

NOTES:
 1. *Basis-of-Bearing: Plot 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.

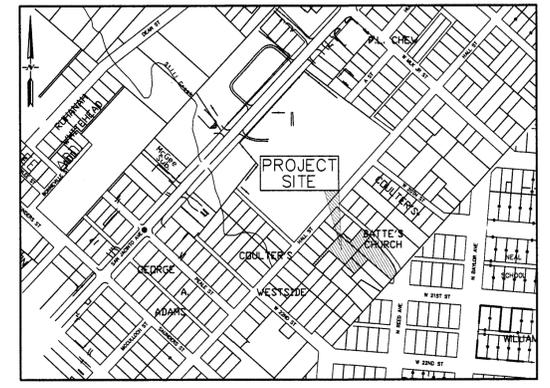
LINE	BEARING	LENGTH	ACT.
L1	N 49°04'00" W	15.00'	Act.
L2	N 40°56'00" E	150.00'	Act.
L3	S 49°04'00" E	6.00'	Act.
L4	N 40°56'00" E	50.00'	Act.
L5	S 49°04'00" E	55.02'	Act.
L6	S 40°56'00" W	15.15'	Act.
L7	S 48°07'27" E	52.96'	Act.
L8	S 48°14'29" E	53.00'	Act.
L9	S 42°29'41" W	81.25'	Act.
L10	S 42°16'25" W	81.23'	Act.
L11	N 49°04'00" W	96.76'	Plat.
L12	S 44°41'15" E	204.12'	Act.
L13	S 44°41'15" E	204.12'	Plat.
L14	S 42°16'25" W	91.00'	Act.
L15	S 45°00'00" W	91.00'	Plat.
L16	N 47°34'25" W	62.97'	Act.
L17	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'



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 shown on Replat of Battie'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 is a true and correct, and was prepared from an actual survey of the property shown on this plat, and that metes and bounds describing said subdivision will describe the same.

 Donald Garrett, 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.....

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.

