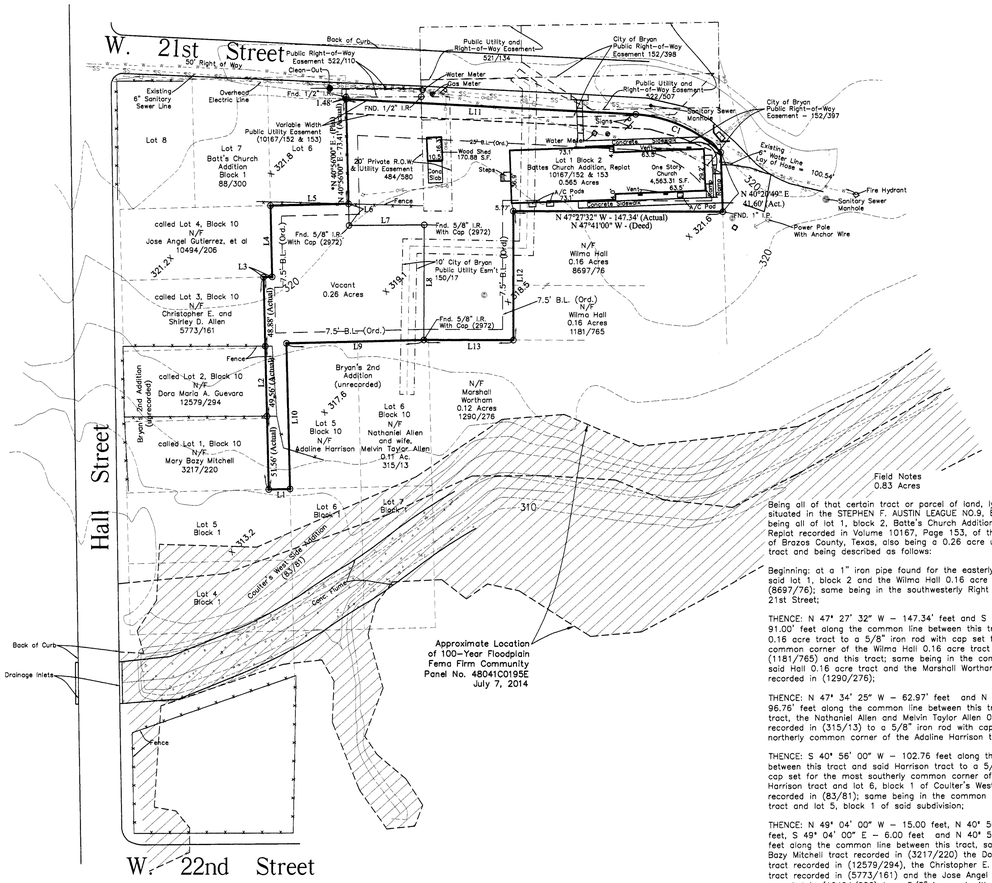
.....
City Engineer, Bryan, Texas

STATE OF TEXAS
COUNTY CLERK
COUNTY OF BRAZOS

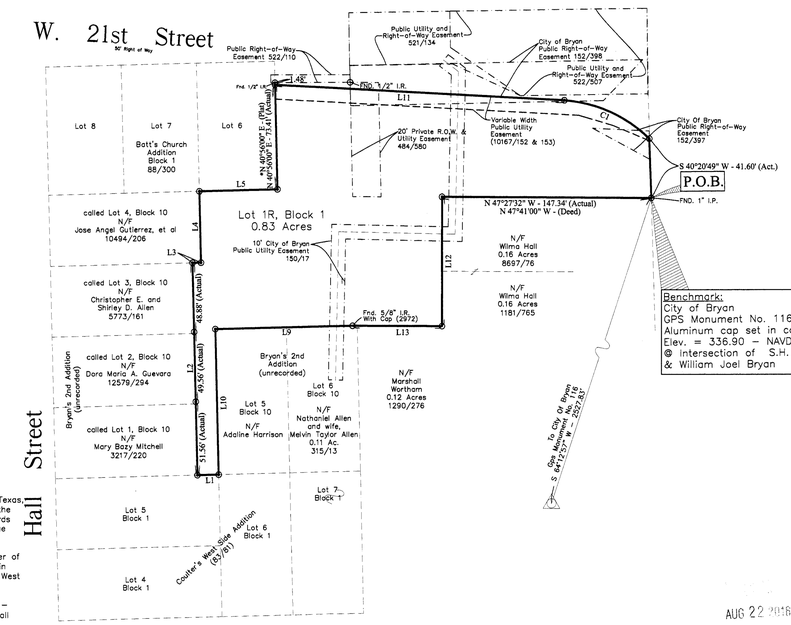
I, Karen McQueen, County Clerk, in and for said county, do hereby certified that this plat together with its certificates of authentication was filed for record in my office the ..... day of..... 20..., in the Official Records of Brazos County Texas, in Volume ....., Page .....

