

NO.	RAD.	ARC	TAN	CHORD
CENTERLINE CURVE DATA:				
A	32° 20' 05"	722.71	407.86	209.52
B	23° 58' 43"	962.80	402.93	204.46
C	23° 58' 43"	962.80	402.93	204.46
PROPERTY LINE CURVE DATA:				
1	90° 00' 00"	25.00	39.27	25.00
2	90° 00' 00"	25.00	39.27	25.00
3	13° 00' 14"	772.71	175.38	88.07
4	11° 24' 17"	772.71	153.81	77.16
5	32° 20' 05"	672.71	379.64	195.03
6	82° 04' 26"	25.00	35.81	21.76
7	90° 00' 00"	25.00	39.27	25.00
8	04° 14' 38"	912.80	67.61	33.82
9	19° 44' 04"	912.80	314.40	158.77
10	23° 58' 43"	1012.80	423.86	215.08
11	10° 03' 34"	1012.80	177.82	89.14
12	13° 55' 08"	1012.80	246.04	123.63
13	12° 55' 31"	912.80	205.92	103.40
14	11° 03' 11"	912.80	176.09	88.32
15	90° 00' 00"	25.00	39.27	25.00
16	90° 00' 00"	25.00	39.27	25.00
17	90° 00' 00"	25.00	39.27	25.00
18	90° 00' 00"	25.00	39.27	25.00
19	90° 00' 00"	25.00	39.27	25.00
20	42° 50' 00"	25.00	18.69	9.81
21	188° 26' 42"	50.00	164.45	106.23
22	77° 13' 19"	50.00	67.39	39.93
23	42° 50' 00"	25.00	18.69	9.81

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS

STATE OF TEXAS
COUNTY OF BRAZOS

WE, FIRST BANK & TRUST, OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING PART OF THE TRACT OF LAND AS CONVEYED TO US IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS IN VOLUME 1000, PAGE 655, AND DESIGNATED HEREIN AS FAWN LAKE ESTATES SUBDIVISION IN BRAZOS COUNTY, 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 AND THEREON SHOWN FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

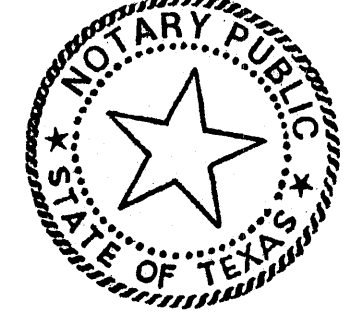
Ivan Olson
IVAN OLSON - SENIOR VICE-PRESIDENT
FIRST BANK & TRUST

