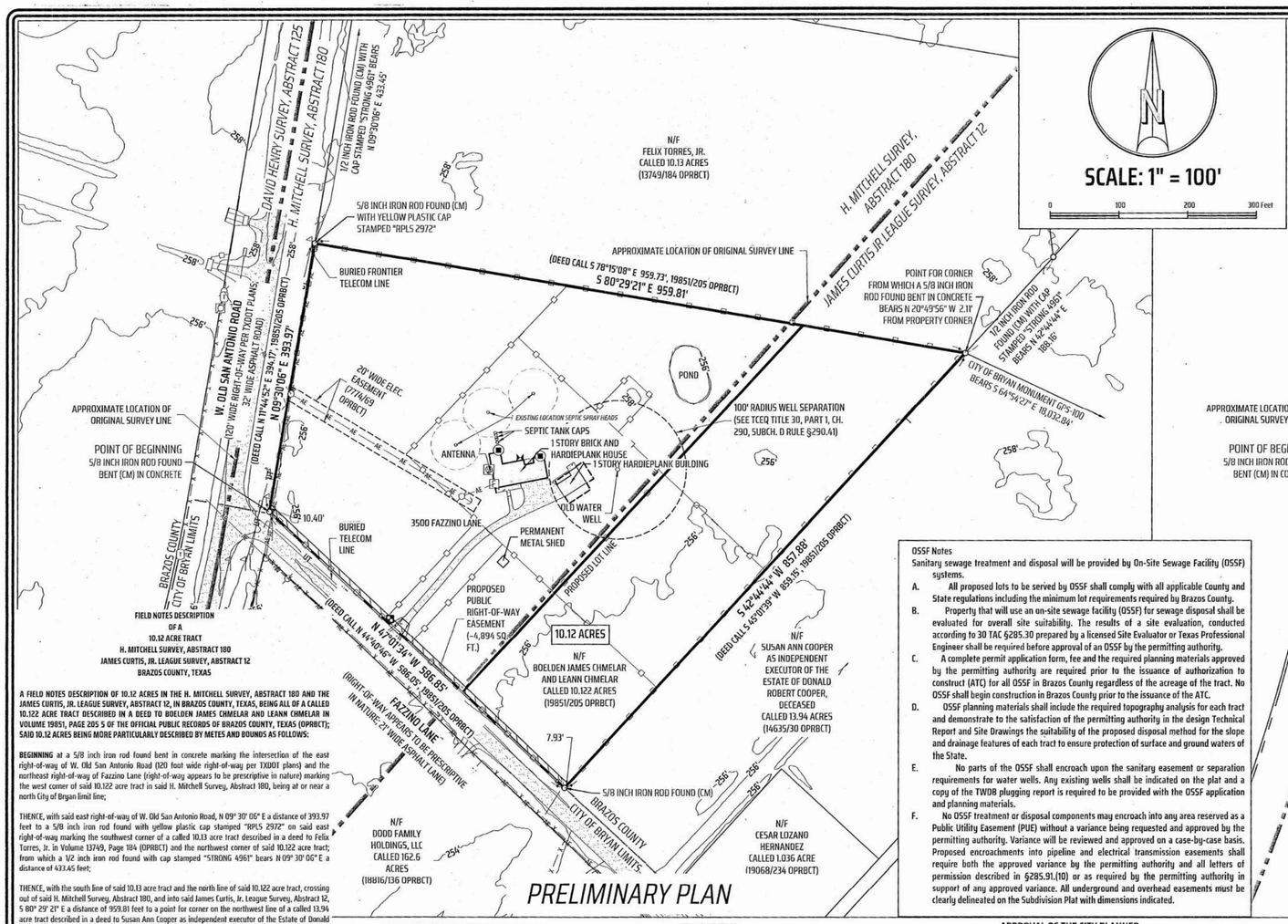


FIELD NOTES DESCRIPTION OF A 10.12 ACRE TRACT H. MITCHELL SURVEY, ABSTRACT 180 JAMES CURTIS, JR. LEAGUE SURVEY, ABSTRACT 12 BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 10.12 ACRES IN THE H. MITCHELL SURVEY, ABSTRACT 180 AND THE JAMES CURTIS, JR. LEAGUE SURVEY, ABSTRACT 12, IN BRAZOS COUNTY, TEXAS, BEING ALL OF A CALLED 10.122 ACRE TRACT DESCRIBED IN A DEED TO BOELDEN JAMES CHMELAR AND LEANN CHMELAR IN VOLUME 19851, PAGE 205 S OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 10.12 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod found bent in concrete marking the intersection of the east right-of-way of W. Old San Antonio Road (120 foot wide right-of-way per TXDOT plans) and the northeast right-of-way of Fazzino Lane (right-of-way appears to be prescriptive in nature) marking the west corner of said 10.122 acre tract in said H. Mitchell Survey, Abstract 180, being at or near a north City of Bryan limit line;

