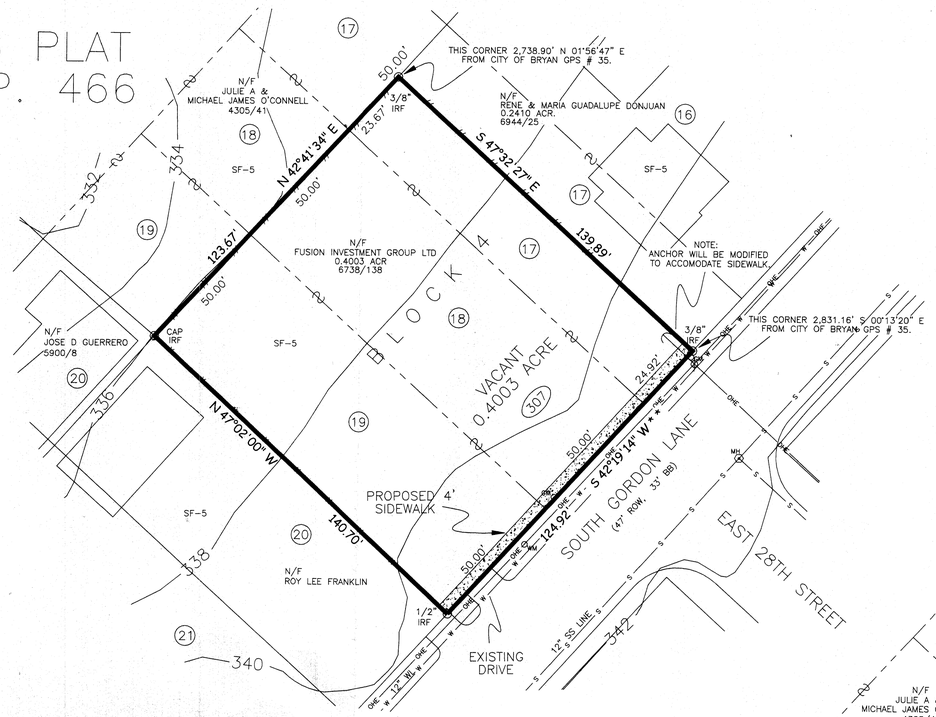
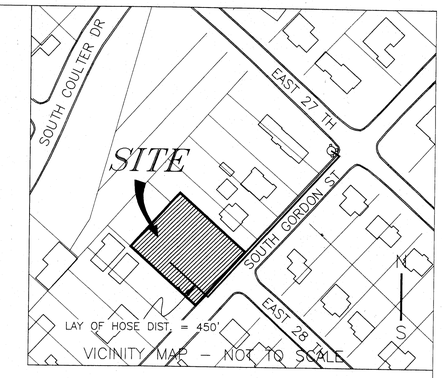
EXISTING PLAT
V. 96, P. 466



NOTES:

1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. TOTAL AREA = 0.4003 ACRES.
3. BASE LINE IS NOTED WITH * *.
4. THIS TRACT DOES NOT LIE WITHIN A 100-YR FLOOD PLAIN (FEMA FIRM MAP # 48041 C 0133 C, DATED JUL. 2, 1992).
5. BUILDING SETBACK LINES IN REPLAT ARE SET BY CURRENT SITE DEVELOPMENT REVIEW ORDINANCE.
6. BEARINGS WERE OBTAINED FROM CITY OF BRYAN'S CONTROL MONUMENTS, NAD83 (1993).
7. PRIMARY BM IS CITY OF BRYAN GPS MON. #35, ELEV.=331.46 (NAVD 88).
8. SIDEWALK WILL BE REQUIRED ALONG SOUTH GORDON LANE. THE FRONT EDGE OF THE SIDEWALK WILL BE LOCATED AT LEAST **4.0'** FROM THE BACK OF CURB.
9. SIDEWALKS AND RAMPS, IF ANY, SHALL CONFORM TO C.O.B. DETAILS AND T.A.S.
10. VARIANCE TO REDUCE LOT WIDTH IS BEING SUBMITTED SIMULTANEOUSLY WITH THIS REPLAT.
10. LAY OF HOSE DISTANCE FROM CLOSEST FH AT 1313 E. 27TH ST. TO MID DEPTH OF LOT 19R IS 450'.