STATE OF TEXAS
COUNTY OF BRAZOS

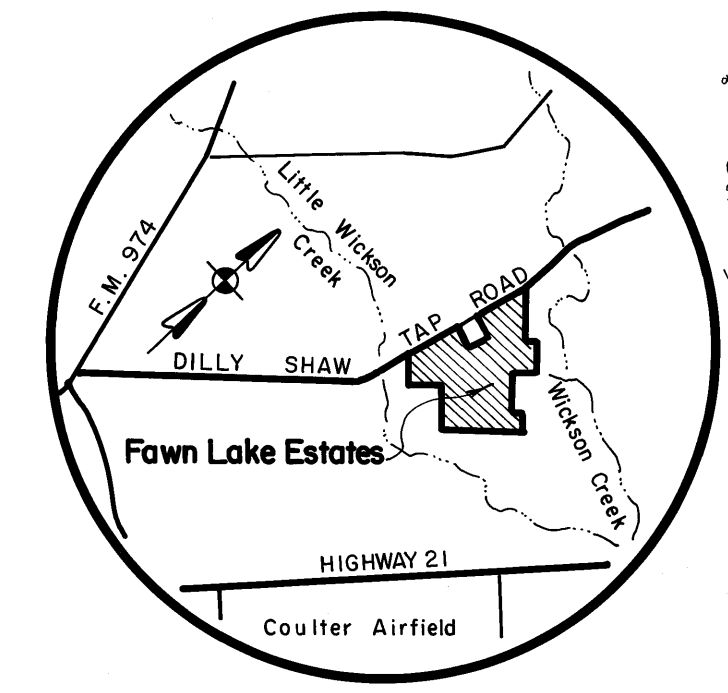
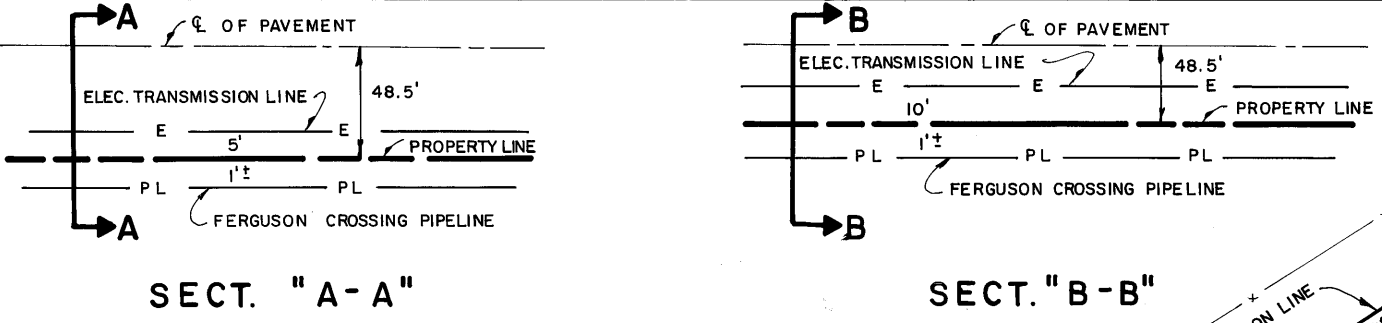
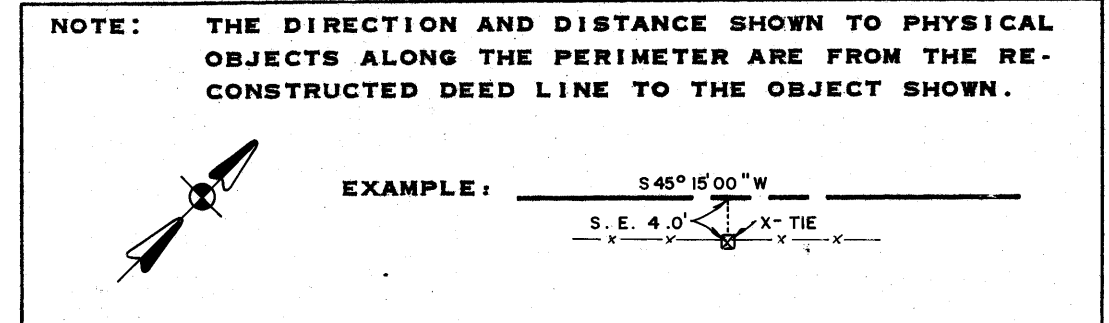
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED IVAN OLSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25th DAY OF February, 1988.

