

SCALE: 1" = 100'

100 0 100 200 300 Feet

VICINITY MAP  
NOT TO SCALE

SEE SHEET TWO FOR LINE TABLE, NOTES AND CERTIFICATIONS.

Job 00813022 Bk OR Vol 5280 Pg 268

N/F THE SAM J. RIZZO REVOCABLE FAMILY TRUST CALLED 100 ACRE TRACT 2257/130

**FINAL PLAT**  
OF  
**DILLY SHAW ESTATES**  
62.11 ACRES  
J. F. MARTIN SURVEY, A-34  
BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 100 FEET  
SURVEY DATE: DECEMBER, 2001  
PLAT DATE: 06-07-02  
REVISED: 06-04-02  
JOB NUMBER: 01-1389  
CAD NAME: 01-1389R  
CR5 FILE: 00-1182 (cont); 00-1513 (job)

PREPARED BY: KERR SURVEYING CO.  
505 CHURCH STREET, P.O. BOX 269  
COLLEGE STATION, TEXAS 77841  
PHONE (979) 268-3195

PREPARED FOR: MIKE MAHONEY  
P.O. BOX 5292  
BRYAN, TEXAS 77805  
PHONE (979) 776-0581

enj plot

SHEET ONE OF TWO

LINE	DISTANCE	BEARING
L1	40.96'	N 53°19'24" E
L2	87.72'	N 45°53'16" E
L3	71.66'	N 02°22'37" E
L4	67.56'	N 24°56'04" W
L5	22.77'	S 75°43'09" W
L6	68.88'	N 23°22'22" E
L7	148.25'	N 17°53'41" E
L8	136.38'	N 32°04'17" E
L9	53.26'	N 05°59'49" E
L10	45.34'	N 64°14'29" W
L11	21.37'	S 31°35'13" W
L12	64.70'	N 43°45'04" W
L13	117.83'	N 38°42'02" E
L14	88.49'	N 81°57'36" W
L15	87.13'	N 36°42'43" W
L16	49.18'	N 88°00'52" W
L17	93.98'	S 27°42'55" W
L18	96.59'	S 00°28'05" E
L19	95.60'	S 33°52'03" W
L20	80.17'	S 05°19'01" E
L21	37.14'	S 72°54'31" W
L22	139.51'	N 56°02'21" W
L23	165.67'	N 00°00'14" E
L24	105.85'	N 38°06'18" W
L25	28.60'	N 13°20'26" E
L26	69.70'	N 29°13'29" W
L27	28.83'	N 64°06'15" W
L28	61.99'	S 71°46'56" W
L29	24.95'	N 37°02'30" W
L30	30.13'	S 47°36'48" W
L31	81.59'	S 87°03'13" W
L32	35.75'	N 51°23'44" W
L33	131.82'	N 76°04'34" W
L34	109.18'	N 25°55'50" E
L35	28.33'	N 35°48'59" W
L36	101.30'	N 59°47'03" W
L37	91.68'	N 14°52'31" W
L38	57.38'	N 36°31'31" W
L39	74.85'	N 01°47'04" E
L40	56.18'	N 47°23'39" E
L41	85.58'	N 18°26'13" W
L42	19.54'	N 53°15'39" W
L43	42.10'	N 13°22'02" W
L44	99.55'	S 59°23'28" W
L45	120.25'	S 01°59'56" W
L46	64.69'	S 16°27'06" W
L47	48.02'	S 80°52'03" W
L48	27.26'	N 80°28'20" W
L49	89.54'	S 87°17'41" W
L50	65.14'	S 71°21'03" W
L51	62.87'	N 49°11'44" W
L52	27.12'	N 80°52'58" W
L53	178.98'	N 02°23'35" W
L54	134.49'	N 29°23'52" E
L55	49.27'	N 15°55'37" W
L56	34.35'	N 24°52'34" W
L57	33.10'	N 08°19'35" E
L58	29.72'	N 27°22'44" W
L59	54.93'	N 68°53'45" W
L60	138.14'	S 65°28'35" W
L61	66.74'	S 50°45'32" W
L62	49.14'	N 79°59'21" W
L63	37.11'	N 64°31'53" W
L64	21.19'	S 82°22'30" W
L65	16.54'	N 38°33'37" W
L66	47.30'	S 78°15'55" W

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF TEXAS

I (We) MICHAEL G. MAHONEY TRUSTEE, owner(s) and developer(s) of the land shown on this plat, and designated herein as Dilly Shaw Estates to Brazos County, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, and public places thereon shown for the purpose and consideration therein expressed.

