



**ORIGINAL PLAT**  
 LOT 1R, BLOCK 1,  
 BATTE'S CHURCH ADDITION (13665/207)  
 AND LOTS 6, 7 & 8, BLOCK 1,  
 BATTE'S CHURCH ADDITION (88/300)

**REPLAT**

**LINE TABLE**

LINE	BEARING	DISTANCE	PLAT CALL
L1	N 46°46'35" W	63.00'	N 47°34'25" W
L2	N 48°16'08" W	96.73'	N 49°04'00" W
L3	N 48°16'08" W	15.00'	N 49°04'00" W
L4	S 48°16'08" E	6.00'	S 49°04'00" E
L5	N 41°43'52" E	51.68'	N 40°56'00" E
L6	N 42°05'40" E	84.94'	
L7	S 47°38'45" W	160.49'	
L8	S 41°43'52" W	12.62'	
L9	S 43°53'23" E	204.12'	S 44°41'15" E
L10	S 41°08'41" W	41.60'	S 40°20'49" W
L11	S 46°30'55" E	55.05'	
L12	S 24°21'58" E	14.07'	
L13	S 36°32'02" E	14.23'	
L14	S 30°32'06" E	20.34'	
L15	S 30°03'45" E	4.16'	
L16	S 43°53'23" E	9.64'	

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	40°22'03"	95.00'	66.93'	34.92'	S 22°43'37" E	65.56'

**FIELD NOTES**

Being all that certain tract or parcel of land lying and being situated in the STEPHEN F. AUSTIN LEAGUE No. 9, Abstract No. 62, in Bryan, Brazos County, Texas and being a total of 1.1431 acres of land consisting of parts of the following three (3) individual tracts:

- 1) Being all of Lot 1R, Block 1, BATTE'S CHURCH ADDITION according to the Replat recorded in Volume 13665, Page 207 of the Official Records of Brazos County, Texas (O.R.B.C.).
- 2) Being all of Lot 6, BATTE'S CHURCH ADDITION according to the Final Plat recorded in Volume 88, Page 300 of the Brazos County, Texas, Deed Records (B.C.D.R.), said Lot 6 being further described in the deed from Toiya Delony Britton and Tammarah Nannette Britton to Lily of the Valley Church of God in Christ recorded in Volume 11280, Page 136 (O.R.B.C.).
- 3) Being all of Lots 7 and 8 of said BATTE'S CHURCH ADDITION (88/300), said Lots 7 and 8 being further described in the deed from Milton Nowlin to Lily of the Valley C.O.G.I.C. recorded in Volume 10294, Page 129 (O.R.B.C.).

and being more particularly described by metes and bounds as follows:

**BEGINNING:** at a found 1/2-inch iron pipe marking the south corner of this herein described tract, said iron pipe also marking the east corner of the called 52' x 140' Wilma Hall tract recorded in Volume 8697, Page 76 (O.R.B.C.) and being in the west margin of North Reed Avenue;

**THENCE:** along the common line of this tract, the called 52' x 140' Hall tract and Lot 9, Block 10, BRYAN'S 2nd (Unrecorded Subdivision) for the following two (2) calls:

- 1) N 46° 39' 40" W (PLAT CALL: N 47° 27' 32" W) for a distance of 147.34 feet to a found 5/8-inch iron rod marking an interior corner of this tract, and
- 2) S 43° 04' 17" W (PLAT CALL: S 42° 16' 25" W) for a distance of 91.00 feet to a found 5/8-inch iron rod marking an exterior corner of this tract, said iron rod also marking the most northerly east corner of the Marshall Lee Wortham tract recorded in Volume 1290, Page 276 (O.R.B.C.), said Wortham tract being further described as being all of Lots 8 through 14, Block 1, COULTER'S WEST SIDE ADDITION according to the Final Plat recorded in Volume 83, Page 81 (B.C.D.R.) and the adjoining EOH 105 of said BRYAN'S 2nd;

**THENCE:** along the common line of this tract, the said Wortham tract, the called 50' x 115' Nathaniel Allen and Melvin Traylor Alien tract recorded in Volume 315, Page 13 (B.C.D.R.) and the Adaline Harrison tract recorded in Volume 471, Page 120 (B.C.D.R.), said Harrison tract being further described as Lot 5, Block 10 of said BRYAN'S 2nd for the following three (3) calls:

- 1) N 46° 46' 35" W (PLAT CALL: N 47° 34' 25" W) for a distance of 63.00 feet to a found 5/8-inch iron rod marking an angle of this tract,
- 2) N 48° 16' 08" W (PLAT CALL: N 49° 04' 00" W) for a distance of 96.73 feet to a found 5/8-inch iron rod marking an interior ell corner of this tract, said iron rod also marking the north corner of said Lot 5, and
- 3) S 41° 43' 52" W (PLAT CALL: S 40° 56' 00" W) for a distance of 102.76 feet to a found 5/8-inch iron rod marking the most westerly south corner of this tract, said iron rod also marking the west corner of said Lot 5 and being in the northeast line of the Consumer Technologies, Incorporated tract recorded in Volume 2256, Page 110 (O.R.B.C.), said Consumer Technologies, Incorporated tract being further described as Lots 3 through 7, Block 1 of said COULTER'S WEST SIDE ADDITION;

**THENCE:** N 48° 16' 08" W (PLAT CALL: N 49° 04' 00" W) along the common line of this tract and the said Consumer Technologies, Incorporated tract for a distance of 15.00 feet to a found 5/8-inch iron rod marking the west corner of this tract, said iron rod also marking the south corner of the called 50' x 100' Mary Bazy Mitchell tract recorded in Volume 3217, Page 220 (O.R.B.C.);

**THENCE:** N 41° 43' 52" E (PLAT CALL: N 40° 56' 00" E) along the common line of this tract, the called 50' x 100' Mitchell tract, the Juan Briano Saucedo tract recorded in Volume 16937, Page 70 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.), for a distance of 150.00 feet to a found 5/8-inch iron rod marking an exterior ell corner of this tract, said iron rod also marking the east corner of the called 0.17 acre Saucedo tract and being in the southwest line of the Jose Angel Gutierrez, et al tract recorded in Volume 10494, Page 206 (O.R.B.C.), said Gutierrez tract being further described as Lot 4, Block 10 of said BRYAN'S 2nd;

**THENCE:** along the common line of this tract and the said Gutierrez tract for the following three (3) calls:

- 1) S 48° 16' 08" E (PLAT CALL: S 49° 04' 00" E) for a distance of 6.00 feet to a found 5/8-inch iron rod marking an interior ell corner of this tract, said iron rod also marking the south corner of the said Gutierrez tract,
- 2) N 41° 43' 52" E (PLAT CALL: N 40° 56' 00" E - 50.00') for a distance of 51.68 feet to a found 1/2-inch iron rod marking an interior corner of this tract, said iron rod also marking the east corner of the said Gutierrez tract, and
- 3) N 47° 38' 45" W for a distance of 106.00 feet to a found 1/2-inch iron rod marking the most northerly west corner of this tract, said iron rod also marking the north corner of the said Gutierrez tract and being in the southeast right-of-way line of Hall Street (based on a 40-foot width);

**THENCE:** N 42° 05' 40" E along the southeast right-of-way line of said Hall Street for a distance of 84.94 feet to a found 1/2-inch iron rod marking the north corner of this herein described tract, said iron rod also being in the southwest right-of-way line of West 21st Street (based on a 50-foot width);

**THENCE:** along the southwest right-of-way line of said West 21st Street for the following four (4) calls:

- 1) S 47° 38' 45" E for a distance of 160.49 feet to a 1/2-inch iron rod set for an exterior corner of this tract,
- 2) S 41° 43' 52" W for a distance of 12.62 feet to a found 1/2-inch iron rod marking an interior corner of this tract,
- 3) S 43° 53' 23" E (PLAT CALL: S 44° 41' 15" E) for a distance of 204.12 feet to a found 5/8-inch iron rod marking the Point of Curvature of a curve to the right, and
- 4) 66.93 feet along the arc of said curve having a central angle of 40° 22' 03", a radius of 95.00 feet, a tangent of 34.92 feet and long chord bearing S 22° 43' 37" E at a distance of 65.56 feet to a found 5/8-inch iron rod marking the east corner of this tract and the Point of Tangency, said iron rod also being in the northwest margin of said North Reed Avenue;

**THENCE:** S 41° 08' 41" W (PLAT CALL: S 40° 20' 49" W) along the northwest margin of said North Reed Avenue for a distance of 41.60 feet to the POINT OF BEGINNING and containing 1.1431 acres of land.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 We, Lily of the Valley Church of God in Christ, owner and developer of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 13665, Page 207, Volume 88, Page 300 & Volume 10294, Page 129 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.