Janira Bates
NOTARY PUBLIC IN AND FOR BRAZOS COUNTY, TEXAS
COMMISSION EXPIRES: 9-13-89

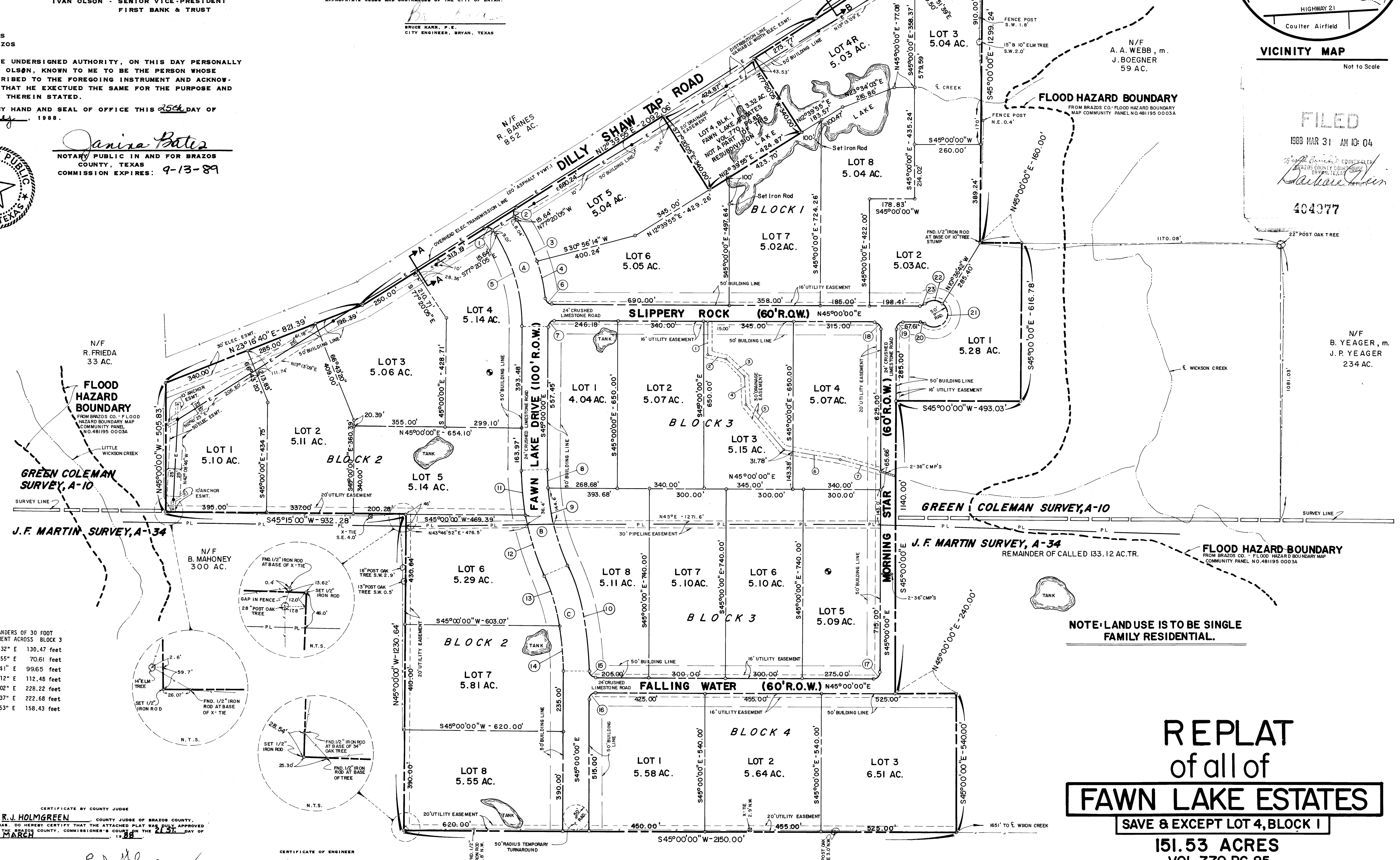


- NOTES:
- There is a 50 foot radius temporary turnaround easement with a temporary turnaround to be constructed at the southeast end of Fawn Lake Drive, as shown on the plat. The temporary turnaround easement is to be null and void at such time as said road is extended.
 - No private sewage facility may be installed on any lot in this subdivision without the issuance of a license by the Brazos County Health Unit under the provisions of the Private Sewage Facility Regulations adopted by the Commissioner's Court of Brazos County, pursuant to the provisions of Section 21.084 of the Texas Water Code.
 - 1/2" Iron rods shall be set at all lot corners.
 - 151.53 Total acres, with 27 lots.
 - 10' wide utility easement on each side of all property lines established now or in the future, except as shown hereon.
 - 5' wide anchor and guy easement extending 20 feet beyond any utility easement or public right-of-way when and where necessary for guys and anchors required in supporting overhead utility lines.
 - The right-of-way line of Dilly Shaw Tap Road, as shown on this plat, lies east and southeast an average of 10 feet from the existing barbed wire fence line (August, 1984) on Dilly Shaw Tap Road, i.e. an average 10' of additional right-of-way along Dilly Shaw Tap Road is being dedicated to the County for right-of-way purposes. The average distance from the west line of this subdivision to the fenced west line of Dilly Shaw Tap Road measures 90 feet. No dedication plat for Dilly Shaw Tap Road found of record.
 - There is a 10 foot building setback restriction on each side of all side property lines and a 20 foot rear setback on all lots established now or in the future.
 - Any change to existing contours will be in accordance with City of Bryan Storm Water Management Ordinance.



APPROVAL OF THE CITY ENGINEER