Michael Mahoney, Trustee

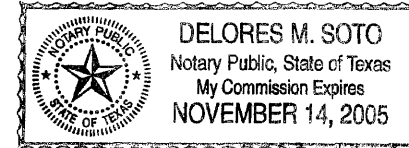
Owner(s)

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Michael G. Mahoney, Trustee, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 10th day of July, 2002.

Delores M. Soto  
Notary Public, Brazos County, Texas



CERTIFICATE OF APPROVAL

This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas, as the Final Plat of such subdivision on the 2nd day of July, 2002. Signed this the 7th day of August, 2002.

Clint D. Johnson  
County Judge, Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, KIM CASEY, Chairman of the Planning and Zoning Commission of the City of Bryan, hereby certify that the attached plat was duly approved by the Commission on the 7th day of August, 2002.

Kim Casey  
Chairman

CERTIFICATION OF PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan and the standards and specifications set forth in this Ordinance.

Janet Combs  
Planning Administrator, City of Bryan

APPROVAL OF THE CITY ENGINEER

I, the undersigned, Development 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.

APC  
City Engineer, City of Bryan

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Karen M. Queen, 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 on the 2nd day of July, 2002, in the Official Public Records of Brazos County, Texas, in Volume 2258, Page 269.

Karen M. Queen  
County Clerk  
Brazos County, Texas  
Sylvia Polansky

GENERAL NOTES

- ALL LOTS SERVED BY ON-SITE SEWAGE FACILITIES (OSSF) MUST COMPLY WITH COUNTY AND STATE OSSF REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN AUTHORIZATION TO CONSTRUCT PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT ENSURED COMPLIANCE WITH COUNTY ORDER ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE.
- ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE ON-SITE SEWAGE FACILITIES MAY BE CONSTRUCTED.
- ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENCRoACH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
- WIXON WATER SUPPLY CORPORATION WILL PROVIDE WATER SERVICE FOR THE SUBDIVISION.
- A PORTION OF THIS TRACT DOES LIE WITHIN A DESIGNATED FLOOD PLAIN, ZONE "AE", ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0070 C, EFFECTIVE DATE JULY 2, 1992.
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
- THERE SHALL BE A 20' PUBLIC UTILITY EASEMENT ADJACENT TO THE 30' PIPELINE EASEMENT ADJACENT TO DILLY SHAW TAP ROAD, A 20' PUBLIC UTILITY EASEMENT AROUND THE PERIMETER OF THE SUBDIVISION, A 20' PUBLIC UTILITY EASEMENT CENTERED ALONG ALL INTERIOR LOT LINE, AND A 18' PUBLIC UTILITY EASEMENT ADJACENT TO THE 70' WIDE PRIVATE ACCESS EASEMENT.
- THERE SHALL BE A 25' BUILDING SETBACK LINE ADJACENT TO THE 70' WIDE PRIVATE ACCESS EASEMENT AND DILLY SHAW TAP R.O.W. LINE.
- P.U.E. - PUBLIC UTILITY EASEMENT
- DIMENSIONS SHOWN ON CURVES ARE CHORD DISTANCES.
- MINIMUM FINISHED FLOOR ELEVATIONS TO BE DETERMINED BY THE COUNTY ENGINEER'S OFFICE.

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PIPELINE NOTES

- PIPELINE EASEMENT RECORDED IN VOLUME 588, PAGE 303 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, WAS RELEASED JUNE, 2001, AND RECORDED IN VOLUME 4205, PAGE 332 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.
- PIPELINE EASEMENT RECORDED IN VOLUME 617, PAGE 533 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, WAS RELEASED JULY, 2001, AND RECORDED IN VOLUME 4247, PAGE 167 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

FLOOD NOTES

FLOOD ZONE "A" SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD. NO BASE FLOOD ELEVATIONS DETERMINED.

