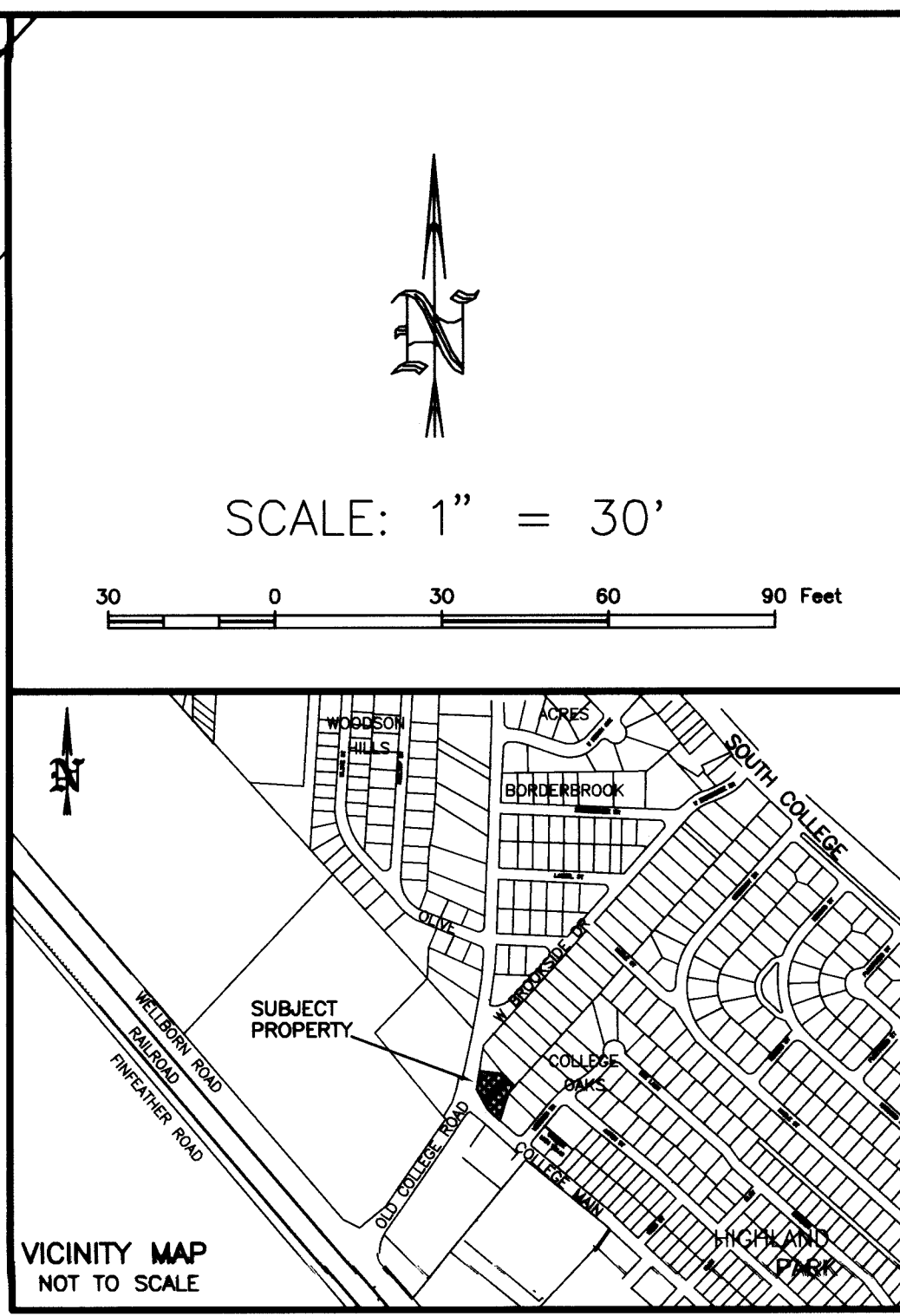
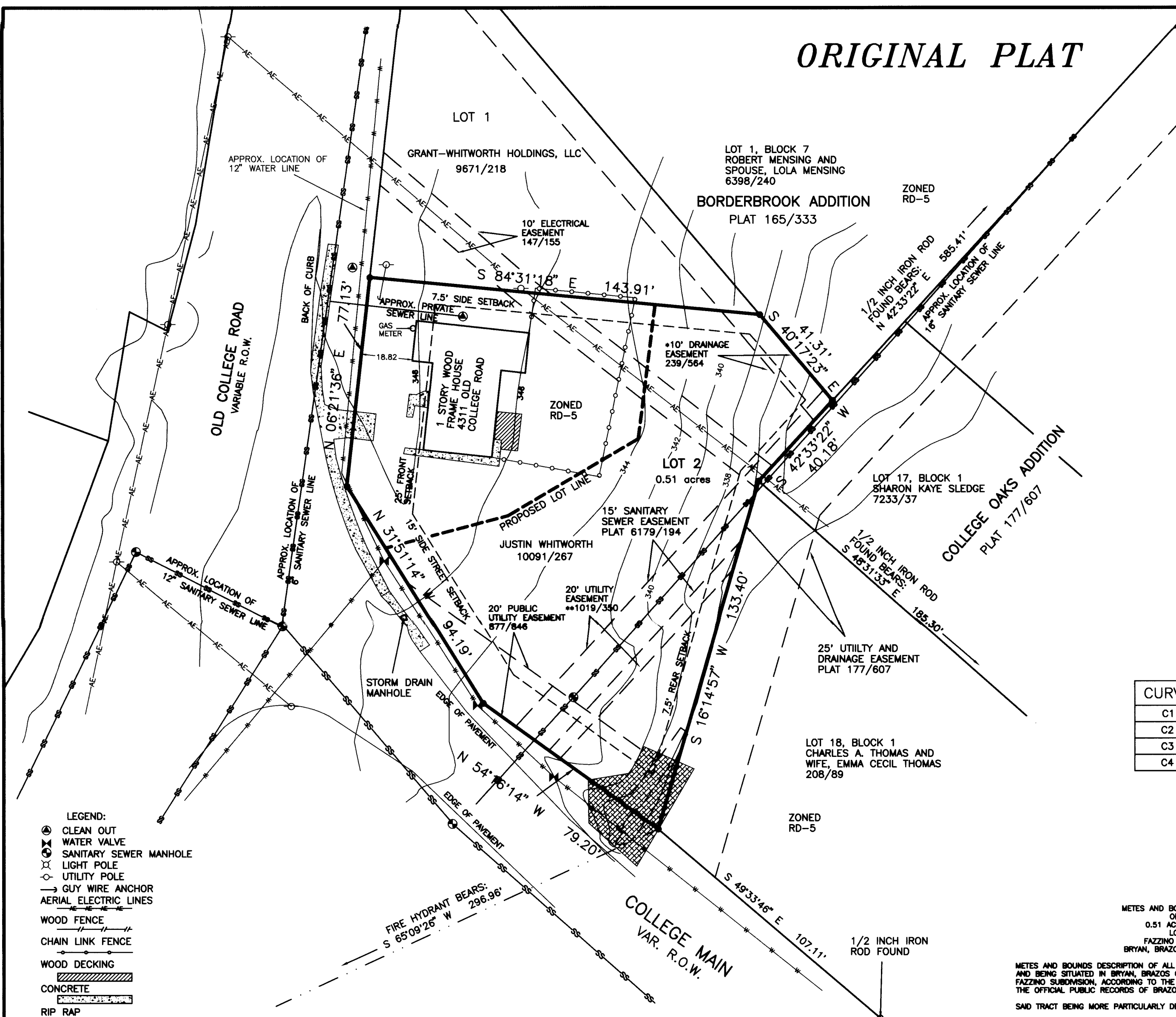
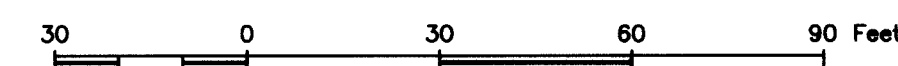