THENCE, with said east right-of-way of W. Old San Antonio Road, N 09° 30' 06" E a distance of 393.97 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "RPLS 2972" on said east right-of-way marking the southwest corner of a called 10.13 acre tract described in a deed to Felix Torres, Jr. in Volume 13749, Page 184 (OPRBCT) and the northwest corner of said 10.122 acre tract; from which a 1/2 inch iron rod found with cap stamped "STRONG 4967" bears N 09° 30' 06" E a distance of 433.45 feet;

THENCE, with the south line of said 10.13 acre tract and the north line of said 10.122 acre tract, crossing out of said H. Mitchell Survey, Abstract 180, and into said James Curtis, Jr. League Survey, Abstract 12, S 80° 29' 21" E a distance of 959.81 feet to a point for corner on the northwest line of a called 13.94 acre tract described in a deed to Susan Ann Cooper as independent executor of the Estate of Donald Robert Cooper, Deceased in Volume 14635, Page 30 (OPRBCT) being the southeast corner of said 10.13 acre tract and the east corner of said 10.122 acre tract from which a 5/8 inch iron rod found bent in concrete bears N 20° 49' 56" W a distance of 2.11 feet; also for reference a 1/2 inch iron rod found with cap stamped "STRONG 4967" bears N 42° 44' 44" E a distance of 188.16 feet; and finally for reference the City of Bryan monument GPS-100 bears S 64° 54' 27" E a distance of 18,032.84 feet;

THENCE, with said 13.94 acre tract and said 10.122 acre tract, S 42° 44' 44" W a distance of 857.88 feet to a 5/8 inch iron rod found on said northeast right-of-way line of Fazzino Lane marking the west corner of said 13.94 acre tract and the south corner of said 10.122 acre tract;

THENCE, with said Fazzino Lane, crossing out of said James Curtis, Jr. League Survey, Abstract 12, and into said H. Mitchell Survey, Abstract 180, N 47° 01' 34" W a distance of 586.85 feet to the **POINT OF BEGINNING** hereof and containing **10.12 acres**, more or less.

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).

2. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00010730366103 (CALCULATED USING GEOID12B).

3. THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0200E, REVISED DATE: 05-16-2012.

4. (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.

5. CONTOURS SHOWN HEREON ARE FROM TNRIS DATA: *BRAZOS, FREESTONE, & ROBERTSON COUNTIES LIDAR 2017 --- BRYAN WEST SW*.

6. WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.

7. EXISTING STRUCTURES SHOWN ON PLAT ARE INTENDED TO REMAIN.

8. WELLBORN SUD TO PROVIDE WATER SERVICE. BTU TO PROVIDE ELECTRIC SERVICE. MARKINGS INDICATE FRONTIER PROVIDES TELECOM SERVICE.

9. BUILDING SETBACKS TO BE IN COMPLIANCE WITH BRAZOS COUNTY REGULATIONS.

10. THE PUBLIC RIGHT-OF-WAY EASEMENT IS RESERVED FOR PUBLIC RIGHT-OF-WAY USE. NO STRUCTURES ARE TO BE PLACED WITHIN THIS EASEMENT.

11. LOT 1, BLOCK 1 MAY ACCESS FAZZINO LANE AND/OR APPLY WITH TXDOT FOR UP TO ONE (1) DRIVEWAY ACCESSING W. OLD SAN ANTONIO ROAD.

OSSF Notes

Sanitary sewage treatment and disposal will be provided by On-Site Sewage Facility (OSSF) systems.