I, BRUCE KARR, P.E., 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.

Bruce Karr
BRUCE KARR, P.E.
CITY ENGINEER, BRYAN, TEXAS



FILED
1988 MAR 31 AM 10:04
404077

Description of the Easterly Line of Platted Electrical Easement

Commencing at the south corner of Lot 1, Block 2;
THENCE N 45° 15' 00" E 51.28 feet;
THENCE N 42° 00' 46" W 49.33 feet to the PLACE OF BEGINNING of this description;
THENCE N 42° 00' 46" W parallel with and 25 feet southeast of the existing transmission line for a distance of 299.52 feet;
THENCE N 12° 41' 25" E parallel with and 25 feet east of the existing transmission line for a distance of 132.48 feet;
THENCE N 13° 13' 09" E parallel with and 10 feet east of the existing distribution line (which presently begins in Lot 4, Block 2, and runs in a northerly direction), for a distance of 352.92 feet to the end of this easement in the northeast line of Lot 3, Block 1.

- CENTERLINE MEASUREMENTS OF 30 FOOT DRAINAGE EASEMENT ACROSS BLOCK 3
- 5 47° 00' 32" E 130.47 feet
 - 5 58° 35' 55" E 70.61 feet
 - 5 88° 06' 41" E 99.65 feet
 - 5 47° 23' 12" E 112.48 feet
 - 5 85° 27' 02" E 228.22 feet
 - 5 54° 55' 37" E 222.68 feet
 - 5 61° 25' 53" E 158.43 feet

NOTE: LAND USE IS TO BE SINGLE FAMILY RESIDENTIAL.

REPLAT of all of FAWN LAKE ESTATES

SAVE & EXCEPT LOT 4, BLOCK 1

151.53 ACRES
VOL. 770, PG. 85
J. F. MARTIN SURVEY, A-34
GREEN COLEMAN SURVEY, A-10
BRAZOS COUNTY, TEXAS
Scale: 1" = 200' February, 1988

OWNED AND DEVELOPED BY:
FIRST BANK & TRUST
P.O. BOX 1033
BRYAN, TEXAS 77805
PH. (409) 268-7575

PREPARED BY:
KLING ENGINEERING & SURVEYING
4101 TEXAS AVENUE + P.O. BOX 4234 + BRYAN, TEXAS + PH. 409/846-6212

NOTE: IT IS THE INTENTION OF THIS PLAT TO VACATE AND RESUBDIVIDE ALL OF FAWN LAKE ESTATES ACCORDING TO THE PLAT RECORDED IN VOL. 770, PG. 85 SAVE & EXCEPT LOT 4, BLOCK 1.

THE ROAD CONFIGURATION AS SHOWN ON THE VACATING PLAT REMAINS THE SAME AS SHOWN ON THE FINAL PLAT OF FAWN LAKE ESTATES.

cu plat