VICINITY MAP – NOT TO SCALE

LEGEND

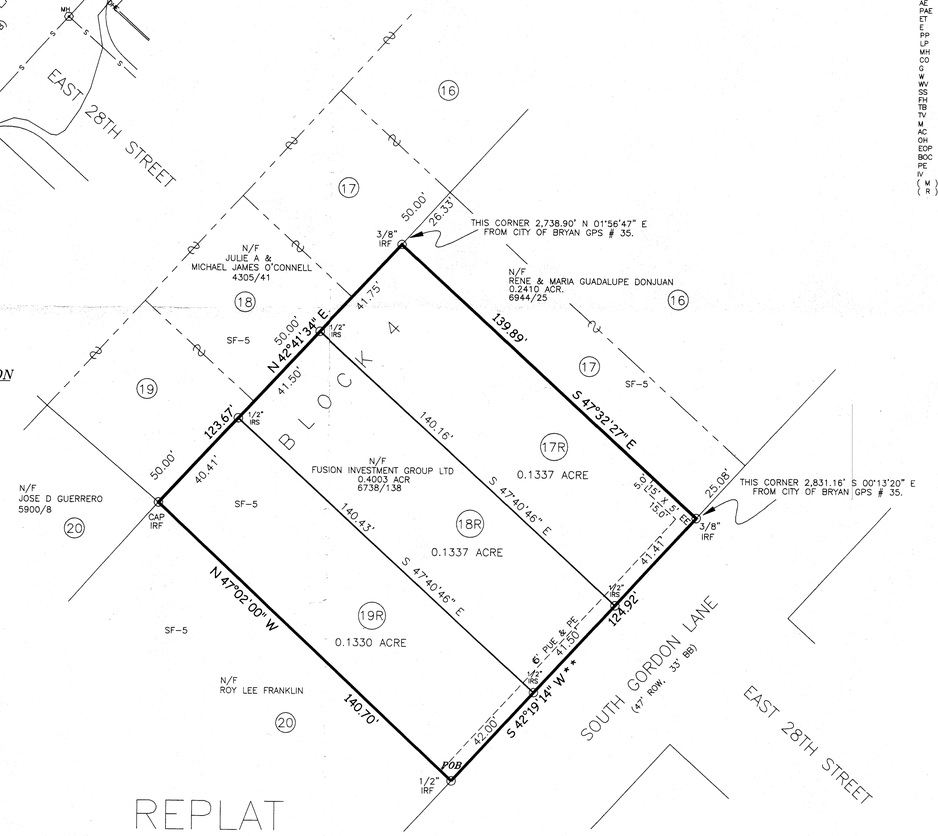
IR	= IRON ROD
IP	= IRON PIPE
CM	= CONCRETE MARKER
MOC	= MARK ON CONCRETE
S	= SET
F	= FOUND
FP	= FENCE POST
FC	= FENCE CORNER
ROW	= RIGHT OF WAY
BB	= BACK TO BACK OF CURB
BL	= BUILDING LINE
PUE	= PUBLIC UTILITY EASMT.
EE	= ELECTRICAL EASEMENT
DE	= DRAINAGE EASEMENT
AE	= ACCESS EASEMENT
PAE	= PARKING/ACCESS EASMT.
ET	= ELECTRIC TRANSFORMER
E	= ELECTRICAL
PP	= POWER POLE
LP	= LIGHT POLE
MH	= MANHOLE
CO	= CLEAN OUT
G	= GAS
W	= WATER
WV	= WATER VALVE
SS	= SANITARY SEWER
FH	= FIRE HYDRANT
TB	= TELEPHONE PEDESTAL
TV	= CABLE TV
M	= METER/MARKER
AC	= AIR CONDITIONER
OH	= OVERHANG
EOP	= EDGE OF PAVEMENT
BOC	= BACK OF CURB
PE	= PEDESTRIAN ACCESS EASMT.
IV	= IRRIGATION VALVE
(M)	= MEASURED
(R)	= RECORDED

Received

JAN 2 5 2006

Development & Engineering Services

N — SCALE : 1" = 25.' — 0 — 25 FT — S



METES AND BOUNDS DESCRIPTION

BEING A 0.4003-ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, AND BEING PARTS OF LOTS 17, 18, & 19, BLOCK 4, EASTSIDE RE-SURVEY ADDITION, SAID TRACT BEING THE SAME TRACT OF LAND, CALLED 0.40-ACRE, CONVEYED TO FUSION INVESTMENT GROUP LTD. BY DEED RECORDED IN VOLUME 6738 PAGE 138, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, AND SAID 0.4003-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½" IRON ROD FOUND ON THE NORTHWESTERN BOUNDARY LINE OF SOUTH GORDON LANE, A 47'-WIDE PUBLIC RIGHT OF WAY, AND BEING THE SOUTHERNMOST CORNER OF SAID 0.4003-ACRE TRACT, ALSO BEING A COMMON FRONT CORNER OF LOT 19 AND LOT 20 OF SAID EASTSIDE RE-SURVEY ADDITION;

