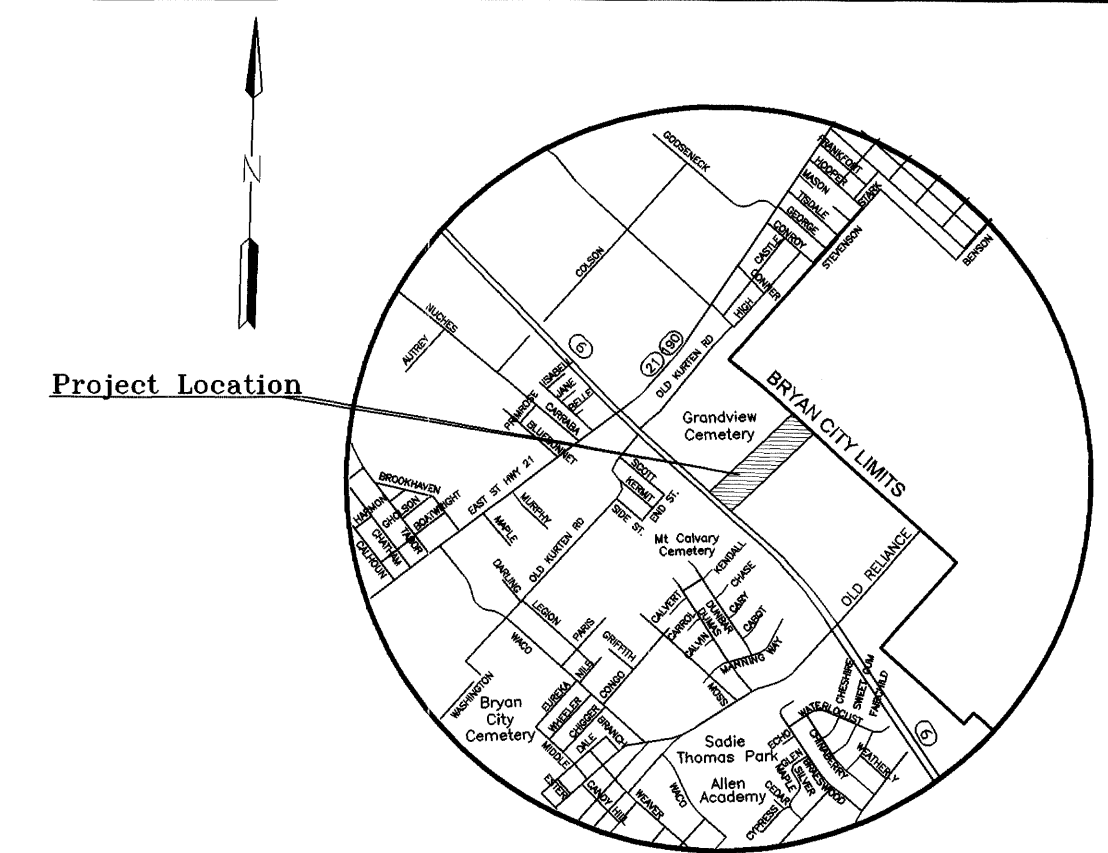
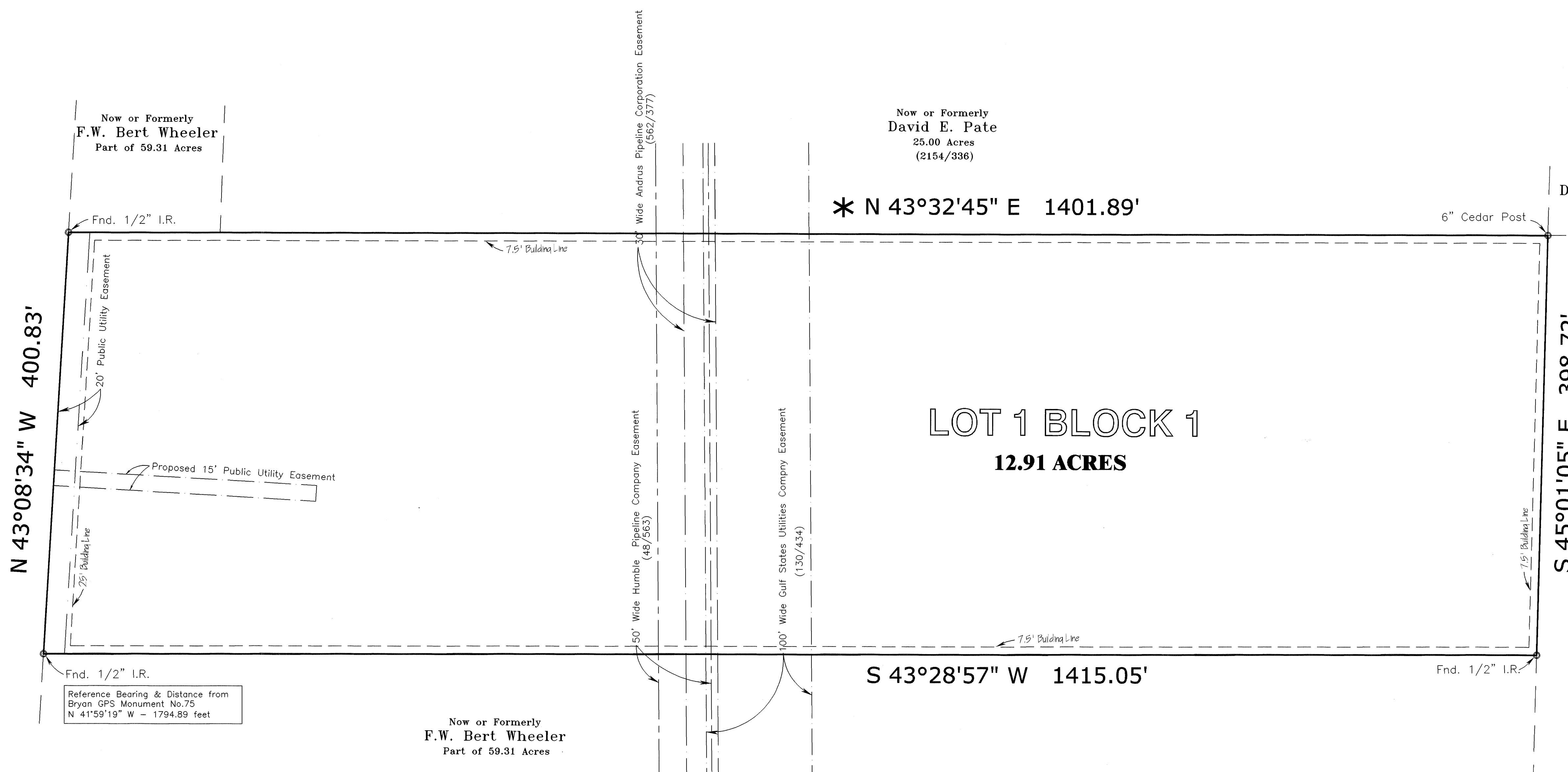


