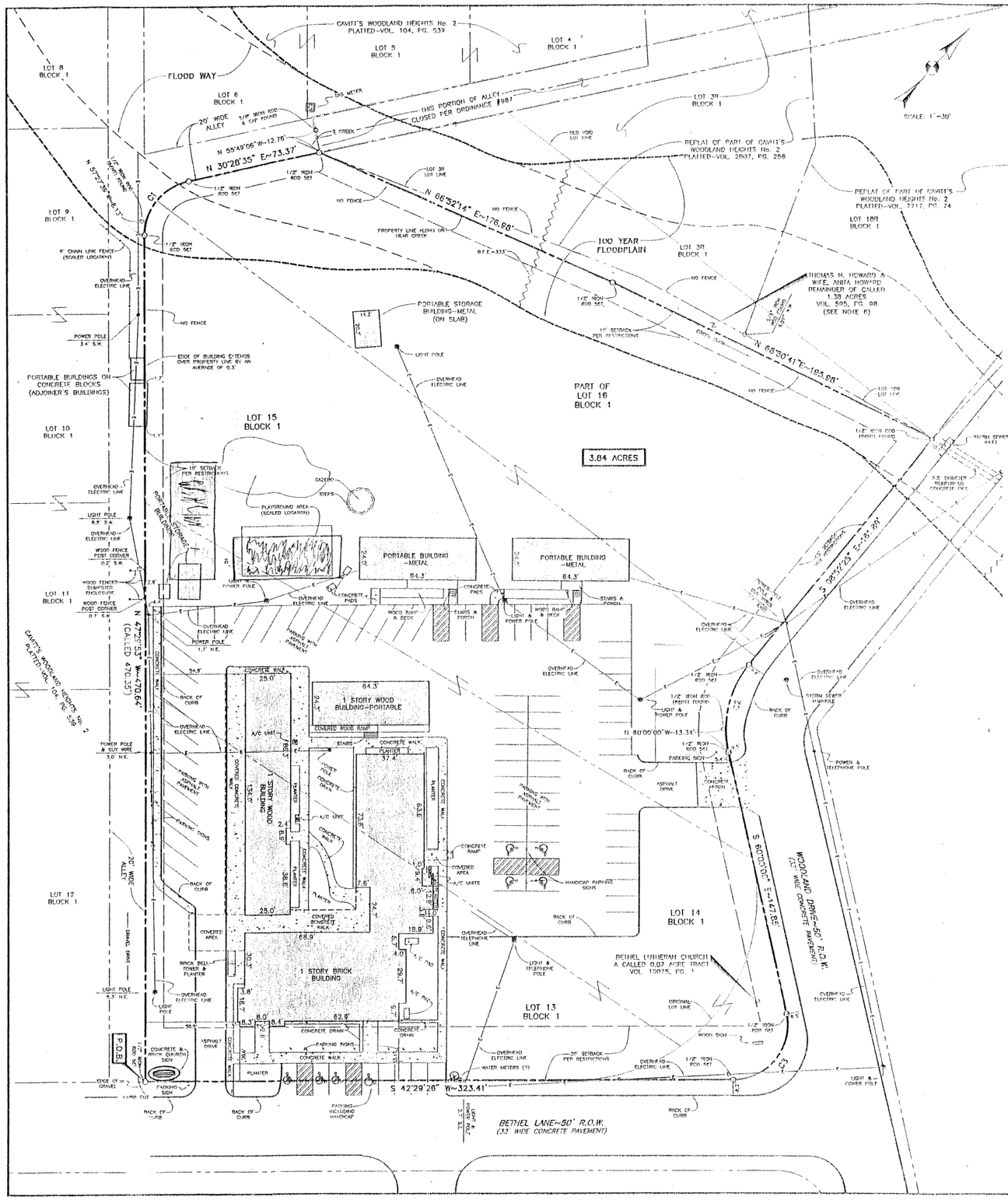


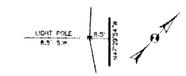
NOTES:

1. BASIS OF BEARINGS IS AN ASSUMED BEARING OF S 60°00'00"E ALONG THE RE-ESTABLISHED SOUTHWEST RIGHT OF WAY LINE OF WOODLAND DRIVE ACCORDING TO THE PLAT OF CAVITT'S WOODLAND HEIGHTS No. 2 RECORDED IN VOL. 104, PG. 539 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

2. CURRENT TITLE APPEARS VESTED IN BETHEL EVANGELICAL CHURCH OF BRYAN BY VIRTUE OF DEEDS RECORDED IN VOL. 222, PG. 57 OF THE DEED RECORDS & VOL. 10,075, PG. 01 OF THE OFFICIAL RECORDES OF BRAZOS COUNTY, TEXAS.