THENCE N 47°02'00" W, ALONG NORTHEASTERN BOUNDARY LINE OF SAID LOT 20, FOR A DISTANCE OF 140.70' TO A CAPPED IRON ROD FOUND MARKING THE NORTHERNMOST CORNER OF SAID LOT 20;

THENCE N 42°41'34" E, THROUGH SAID LOTS 19, 18, & 17, FOR A DISTANCE OF 123.67' TO A 3/8" IRON ROD FOUND, MARKING THE WESTERNMOST CORNER OF A 0.2410-ACRE TRACT CONVEYED TO RENE AND MARIA GUADALUPE DONJUAN BY DEED RECORDED IN VOL. 6944, PAGE 25, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS;

THENCE S 47°32'27" E, THROUGH SAID LOT 17 AND ALONG THE SOUTHWESTERN BOUNDARY LINE OF SAID DONJUAN TRACT, FOR A DISTANCE OF 139.89' TO A 3/8" IRON ROD FOUND, LOCATED ON THE NORTHWESTERN RIGHT OF WAY LINE OF SAID SOUTH GORDON LANE;

THENCE S 42°19'14" W, ALONG THE NORTHWESTERN RIGHT OF WAY LINE OF SAID SOUTH GORDON LANE, FOR A DISTANCE OF 124.92' TO THE POINT OF BEGINNING CONTAINING 0.4003-ACRES OF LAND MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

FUSION INVESTMENT GROUP LTD, REPRESENTED BY _____, OWNER OF THE LAND SHOWN ON THIS PLAT AND WHICH IS DESIGNATED HEREIN AS REPLAT OF PARTS OF LOTS 17, 18, &19, BLOCK 4, EASTSIDE RE-SURVEY ADDITION, BRYAN TEXAS 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 PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

_____
OWNER

_____
LIENHOLDER APPROVAL

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____

KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS_____DAY OF _____,2006.

_____
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

CERTIFICATION OF THE CITY PLANNER

I, _____, CITY PLANNER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE CITY MASTER PLAN, MAJOR STREET PLAN, LAND USE PLAN, AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN CITY ORDINANCES.

_____
PLANNING ADMINISTRATOR

APPROVAL OF THE CITY ENGINEER

I, _____, CITY ENGINEER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN.

_____
CITY ENGINEER

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, _____, CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT WAS DULY FILED FOR APPROVAL WITH THE COMMISSION ON THE _____ DAY OF _____, 2006 AND SAME WAS DULY APPROVED ON THE _____ DAY OF_____, 2006.

_____
CHAIR, PLANNING AND ZONING COMMISSION

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, 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 _____ DAY OF _____, 2006, IN THE OFFICIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME _____, PAGE _____.

_____
COUNTY CLERK, BRAZOS COUNTY, TEXAS

CERTIFICATE OF SURVEYOR AND ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

I, CHRISTIAN A. GALINDO, LICENSED PROFESSIONAL ENGINEER No. 53425, AND REGISTERED PROFESSIONAL LAND SURVEYOR No. 4473, 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 AND CONTROL ON THE GROUND, THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION DESCRIBE A CLOSED GEOMETRIC FORM, AND THAT PROPER ENGINEERING PRACTICE WAS EXERCISED IN THE PREPARATION OF THIS PLAT.

Christian Galindo

_____
CHRISTIAN A. GALINDO, P.E., R.P.L.S.
DATE: JANUARY 24, 2006

STATE OF TEXAS — REGISTERED — CHRISTIAN ANZE GALINDO — 4473 — PROFESSIONAL — LAND SURVEYOR

STATE OF TEXAS — CHRISTIAN A. GALINDO — 53425 — REGISTERED — PROFESSIONAL ENGINEER

GALINDO ENGINEERS AND PLANNERS, INC.
3833 SOUTH TEXAS AVE., SUITE 213 BRYAN, TEXAS 77802 979-846-8868

REPLAT OF PARTS OF LOTS 17, 18, & 19, BLOCK 4, EASTSIDE RE-SURVEY ADDITION

OWNER/DEVELOPER: FUSION INVESTMENT GROUP LTD. c/o ANN & ROBERT HORTON ADDRESS: 412 TARROW DRIVE COLLEGE STATION, TX 77840 TEL: (979) 324-2628 FAX: (979) 260-8589	*0.4003-ACRES* *BRYAN, BRAZOS COUNTY, TEXAS*	DATE: JANUARY 13, 2006 DESIGNED BY: JTM APPROVED BY: CAG REVISIONS: JAN. 24, 2006	PROJECT *2-06* SHEET 1 OF 1

RP06-02 #2