FLOOD ZONE "AE" SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD. BASE FLOOD ELEVATIONS DETERMINED.

FLOOD ZONE "X" UNSHADED AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.

Doc 00813022 Bk OR Vol 5280 Pg 269

Filed for Record in:  
BRAZOS COUNTY

On: May 08, 2003 at 02:33P

As a  
Plat

Document Number: 00813022

Amount: 55.00

Receipt Number - 217358

By:  
Sylvia Polansky

STATE OF TEXAS COUNTY OF BRAZOS  
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of:  
BRAZOS COUNTY  
as stamped herein by me.

May 08, 2003

HONORABLE KAREN MCQUEEN, COUNTY CLERK  
BRAZOS COUNTY

CERTIFICATE OF SURVEYOR

I, Brad Kerr, Registered Public Surveyor No. 4502, 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.

Brad Kerr, R.P.L.S., No. 4502

METES AND BOUNDS DESCRIPTION  
OF A  
62.11 ACRE TRACT  
J. F. MARTIN SURVEY, A-34  
BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE J. F. MARTIN SURVEY, ABSTRACT NO. 34, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF A CALLED 108.23 ACRE TRACT AS DESCRIBED BY A DEED TO JOSEPH STEVENS JOHNSON AND JANET MAE JOHNSON RECORDED IN VOLUME 3961, PAGE 69 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF A CALLED 200 ACRE TRACT AS DESCRIBED BY A DEED TO THE VETERANS LAND BOARD OF THE STATE OF TEXAS RECORDED IN VOLUME 146, PAGE 288 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS; SAID IRON ROD FOUND MARKING THE SOUTH CORNER OF LOT 1, BLOCK 2, FAWN LAKE ESTATES, ACCORDING TO THE PLAT RECORDED IN VOLUME 1036, PAGE 595 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, AND THE EAST CORNER OF A CALLED 1-1/2 ACRE TRACT AS DESCRIBED BY A DEED TO NEW BETHLEHEM BAPTIST CHURCH RECORDED IN VOLUME 81, PAGE 577 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 1/2 INCH IRON ROD FOUND ON THE EASTERLY LINE OF DILLY SHAW TAP ROAD (A COUNTY MAINTAINED PUBLIC ROAD) MARKING THE WEST CORNER OF SAID LOT 1, BLOCK 2, FAWN LAKE ESTATES, BEARS: N 48° 13' 31" W FOR A DISTANCE OF 805.96 FEET AND A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF LOT 6, BLOCK 2, FAWN LAKE ESTATES, AND AN EXTERIOR NORTHWEST CORNER OF SAID 200 ACRE TRACT BEARS: N 42° 00' 22" E FOR A DISTANCE OF 932.43 FEET.