ORIGINAL PLAT

REPLAT

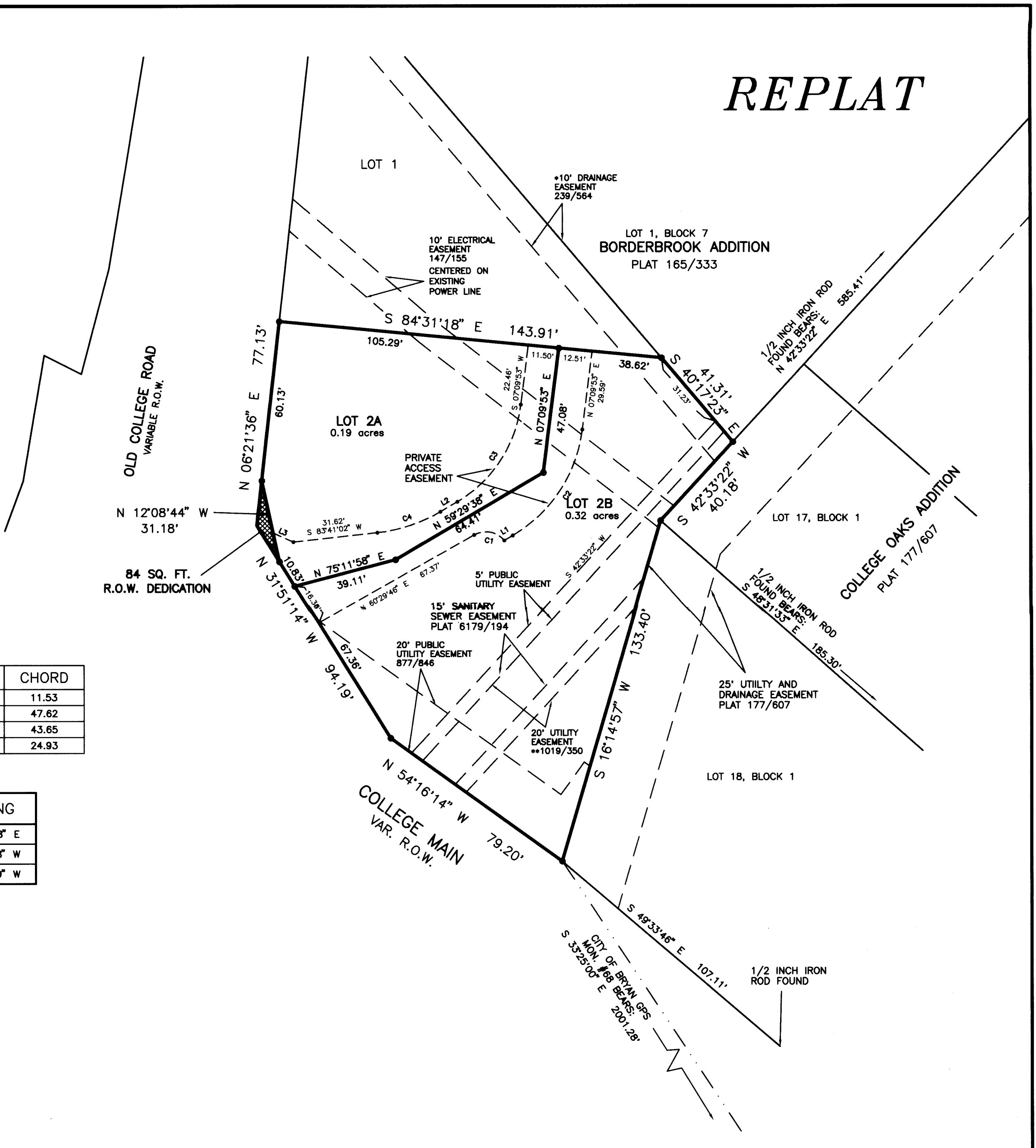


SCALE: 1" = 30'



CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	9.00	79°39'57"	12.51	7.51	S 79°40'16" E	11.53
C2	54.00	52°19'45"	49.32	26.53	N 33°19'46" E	47.82
C3	49.50	52°19'45"	45.21	24.32	S 33°19'46" W	43.85
C4	59.50	24°11'24"	25.12	12.75	S 71°35'20" W	24.93

LINE	DISTANCE	BEARING
L1	3.66'	N 59°29'36" E
L2	7.36'	S 59°29'36" W
L3	8.30'	N 65°50'19" W



METES AND BOUNDS DESCRIPTION OF A TRACT OF 0.51 ACRES TRACT LOT 2 FAZZINO SUBDIVISION BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOT 2, FAZZINO SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 6179, PAGE 194 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 1/2 INCH IRON ROD SET ON THE NORTHEAST CORNER OF COLLEGE MAIN (VARIABLE WIDTH R.O.W.) MARKING THE SOUTH CORNER OF SAID LOT 2 AND THE SOUTHWEST CORNER OF LOT 18, BLOCK 1, COLLEGE OAKS ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 177, PAGE 807 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 54° 16' 14" W ALONG THE NORTHEAST LINE OF COLLEGE MAIN FOR A DISTANCE OF 79.20 FEET TO A 1/2 INCH IRON ROD SET MARKING A TRANSITION BETWEEN SAID NORTHEAST LINE OF THE EASTERLY LINE OF OLD COLLEGE ROAD (VARIABLE WIDTH R.O.W.);

THENCE: N 31° 51' 14" W ALONG THE TRANSITION BETWEEN COLLEGE MAIN AND OLD COLLEGE ROAD FOR A DISTANCE OF 94.19 FEET TO A 1/2 INCH IRON ROD SET ON THE EASTERLY LINE OF OLD COLLEGE ROAD;

THENCE: N 06° 21' 36" E ALONG THE EASTERLY LINE OF OLD COLLEGE ROAD FOR A DISTANCE OF 77.13 FEET TO A 1/2 INCH IRON ROD SET MARKING THE NORTHWEST CORNER OF SAID LOT 2 AND THE SOUTHWEST CORNER OF LOT 1, FAZZINO SUBDIVISION;