A. All proposed lots to be served by OSSF shall comply with all applicable County and State regulations including the minimum lot requirements required by Brazos County.
B. Property that will use an on-site sewage facility (OSSF) for sewage disposal shall be evaluated for overall site suitability. The results of a site evaluation, conducted according to 30 TAC §285.30 prepared by a licensed Site Evaluator or Texas Professional Engineer shall be required before approval of an OSSF by the permitting authority.
C. A complete permit application form, fee and the required planning materials approved by the permitting authority are required prior to the issuance of authorization to construct (ATC) for all OSSF in Brazos County regardless of the acreage of the tract. No OSSF shall begin construction in Brazos County prior to the issuance of the ATC.
D. OSSF planning materials shall include the required topography analysis for each tract and demonstrate to the satisfaction of the permitting authority in the design Technical Report and Site Drawings the suitability of the proposed disposal method for the slope and drainage features of each tract to ensure protection of surface and ground waters of the State.
E. No parts of the OSSF shall encroach upon the sanitary easement or separation requirements for water wells. Any existing wells shall be indicated on the plat and a copy of the TWDB plugging report is required to be provided with the OSSF application and planning materials.
F. No OSSF treatment or disposal components may encroach into any area reserved as a Public Utility Easement (PUE) without a variance being requested and approved by the permitting authority. Variance will be reviewed and approved on a case-by-case basis. Proposed encroachments into pipeline and electrical transmission easements shall require both the approved variance by the permitting authority and all letters of permission described in §285.91.(10) or as required by the permitting authority in support of any approved variance. All underground and overhead easements must be clearly delineated on the Subdivision Plat with dimensions indicated.

EASEMENT NOTES

THIS SURVEY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. ADDITIONAL EASEMENTS AND OTHER MATTERS MAY APPLY.

(6071/127 OPRBCT) RESTRICTIONS LISTED IN DEED DO AFFECT THIS TRACT.

(98/379 ORBCT) RIGHT OF WAY EASEMENT TO THE CITY OF BRYAN DOES AFFECT THIS TRACT BUT IS BLANKET IN NATURE AND NOT PLOTTABLE.

(824/797 ORBCT) RIGHT OF WAY EASEMENT TO THE CITY OF BRYAN DOES AFFECT THIS TRACT BUT IS BLANKET IN NATURE AND NOT PLOTTABLE.

(841/156 ORBCT) RIGHT OF WAY EASEMENT TO FAIRVIEW-SMETANA WATER SUPPLY CORP. DOES AFFECT THIS TRACT FOR WATERLINES AS INSTALLED. UNDERGROUND WATER SUPPLY LINES WOULD NEED TO BE LOCATED TO LOCATE EASEMENT.

(7774/69 OPRBCT) 20' WIDE ELECTRIC CITY OF BRYAN BTU EASEMENT DOES AFFECT THIS TRACT AS SHOWN HEREON.

(9028/77 OPRBCT) RIGHT OF WAY EASEMENT TO OSR WATER SUPPLY CORP. DOES AFFECT THIS TRACT FOR WATERLINES AS INSTALLED. UNDERGROUND WATER SUPPLY LINES WOULD NEED TO BE LOCATED TO LOCATE EASEMENT.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

WE, BOELDEN JAMES CHMELAR AND LEANN CHMELAR, THE OWNERS AND DEVELOPERS 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 19851, PAGE 205, 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 FOR THE PURPOSES IDENTIFIED.

BOELDEN JAMES CHMELAR — LEANN CHMELAR

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BOELDEN JAMES CHMELAR KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25th DAY OF FEBRUARY, 2026.

TATUM JACK FRANK
Notary Public, State of Texas
Comm. Expires 02-18-2030
Notary ID 133599042

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LEANN CHMELAR KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25th DAY OF FEBRUARY, 2026.

TATUM JACK FRANK
Notary Public, State of Texas
Comm. Expires 02-18-2030
Notary ID 133599042

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

CERTIFICATE OF APPROVAL

I, DUANE PETERS, COUNTY JUDGE OF BRAZOS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY APPROVED BY THE BRAZOS COUNTY, COMMISSIONERS' COURT ON THE 10TH DAY OF MARCH, 20 26.

COUNTY JUDGE, BRAZOS COUNTY, TEXAS

APPROVAL OF THE CITY PLANNER

I, Martin Zimmerman THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING & 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 10th, DAY OF March, 2026.

CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE CITY ENGINEER

I, Jayson Bakowski 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 10th DAY OF March, 2026

CITY ENGINEER, BRYAN, TEXAS

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, MICHAEL KONETSKI, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6531, 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, AND THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED GEOMETRIC FORM.