THENCE: S 43° 05' 23" W ALONG THE COMMON LINE OF SAID 200 ACRE TRACT AND SAID 1-1/2 ACRE TRACT FOR A DISTANCE OF 265.98 FEET TO A POINT IN THE CENTERLINE OF A CREEK MARKING THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 43° 05' 23" W ALONG THE COMMON LINE OF SAID 106.23 ACRE TRACT AND SAID 1-1/2 ACRE TRACT, SAME BEING CALLED THE NORTHWEST LINE OF SAID J. F. MARTIN SURVEY, A-34, AT 621.83 FEET PASS A 5/8 INCH IRON ROD FOUND IN THE SOUTHEAST FENCE LINE OF DILLY SHAW TAP ROAD, CONTINUE ON FOR A TOTAL DISTANCE OF 1000.21 FEET TO A POINT IN DILLY SHAW TAP ROAD MARKING THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 44° 57' 31" E THROUGH SAID 106.23 ACRE TRACT, AT 50.10 FEET PASS A 5/8 INCH IRON ROD SET IN THE FENCED LINE OF DILLY SHAW TAP ROAD, CONTINUE ON FOR A TOTAL DISTANCE OF 385.12 FEET TO A 5/8 INCH IRON ROD SET MARKING AN INTERIOR WEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 45° 02' 29" W CONTINUING THROUGH SAID 106.23 ACRE TRACT FOR A DISTANCE OF 219.72 FEET TO A 5/8 INCH IRON ROD SET ON THE NORTHEAST LINE OF A CALLED 10.36 ACRE TRACT DESCRIBED AS TRACT 2 BY A DEED TO MARCELO MORENO AND MIREIDA MORENO RECORDED IN VOLUME 4030, PAGE 134 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 47° 20' 21" E CONTINUING THROUGH SAID 106.23 ACRE TRACT AND ALONG THE NORTHEAST LINE OF SAID 10.36 ACRE TRACT FOR A DISTANCE OF 1055.37 FEET TO A 5/8 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN THE COMMON LINE OF SAID 106.23 ACRE TRACT AND A CALLED 176 ACRE TRACT AS DESCRIBED BY A DEED TO YEARNELL W. MARINO RECORDED IN VOLUME 2597, PAGE 5 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 80° 35' 23" E ALONG THE COMMON LINE OF SAID 106.23 ACRE TRACT AND SAID 176 ACRE TRACT FOR A DISTANCE OF 1406.85 FEET TO A POINT IN THE CENTERLINE OF THE AFOREMENTIONED CREEK;

THENCE: ALONG THE CENTERLINE OF SAID CREEK, SAME BEING THE COMMON LINE OF SAID 106.23 ACRE TRACT, SAID 176 ACRE TRACT, A CALLED 100 ACRE TRACT AS DESCRIBED BY A DEED TO THE SAM J. RIZZO REVOCABLE FAMILY TRUST, RECORDED IN VOLUME 2257, PAGE 130 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND THE AFOREMENTIONED 200 ACRE TRACT, FOR THE FOLLOWING CALLS:

N 53° 19' 24" E FOR A DISTANCE OF 40.96 FEET TO A POINT;

N 49° 53' 16" E FOR A DISTANCE OF 87.72 FEET TO A POINT;

N 02° 22' 37" E FOR A DISTANCE OF 71.66 FEET TO A POINT;

N 24° 56' 04" W FOR A DISTANCE OF 67.56 FEET TO A POINT;

S 75° 43' 09" W FOR A DISTANCE OF 22.77 FEET TO A POINT;

N 23° 22' 22" E FOR A DISTANCE OF 68.88 FEET TO A POINT;

N 17° 53' 41" E FOR A DISTANCE OF 148.25 FEET TO A POINT;

N 32° 04' 17" E FOR A DISTANCE OF 136.38 FEET TO A POINT;

N 05° 59' 49" E FOR A DISTANCE OF 53.26 FEET TO A POINT;

N 64° 14' 29" W FOR A DISTANCE OF 45.34 FEET TO A POINT;

S 31° 35' 13" W FOR A DISTANCE OF 21.37 FEET TO A POINT;

N 43° 45' 04" W FOR A DISTANCE OF 64.70 FEET TO A POINT;

N 38° 42' 02" E FOR A DISTANCE OF 117.83 FEET TO A POINT;

N 81° 57' 36" W FOR A DISTANCE OF 86.49 FEET TO A POINT;

N 36° 42' 43" W FOR A DISTANCE OF 87.13 FEET TO A POINT;

N 88° 00' 52" W FOR A DISTANCE OF 49.18 FEET TO A POINT;

S 27° 42' 55" W FOR A DISTANCE OF 93.98 FEET TO A POINT;

S 02° 28' 05" E FOR A DISTANCE OF 96.59 FEET TO A POINT;

S 33° 52' 03" W FOR A DISTANCE OF 95.60 FEET TO A POINT;

S 05° 19' 01" E FOR A DISTANCE OF 80.17 FEET TO A POINT;

S 72° 54' 31" W FOR A DISTANCE OF 37.14 FEET TO A POINT;

N 56° 02' 21" W FOR A DISTANCE OF 139.51 FEET TO A POINT;