3. PART 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. 0141C, MAP NO. 48041C0141C, EFFECTIVE DATE: JULY 2, 1992.

4. THE DIRECTION AND DISTANCE SHOWN TO PHYSICAL OBJECTS ALONG THE PERIMETER ARE FROM THE RECONSTRUCTED LOT LINE TO THE OBJECT SHOWN.



5. THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY UNIVERSITY TITLE COMPANY OF NO. 00101373, EFFECTIVE DATE: MARCH 9, 2011, TO WIT THE FOLLOWING COMMENTS RELATED TO SCHEDULE "B" OF SAID COMMITMENT:

d) ALL APPLICABLE EASEMENTS AND SETBACKS AS SET FORTH IN RESTRICTIONS RECORDED IN VOL. 104, PG. 540, ARE SHOWN HEREON.

e) 16' WIDE STORM SEWER LINE EASEMENT, CITY OF BRYAN, VOL. 901, PG. 506, HAVING NO DEFINED LOCATION (BLANKET). THIS INSTRUMENT CONTAINS NO PLOTTABLE DATA AND THIS EASEMENT CANNOT BE SHOWN. IT IS ASSUMED THAT IT APPLIES TO STORM SEWER ALONG OR NEAR NORTHWEST LINE OF SUBJECT TRACT.

6) THIS AREA (SHOWN HATCHED) REPRESENTS A GAP BETWEEN SUBJECT TRACT AND THE ADJACENT PLATTED LINES. THIS AREA CONTAINS 0.04 ACRE. THIS AREA IS PART OF THE 1.38 ACRE TRACT DESCRIBED IN THE DEED FROM BETHEL EVANGELICAL LUTHERAN CHURCH TO THOMAS H. HOWARD, ET UX, AS RECORDED IN VOL. 595, PG. 98.

7) PARKING SPACES: 8 HANDICAP & 65 REGULAR.

8) SITUS ADDRESS – #410 BETHEL LANE.

CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	42.93'	30.89'	77°58'28"	N08°30'39"W~39.86'
C2	51.75'	58.00'	51°07'16"	S34°26'13"E~50.05'
C3	53.68'	30.00'	102°29'36"	S08°45'17"E~46.79'

LEGEND

STORM SEWER MANHOLE	(S)
WATER METER	(W)
OVERHEAD ELECT. LINE	—E—
POWER POLE	•
LIGHT POLE	
B.F.E.	BASE FLOOD ELEVATION
WOOD FENCE (& FENCE CORNER)	• ——

CERTIFICATE OF SURVEYOR

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

I, S.M. KLING, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2003, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE, CORRECT, AND ACCURATELY REPRESENTS THE LINES AND DIMENSIONS OF THE PROPERTY, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT IT INDICATES ALL EASEMENTS AND FENCES AS THEY ARE VISIBLE ON THE GROUND, AND THAT THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON.

S.M. KLING R.P.L.S. NO. 2003
MARCH 24, 2011

0 30' 60' 90'