*Barbara Green, Justice*  
 Owner

Filed for Record  
 Official Public Records Of:  
 Brazos County Clerk  
 On: 9/22/2023 8:32:13 AM  
 In the PLAT Records

Doc Number: 2023-1512372  
 Volume - Page: 18953 - 250  
 Number of Pages: 1  
 Amount: 73.00  
 Order#: 2023092200011  
 By: JS

by, do hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 31 day of July, 2023.

*Karen McQueen*  
 County Clerk, Brazos County, Texas

STATE OF TEXAS  
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared *Beth Alsh*, 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 on the 31 day of July, 2023.

*Beth Alsh*  
 Notary Public, Brazos County, Texas

**BETTY HEA**  
 Notary Public, State of Texas  
 Notary ID 1108189-4  
 My Commission Exp. 06-07-2025

**APPROVAL OF THE CITY ENGINEER**

*W. Paul Kane*  
 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 31 day of July, 2023.

*W. Paul Kane*  
 City Engineer, Bryan, Texas

**CERTIFICATION OF THE SURVEYOR**  
 STATE OF TEXAS  
 COUNTY OF BRAZOS

I, Cody Karisch, Registered Professional Land Surveyor No. 7004, 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.

*Cody Karisch*  
 Cody Karisch, R.P.L.S. No. 7004

**CODY KARISCH**  
 Registered Professional Land Surveyor  
 No. 7004

**APPROVAL OF THE CITY PLANNER**

*Maria Zimmerman*  
 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 31 day of July, 2023.

*Maria Zimmerman*  
 City Planner, Bryan, Texas

**GENERAL NOTES:**

1. ORIGIN OF BEARING SYSTEM: The bearing system is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observation.
2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and incorporated Areas, Map Numbers 48041C0185C effective May 16, 2012, this property is not located in a Special Flood Hazard Area.
3. Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the P.U.E., and the right of ingress and egress on property adjacent to the P.U.E. to access electric facilities.
4. This property is currently zoned Residential District 5000 (RD-5).
5. Building setback line to be in accordance with the City of Bryan Code of Ordinance for RD-5 zoning district. Additional building setback lines may be required by deed restrictions.
6. Unless otherwise indicated 1/2" Iron Rods are set at all corners.
  - o - 1/2" Iron Pipe Found (CM)
  - o - 1/2" Iron Rod Found (CM)
  - o - 1/2" Iron Rod Set
  - o - 5/8" Iron Rod Found (CM)
7. Distances shown along curves are arc lengths.
8. Abbreviations:
  - P.O.B. - Point of Beginning
  - P.U.E. - Public Utility Easement
  - R.O.W.E. - Right of Way Easement
  - Pr. - Private
  - U.E. - Utility Easement
  - V.W. - Variable Width
  - CM - Controlling Monument
  - Q220 - Contour Elevation

**FINAL PLAT**

**LOT 1R-A, Block 1**  
**BATTE'S CHURCH ADDITION**  
 BEING A REPLAT OF LOT 1R, BLOCK 1,  
 RECORDED IN VOLUME 13665, PAGE 207  
 AND LOTS 6, 7 & 8,  
 RECORDED IN VOLUME 88, PAGE 300  
 1.143 ACRES  
 STEPHEN F. AUSTIN LEAGUE NO. 9, A-62  
 BRYAN, BRAZOS COUNTY, TEXAS

JUNE, 2023  
 SCALE: 1" = 40'

OWNER:  
 Lily of the Valley Church of God in Christ  
 508 North Reed Avenue  
 Bryan, TX 77803

SURVEYOR:  
 Texas Firm Registration No. 10103300  
 McClure & Browne Engineering/Surveying, Inc.  
 1008 Woodcreek Dr., Suite 103  
 College Station, Texas 77845  
 (979) 693-3838

**MB**