THENCE: S 84° 31' 18" E ALONG THE COMMON LINE OF SAID LOT 2 AND LOT 1 FOR A DISTANCE OF 143.91 FEET TO A 1/2 INCH IRON ROD SET ON THE SOUTHWEST LINE OF LOT 1, BLOCK 7, BORDERBROOK ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 165, PAGE 333 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 47° 17' 23" E ALONG THE COMMON LINE OF SAID LOT 2 AND BORDERBROOK ADDITION FOR A DISTANCE OF 41.31 FEET TO A 1/2 INCH IRON ROD SET ON THE NORTHWEST LINE OF LOT 17, BLOCK 1, COLLEGE OAKS ADDITION, FOR REFERENCE A 1/2 INCH IRON ROD FOUND ON THE COMMON LINE OF BORDERBROOK ADDITION AND COLLEGE OAKS ADDITION BEARS: N 42° 33' 22" E FOR A DISTANCE OF 585.41 FEET;

THENCE: S 42° 33' 22" W ALONG THE COMMON LINE OF SAID LOT 2 AND SAID LOT 17 FOR A DISTANCE OF 40.18 FEET TO A 1/2 INCH IRON ROD SET MARKING THE COMMON CORNER OF SAID LOT 17 AND SAID LOT 18, COLLEGE OAKS ADDITION, FOR REFERENCE A 1/2 INCH IRON ROD FOUND BEARS: S 48° 31' 33" E FOR A DISTANCE OF 185.30 FEET;

THENCE: S 16° 14' 57" W ALONG THE COMMON LINE OF SAID LOT 2 AND SAID LOT 18 FOR A DISTANCE OF 133.40 FEET TO THE POINT OF BEGINNING CONTAINING 0.51 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND APRIL, 2011. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

Doc Bk Vol Pg
01094852 OR 10227 176

Filed for Record in:
BRAZOS COUNTY

On: Jun 28 2011 at 03:05P

As a
Plat

Document Number: 01094852

Amount: 63.00

Receipt Number: 416020

By:
Ashlie Peters

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0141 C, DATED JULY 2, 1992.
3. 1/2 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.
5. CONTOURS SHOWN HEREON PER DIGITAL MAPS.
6. WATER AND SEWER LINES SHOWN HEREON PER APPROXIMATE LOCATION ONLY.

*NOTE: DRAINAGE EASEMENT 239/564 WAS INCORRECTLY LABELED AS A UTILITY EASEMENT ON FINAL PLAT OF FAZZINO SUBDIVISION. SEE RECORDED DOCUMENT FOR VERIFICATION.

**NOTE: LOCATION OF UTILITY EASEMENT 1019/350 WAS SHOWN INCORRECTLY ON FINAL PLAT OF FAZZINO SUBDIVISION PER DESCRIPTION RECORDED IN DOCUMENT. PLACEMENT SHOWN HEREON IS PER DESCRIPTION 1019/350.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, JUSTIN WHITWORTH, owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County, in Volume 10051, Page 267, 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 purposes identified.

Justin Whitworth
Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared *Justin Whitworth*, 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 stated.

Given under my hand and seal on this 6th day of June, 2011.

Louise Barker
Notary Public, Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, *Michael Beckendorf*, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 23rd day of June, 2011, and same was duly approved on the 23rd day of June, 2011.

Michael Beckendorf
Chairman

STATE OF TEXAS
COUNTY OF BRAZOS

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public Records of:

BRAZOS COUNTY

as stamped hereon by me.

Jun 28 2011

HONORABLE KAREN MCGUEN, COUNTY CLERK
BRAZOS COUNTY

APPROVAL OF THE CITY ENGINEER

I, 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 23rd day of June, 2011.

Ashlie Peters
City Engineer, City of Bryan

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

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, and that the metes and bounds describing said subdivision will describe a closed geometric form.

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

LOUISE BARKER
Notary Public, State of Texas
My Commission Expires
MAY 2, 2012

CERTIFICATION OF CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Planning and 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 23rd day of June, 2011.

Kevin Howell
City Planner, City of Bryan

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, *Karen McQueen*, 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 28th day of June, 2011, in the Official Public Records of Brazos County, Texas, in Volume 10227, Page 176.

Karen McQueen
County Clerk
Brazos County, Texas
By: *Ashlie Peters*

REPLAT
OF
LOT 2
FAZZINO SUBDIVISION
VOLUME 6179, PAGE 194
0.51 ACRES, J. E. SCOTT LEAGUE, A-50
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 30 FEET
SURVEY DATE: 04-07-11
PLAT DATE: 04-26-11
REVISED: 05-23-11
JOB NUMBER: 11-160
CAD NAME: 11-160
CR5 FILE: HIGHLD2 & 11-160

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

OWNER:
JUSTIN WHITWORTH
4400 OLD COLLEGE ROAD
BRYAN, TEXAS 77801
PHONE (979) 738-4930