Scale: 1" = 60'



VICINITY MAP - Not To Scale -

NORTH EARL RUDDER FREEWAY  
State Highway No. 6 - East Bypass  
(R.O.W. Varies - 400' Approximate)



Now or Formerly  
Richard H. Harrison III  
197.40 Acres  
(2563/201)

Doc 00834560 Bk BR Vol 5683 Pg 117  
Filed for Record in:  
BRAZOS COUNTY  
On: Oct 23, 2003 at 02:40P  
As a  
Plats  
Document Number: 00834560  
Amount: 50.00  
Receipt Number - 228991  
By,  
Jaime Kelley

STATE OF TEXAS COUNTY OF BRAZOS  
I, Jaime Kelley, County Clerk of Brazos County, Texas, do hereby certify that this instrument was filed in the Office of the County Clerk on the 23rd day of October, 2003, at 2:40 P.M., and was duly recorded in the Public Records of Brazos County, Texas, in Volume 5683, Page 117, as stamped hereon by me.

HONORABLE KAREN MCKEEN, COUNTY CLERK, BRAZOS COUNTY

**FINAL PLAT**  
of  
**LUV HOMES SUBDIVISION**  
LOT 1 BLOCK 1  
12.91 Acres  
Volume 3663 Page 343

**S. F. Austin Survey, A-63**  
**Bryan, Brazos County, Texas**  
Scale: 1" = 60' October 2002

**FIELD NOTES**  
12.91 ACRE TRACT  
All that certain tract or parcel of land lying and being situated in the Stephen F. Austin Survey, Abstract No. 63 in Bryan, Brazos County, Texas, as described in the deed from Brazos Valley Community Church, Inc., (successor Trustee for M. D. Wheeler, Ltd., Mae Dean Wheeler, Trustee, Jacqueline Wheeler Motte, Reagan M. Marshall, II, Meredith Beck and Lieven J. Van Riet to Brazos Valley Community Church, Inc.) to CMH of KY, Inc. a Kentucky Corporation as recorded in Volume 3663 Page 343, Official Records of Brazos County, Texas, and being more particularly described as follows:  
COMMENCING at City of Bryan GPS Monument No. 75, a brass or aluminum disk set in concrete at the southeast corner of the intersection of State Highway No. 6, East Bypass and Old Reliance Road;  
THENCE: N 41°59'19" W - 1794.89 feet to a 1/2" iron rod found on the northeast R.O.W. line of State Highway No. 6, East Bypass marking the south corner of said 12.91 acre tract, also being the common corner of said 12.91 acre tract and the southeast part of F. W. Bert Wheeler 59.31 acre tract; said iron rod marking the POINT OF BEGINNING;  
THENCE: N 43°08'34" W - 400.83 feet along said northeast R.O.W. line to 1/2" iron rod found at the west corner of said 12.91 acre tract, also being the common corner of said 12.91 acre tract and the remainder northwest part of F. W. Bert Wheeler 59.31 acre tract;  
THENCE: N 43°32'45" E - 143.97 feet along the common line between said 12.91 acre tract and said northwest part of F. W. Bert Wheeler 59.31 acre tract pass the common corner of said 12.91 acre tract, said northwest part of Bert Wheeler tract and David E. Pate 25.00 acre tract (2154/336), continue on for a total distance of 1401.89 feet along the common line between said 12.91 acre tract and said David E. Pate 25.00 acre tract to a 6" Cedar post fence corner marking the north corner of said 12.91 acre tract, also being the common corner between said 12.91 acre tract, said David E. Pate 25.00 acre tract, David E. Pate 99.66 acre tract (2154/336) and Richard H. Harrison III 197.40 acre tract (2563/201);  
THENCE: S 45°01'05" E - 398.72 feet along the common line between said 12.91 acre tract and said Richard H. Harrison III 197.40 acre tract to a 1/2" iron rod found at the east corner of said 12.91 acre tract, also being the common corner of said 12.91 acre tract, said Richard H. Harrison III 197.40 acre tract and the southeast part of F. W. Bert Wheeler 59.31 acre tract;  