SURVEY & "AS-BUILT" PLAT

OF

3.84 ACRE TRACT

LOTS 13, 14, 15 &
PART OF 16, BLOCK 1
& ALL OF A CALLED
0.07 ACRE TRACT

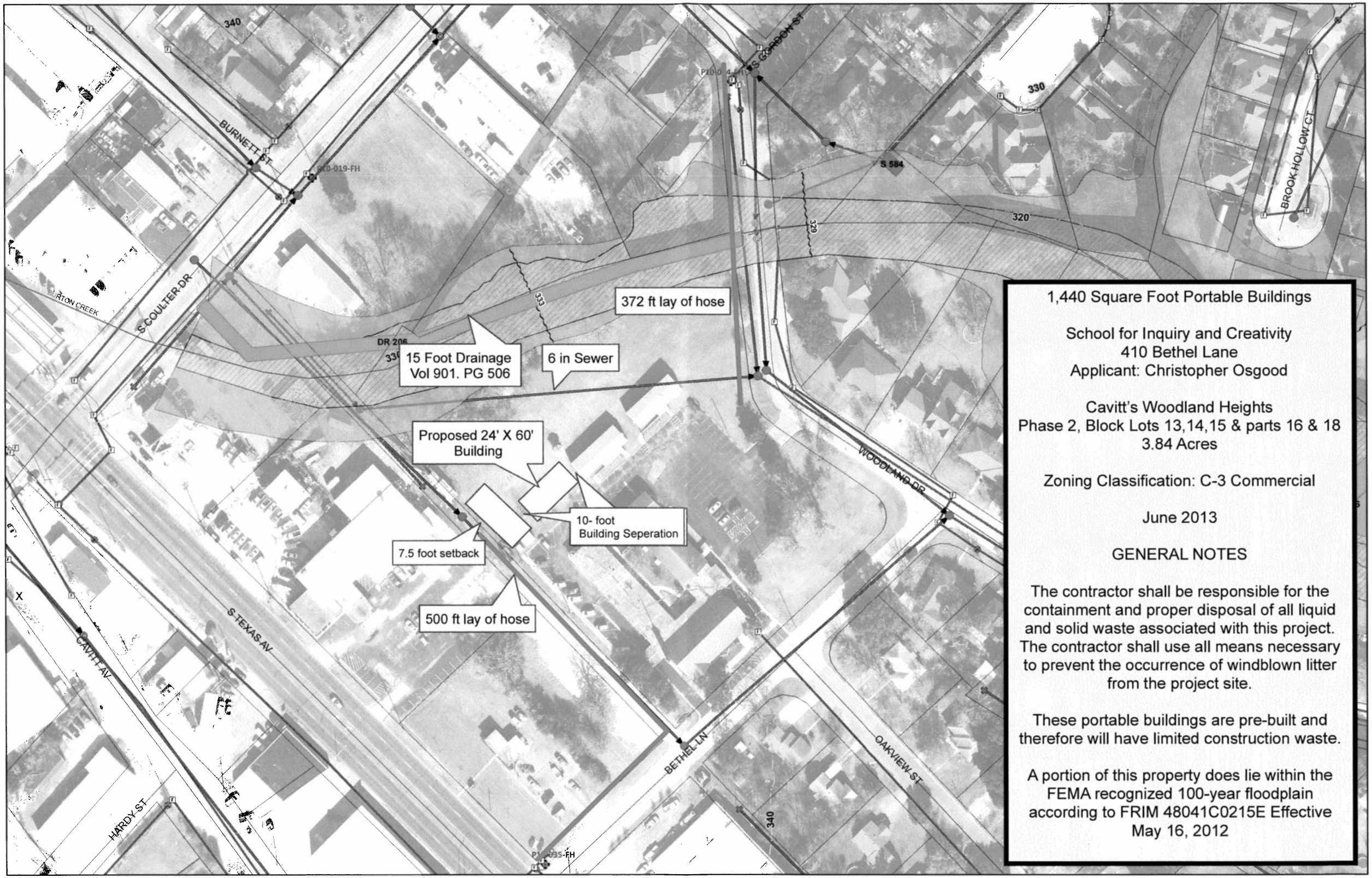
CAVITT'S WOODLAND HEIGHTS No. 2

ZENO PHILLIPS SURVEY, A-45
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=30' MARCH, 2011

PREPARED BY:
KLING ENGINEERING & SURVEYING
4101 TEXAS AV. • P.O. BOX 4234 • BRYAN, TEXAS • PH. 979.846.5212

H:\Land Projects R2\041\Zeno Phillips A-45\Cavitt's Woodland Heights No. 2 NAD83\dwg\Exhibits\Bethel church as-built.dwg 3/25/2011 10:35:51 AM CDT


340
BURNETT ST
S COULTER DR
S GORDON ST
330
S 584
BROOK HOLLOW CT
320
329
333
372 ft lay of hose
DR 206
15 Foot Drainage
Vol 901. PG 506
6 in Sewer
Proposed 24' X 60'
Building
10- foot
Building Seperation
7.5 foot setback
500 ft lay of hose
WOODLAND DR
S TEXAS AV
CAVITT AV
HARDY ST
BETHEL LN
OAKVIEW ST
340
1,440 Square Foot Portable Buildings
School for Inquiry and Creativity
410 Bethel Lane
Applicant: Christopher Osgood
Cavitt's Woodland Heights
Phase 2, Block Lots 13,14,15 & parts 16 & 18
3.84 Acres
Zoning Classification: C-3 Commercial
June 2013
GENERAL NOTES
The contractor shall be responsible for the containment and proper disposal of all liquid and solid waste associated with this project. The contractor shall use all means necessary to prevent the occurrence of windblown litter from the project site.
These portable buildings are pre-built and therefore will have limited construction waste.
A portion of this property does lie within the FEMA recognized 100-year floodplain according to FRIM 48041C0215E Effective May 16, 2012