APPROVAL OF THE CITY ENGINEER

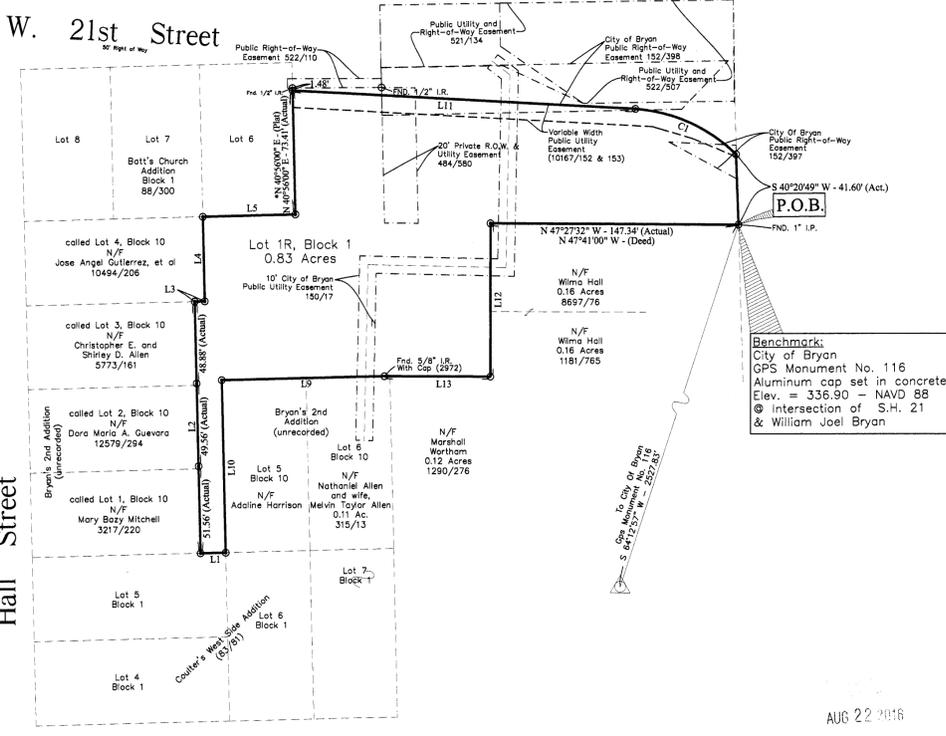
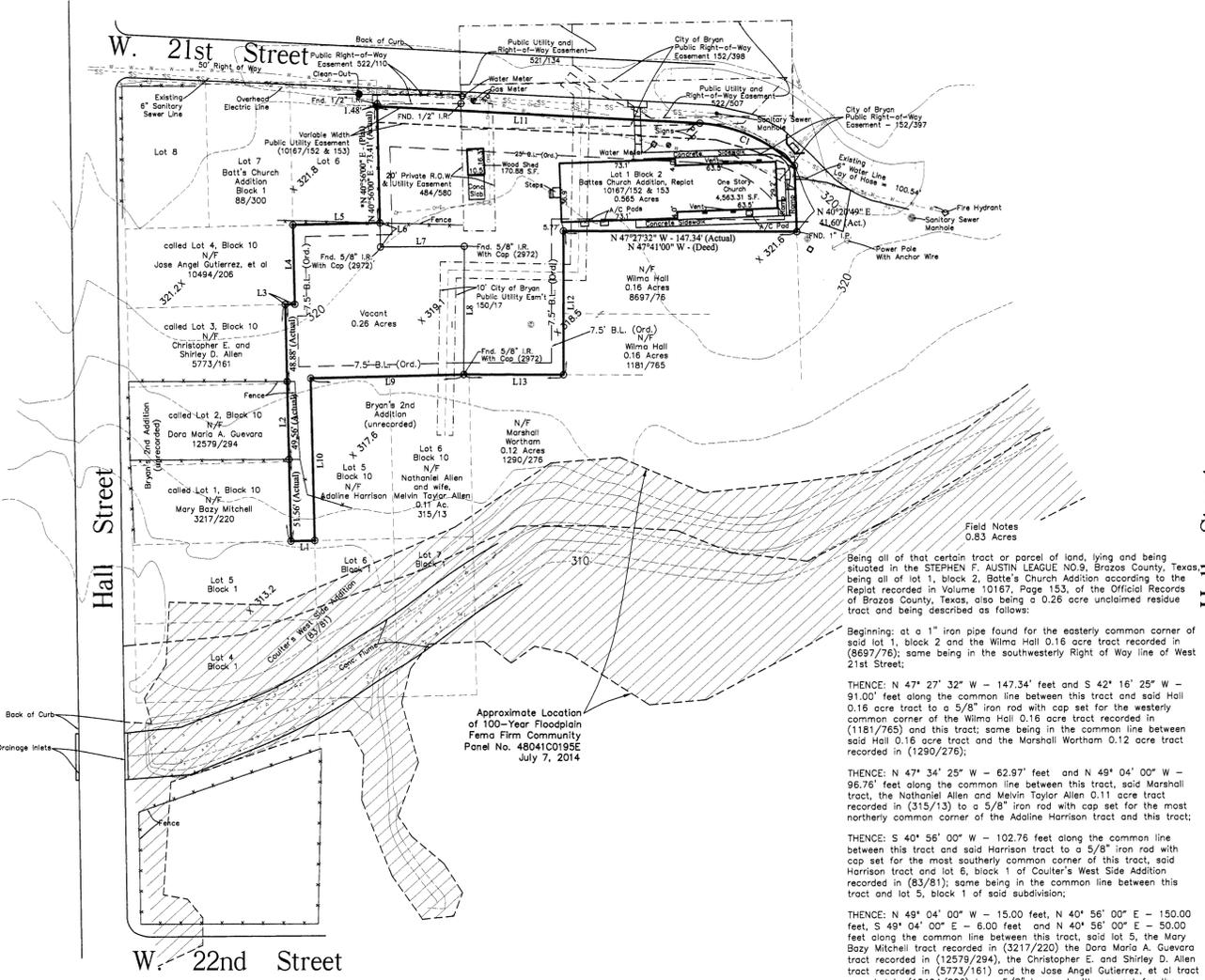
I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the day of 20.....

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



REPLAT

A
 Replat
 Of
 Lot 1, Block 2
 Battie'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