THENCE: S 43°28'57" W - 1415.05 feet along the common line between said 12.91 acre tract and said southeast part of F. W. Bert Wheeler 59.31 acre tract to the POINT BEGINNING and containing 12.91 acres of land more or less, according to a survey made on the ground under the supervision of Donald D. Garrett, Registered Professional Land Surveyor, No. 2972 in July 2002.

- \* Deed bearing used as the Basis of Bearing.
- Easements:**
- Right-of-Way Easement to Humble Pipeline Company, recorded in Volume 48, Page 563. (As shown)
  - Right-of-Way Easement to Gulf State Utilities Company, recorded in Volume 130, Page 434. (As shown)
  - Easement to Andrus Pipeline Corporation, recorded in Volume 562, Page 377. (As shown)

- GENERAL NOTES:**
- This property does not lie within the 100-year flood hazard area as established by the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) Community Panel No. 48041C0133C ; Effective Date : July 1992.
  - Current zoning of the subject property is C- Commercial.
  - Sanitary sewer and wastewater collection shall be provided by private system installed with the prior issuance of licence by the Brazos County Health Department under the provision of the Private Sewage Facility Regulations adopted by the City of Bryan pursuant to the Texas Health and Safety Code.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Timothy Green, President of Brazos Valley Community Church, Inc., the owner of the land shown on this plat, being the tract of land as conveyed to us, in the Official Records of Brazos County in Volume 3663, Page 343, and designated herein as the **FINAL PLAT OF LUV HOMES SUBDIVISION** 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 **Timothy Green**, 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 purposes stated.  
Notary Public, State of Texas  
My Commission Expires 9-14-2004

I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the metes and bounds describing said subdivision will describe a closed geometric form.

**CERTIFICATE OF THE ENGINEER**  
I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

**APPROVAL OF THE PLANNING ADMINISTRATOR**  
I, the undersigned, Planning Administrator 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 19th day of June, 2003.

**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 19th day of June, 2003.

**CERTIFICATION BY THE COUNTY CLERK**  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Karen M. McKeen, 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 23rd day of October, 2003, in the Official Records of Brazos County in Volume 3663 Page 343.

By: *Jaime Kelley*  
Jaime Kelley  
City Engineer, Bryan, Texas

**DEVELOPER**  
Brazos Valley Community Church, Inc.  
4 Kennedy Avenue  
2851 East Highway 21  
Bryan, Texas 77802  
Phone: (817) 778-4106  
Fax: (817) 778-4210

**ENGINEER**  
CMH of KY, Inc.  
A Kentucky Corporation  
2000 Clayton Road  
Manassas, VA 20108  
Phone: (817) 380-2000  
Fax: (817) 380-1708

**PLANNING ADMINISTRATOR**  
LUV Homes  
2851 East Highway 21  
Bryan, Texas 77802  
Phone: (817) 778-4106  
Fax: (817) 778-4210

**GARRETT ENGINEERING**  
1404 East 11th Street, Suite 100  
Bryan, Texas 77802  
Phone: (817) 778-4106  
Fax: (817) 778-4210

on base as 10/23/03