N 00° 00' 14" E FOR A DISTANCE OF 165.67 FEET TO A POINT;

N 35° 06' 18" W FOR A DISTANCE OF 105.85 FEET TO A POINT;

N 13° 20' 26" E FOR A DISTANCE OF 28.60 FEET TO A POINT;

N 29° 13' 29" W FOR A DISTANCE OF 69.70 FEET TO A POINT;

N 64° 06' 15" W FOR A DISTANCE OF 28.83 FEET TO A POINT;

S 71° 48' 56" W FOR A DISTANCE OF 61.99 FEET TO A POINT;

N 37° 02' 30" W FOR A DISTANCE OF 24.95 FEET TO A POINT;

S 47° 36' 48" W FOR A DISTANCE OF 30.13 FEET TO A POINT;

S 87° 03' 13" W FOR A DISTANCE OF 81.59 FEET TO A POINT;

N 51° 23' 44" W FOR A DISTANCE OF 35.75 FEET TO A POINT;

N 76° 04' 34" W FOR A DISTANCE OF 131.82 FEET TO A POINT;

N 25° 55' 50" E FOR A DISTANCE OF 109.18 FEET TO A POINT;

N 35° 48' 59" W FOR A DISTANCE OF 28.33 FEET TO A POINT;

N 59° 47' 03" W FOR A DISTANCE OF 101.30 FEET TO A POINT;

N 14° 52' 31" W FOR A DISTANCE OF 91.68 FEET TO A POINT;

N 36° 31' 31" W FOR A DISTANCE OF 57.38 FEET TO A POINT;

N 01° 47' 04" E FOR A DISTANCE OF 74.85 FEET TO A POINT;

N 47° 23' 39" E FOR A DISTANCE OF 56.18 FEET TO A POINT;

N 18° 26' 13" W FOR A DISTANCE OF 85.58 FEET TO A POINT;

N 53° 15' 39" W FOR A DISTANCE OF 19.54 FEET TO A POINT;

N 13° 22' 02" W FOR A DISTANCE OF 42.10 FEET TO A POINT;

S 59° 23' 28" W FOR A DISTANCE OF 99.55 FEET TO A POINT;

S 01° 59' 56" W FOR A DISTANCE OF 120.25 FEET TO A POINT;

S 16° 27' 06" W FOR A DISTANCE OF 64.69 FEET TO A POINT;

S 80° 52' 03" W FOR A DISTANCE OF 48.02 FEET TO A POINT;

N 80° 28' 20" W FOR A DISTANCE OF 27.26 FEET TO A POINT;

S 87° 17' 41" W FOR A DISTANCE OF 89.54 FEET TO A POINT;

S 71° 21' 03" W FOR A DISTANCE OF 65.14 FEET TO A POINT;

N 49° 11' 44" W FOR A DISTANCE OF 62.87 FEET TO A POINT;

N 80° 52' 58" W FOR A DISTANCE OF 27.12 FEET TO A POINT;

N 02° 23' 35" W FOR A DISTANCE OF 178.98 FEET TO A POINT;

N 29° 23' 52" E FOR A DISTANCE OF 134.49 FEET TO A POINT;

N 15° 55' 37" W FOR A DISTANCE OF 49.27 FEET TO A POINT;

N 24° 52' 34" W FOR A DISTANCE OF 34.35 FEET TO A POINT;

N 08° 19' 35" E FOR A DISTANCE OF 33.10 FEET TO A POINT;

N 27° 22' 44" W FOR A DISTANCE OF 29.72 FEET TO A POINT;

N 88° 53' 45" W FOR A DISTANCE OF 54.93 FEET TO A POINT;

S 65° 28' 35" W FOR A DISTANCE OF 138.14 FEET TO A POINT;

S 50° 45' 32" W FOR A DISTANCE OF 66.74 FEET TO A POINT;

N 79° 59' 21" W FOR A DISTANCE OF 49.14 FEET TO A POINT;

N 64° 31' 53" W FOR A DISTANCE OF 37.11 FEET TO A POINT;