.....
County Clerk, Brazos County, Texas

Revised: August 2, 2016
Revised: July 19, 2016



ORIGINAL



REPLAT

Field Notes
0.83 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, being all of lot 1, block 2, Batte's Church Addition according to the Replat recorded in Volume 10167, Page 153, of the Official Records of Brazos County, Texas, also being a 0.26 acre unclaimed residue tract and being described as follows:

Beginning: at a 1" iron pipe found for the easterly common corner of said lot 1, block 2 and the Wilma Hall 0.16 acre tract recorded in (8697/76); same being in the southwesterly Right of Way line of West 21st Street;

THENCE: N 47° 27' 32" W – 147.34' feet and S 42° 16' 25" W – 91.00' feet along the common line between this tract and said Hall 0.16 acre tract to a 5/8" iron rod with cap set for the westerly common corner of the Wilma Hall 0.16 acre tract recorded in (1181/765) and this tract; same being in the common line between said Hall 0.16 acre tract and the Marshall Wortham 0.12 acre tract recorded in (1290/276);

THENCE: N 47° 34' 25" W – 62.97' feet and N 49° 04' 00" W – 96.76' feet along the common line between this tract, said Marshall tract, the Nathaniel Allen and Melvin Taylor Allen 0.11 acre tract recorded in (315/13) to a 5/8" iron rod with cap set for the most northerly common corner of the Addline Harrison tract and this tract;

THENCE: S 40° 56' 00" W – 102.76 feet along the common line between this tract and said Harrison tract to a 5/8" iron rod with cap set for the most southerly common corner of this tract, said Harrison tract and lot 6, block 1 of Coulter's West Side Addition recorded in (83/81); same being in the common line between this tract and lot 5, block 1 of said subdivision;

THENCE: N 49° 04' 00" W – 15.00 feet, N 40° 56' 00" E – 150.00 feet, S 49° 04' 00" E – 6.00 feet and N 40° 56' 00" E – 50.00 feet along the common line between this tract, said lot 5, the Mary Bazy Mitchell tract recorded in (3217/220) the Dora Maria A. Guevara tract recorded in (12579/294), the Christopher E. and Shirley D. Allen tract recorded in (5773/161) and the Jose Angel Gutierrez, et al tract recorded in (10494/206) to a 5/8" iron rod with cap set for the most northerly common corner of this tract and lots 6 and 7 block 1 of Batte's Church Addition recorded in (88/300); same being in the common line between said Gutierrez tract and said lot 7;

THENCE: S 49° 04' 00" E – 55.02 feet and N 40° 56' 00" E – 73.41 feet along the common line between this tract and said lot 6 to a 5/8" iron rod with cap set in the southwesterly Right of Way line of said 21st Street;

THENCE: S 44° 41' 15" E – 204.12 feet along said 21st Street Right of Way line to a 5/8" iron rod with cap set for an angle point and the beginning of a curve to the right;

THENCE: 66.93 feet along said curve to the right, with a radius of 95.00 feet and whose chord bears S 23° 31' 12" E – 65.55 feet along said Right of Way line to a 5/8" iron rod with cap set for an angle point;

THENCE: S 40° 20' 49" W – 41.60 feet continuing along said Right of Way line to the PLACE OF BEGINNING; and containing 0.83 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 June 13, 2016.

AUG 22 2016

A
Replat
Of
Lot 1, Block 2
Batte's Church Addition
Volume 10167, Pages 152 & 153
and a
0.26 Acre Tract
Stephen F. Austin League, No. 9
being a total of 0.83 acres
Bryan, Brazos County, Texas
June 2016

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

GARRETT ENGINEERING
Consulting Engineering & Land Surveying
4444 Carter Creek Parkway Suite 108
Bryan, Texas 77802
Telephone : (979) 846 - 2688
Fax : (979) 846 - 3094

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