MICHAEL KONETSKI, RPLS NO. 6531

STATE OF TEXAS
REGISTERED
MICHAEL KONETSKI
6531
PROFESSIONAL
LAND SURVEYOR
2-25-26

LEGEND:

ORBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS

ORBCT = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS

OPRBCT = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS

123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS

N/F = NOW OR FORMERLY

( ) = RECORD INFORMATION

○ = 1/2 INCH IRON ROD SET WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" UNLESS OTHERWISE NOTED

WATER VALVE
WATER METER
SANITARY SEWER MANHOLE
CLEAN OUT
STORM SEWER MANHOLE
UTILITY POLE
LIGHT POLE/STANDARD
GUY WIRE
A/C UNIT
GAS METER
ELECTRIC SERVICE
TRANSFORMER
AERIAL ELECTRIC LINES
WIRE MESH FENCE
ASPHALT
CONCRETE
APPROXIMATE LOCATION OF BURIED COMMUNICATIONS CABLE
UT

BRAZOS COUNTY SUBDIVISION REGULATION NOTES:

1. NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE BRAZOS COUNTY FLOODPLAIN ADMINISTRATOR.

2. THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE (1) FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE (5) FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR TWO (2) FEET ABOVE THE BASE FLOOD ELEVATION (BFE), WHICHEVER IS HIGHER.

3. RURAL MAILBOXES SHALL BE SET FIVE (5) FEET FROM THE EDGE OF PAVEMENT OR BEHIND CURBS, WHEN USED. ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHT-OF-WAY SHALL MEET THE CURRENT TXDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY BRAZOS COUNTY.

4. FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS, MULTI-UNIT RESIDENTIAL DEVELOPMENTS OR MANUFACTURED HOME COMMUNITIES, NEIGHBOR DELIVERY AND COLLECTION BOX UNITS ("NDCBUs"), OR COMMUNITY MAILBOXES, SHALL BE REQUIRED. IF POSSIBLE, THESE MAILBOX UNITS SHOULD BE INSTALLED ON LOW VOLUME INTERSECTING ROADWAYS OR ON PRIVATE PROPERTY. LOCATIONS FOR THE NDCBUs SHALL BE SHOWN ON THE CONSTRUCTION PLANS.

5. IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, TEXAS. SAID COMMISSIONER'S COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTION ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.

6. IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.

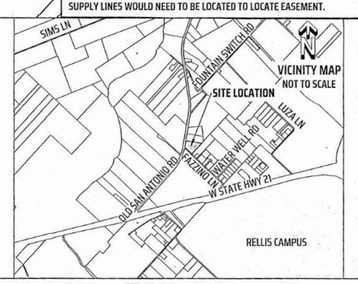
7. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY THE OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

CERTIFICATION OF THE COUNTY CLERK

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 3/10/2026 3:56:20 PM
In the PLAT Records

Doc Number: 2026 – 1580455
Volume – Page: 20415 – 55
Number of Pages: 1
Amount: 72.00
Order#: 20260310000154
By: SR

COUNTY CLERK, BRAZOS COUNTY, TEXAS
By:



FINAL PLAT
OF
FAZZINO PARK SUBDIVISION

10.12 ACRES
LOTS 1 AND 2, BLOCK 1
BEING ALL OF A CALLED 10.122 ACRE TRACT
VOLUME 19851, PAGE 205 OPRBCT
H. MITCHELL SURVEY, ABSTRACT 180
JAMES CURTIS JR LEAGUE SURVEY, ABSTRACT 12
BRYAN ETJ, BRAZOS COUNTY, TEXAS

Owners: Boelden James Chmelar and Leann Chmelar
3500 Fazzino Lane, Bryan TX 77807

KERR SURVEYING

"When one person stands to gain over another, the facts must be uncovered"

SCALE: 1 INCH = 100 FEET
SURVEY DATE: 06-23-2025 | PLAT DATE: 02-25-2026
JOB NUMBER: 26-0103 | CAD NAME: 26-0103-5 FP Fazzino Park
POINT FILE: 17-471 (cont); 25-0686 (job)
DRAWN BY: TJF CHECKED BY: MK
PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10018500
1718 BRIARCREST DRIVE, BRYAN, TEXAS 77802
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM