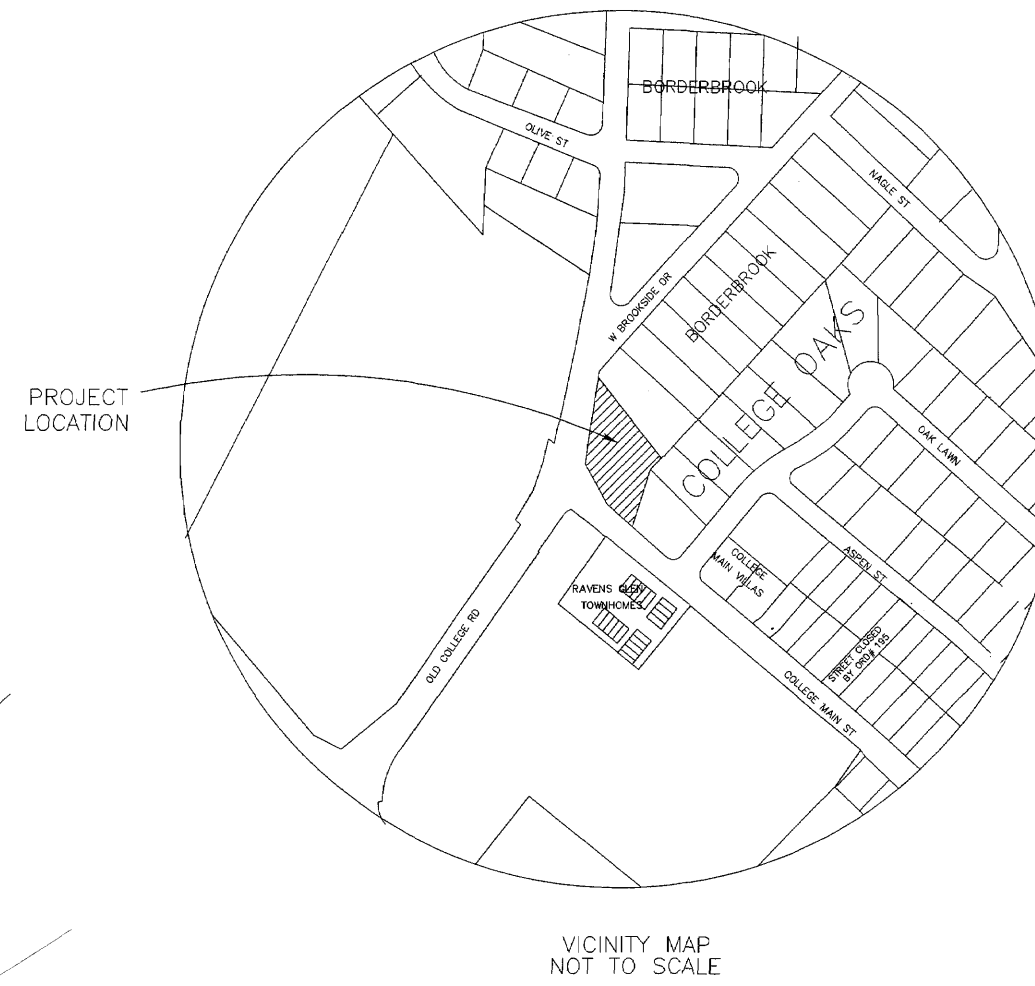


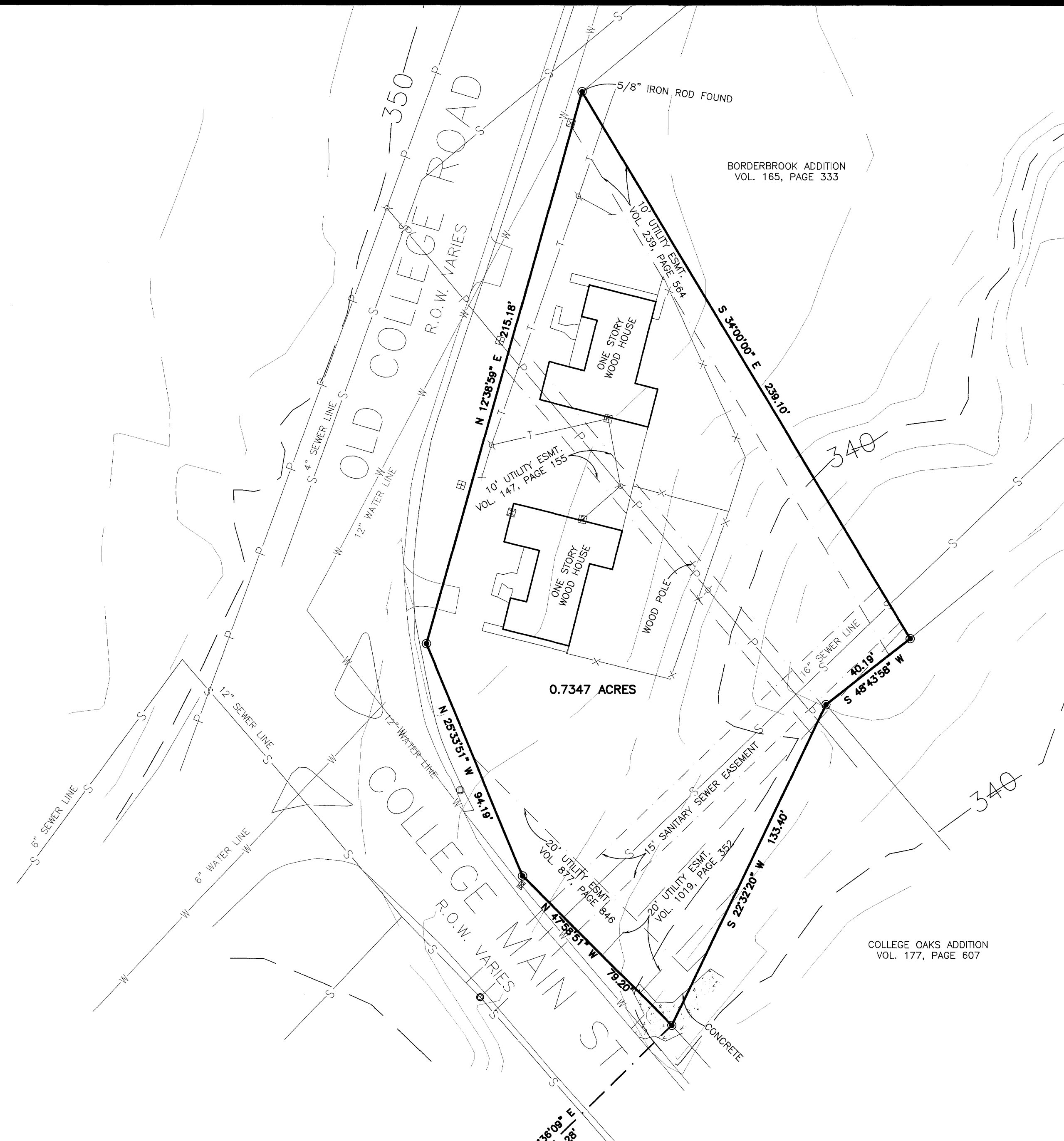


BORDERBROOK ADDITION
VOL. 165, PAGE 333



PROJECT LOCATION
VICINITY MAP
NOT TO SCALE

COLLEGE OAKS ADDITION
VOL. 177, PAGE 607



Doc 00862770 Bk OR Vol 6179 Pg 194

Filed for Record in:
BRAZOS COUNTY

On: Jul 19, 2004 at 01:26P

As a
Plats

Document Number: 00862770

Amount 58.00

Receipt Number - 247042
By:
Mary Garcia

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.

Jul 19, 2004

HONORABLE KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY

STATE OF TEXAS
COUNTY OF BRAZOS

I, Dante Carlomagno, Texas Registered Professional Land Surveyor No. 1562, do hereby certify that the above survey is a true and accurate representation of an actual on the ground survey made under my supervision and that there are no encroachments or overlaps unless otherwise shown, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Dante Carlomagno
Dante Carlomagno
Texas Registered Professional
Land Surveyor, Member 1562

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen, the County Clerk in and for said County, do hereby certify that this plat together with its certificate of authentication was filed for record in my office the 19th day of July, 2004, in the Official Records of Brazos County in Volume 6174 Page 194

Karen McQueen
Karen McQueen by Mary Garcia
County Clerk, Brazos County, Texas

I, the undersigned, Planning Administrator 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 14th day of July, 2004.

Ben Wilson
Ben Wilson
Planning Administrator, Bryan, Texas
for July 2004

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 14th day of July, 2004.

R.P.E.
R.P.E. City Engineer, Bryan, Texas

FINAL PLAT

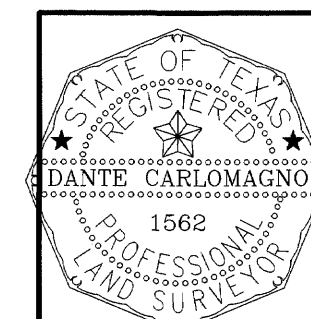
FINAL PLAT
FAZZINO SUBDIVISION
LOT 1 AND LOT 2

J.E. SCOTT LEAGUE
VOL 5650, PAGE 181
TOTAL - 0.7347 ACRES
32,003.91 SQ. FT.

BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1" = 30' - May, 2003

LEGEND

- PROPERTY CORNER
- POWER POLE
- FIRE HYDRANT
- WATER METER
- ⊠ GAS METER
- TELEPHONE LINE
- POWER LINE
- FENCE LINE
- CITY WATER LINE
- CITY SEWER LINE (CITY LINES FROM CITY OF BRYAN PLANS)



IRENE FAZZINO HARTMAN AND
CINDY FAZZINO ARNOLD
1319 TERRA COURT, MIDLAND TX

Carlomagno Surveying, Inc.
2714 Finfeather Road, Bryan, Texas 77801
www.CarlomagnoSurveying.com
Phone: (979)775-2873, Fax: (979)775-4787, E-mail: CS@CarlomagnoSurveying.com

DRAWN BY: A. WALLACE

DRAWING NO. 04124-REPLAT
SHEET 7 OF 7

GPS MONUMENT #69
N=368,482.105
E=3,248,914.982
ELEV.=352.23

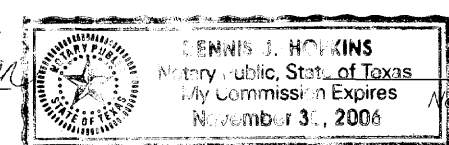
PRELIMINARY PLAN

- NOTES:
- 1) ALL CORNERS ARE 5/8" IRON RODS SET UNLESS OTHERWISE NOTED.
 - 2) THIS TRACT IS NOT IN THE 100 YEAR FLOOD PLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 48041, PANEL MAP NO. 48041C0143 C, EFFECTIVE DATE: JULY 2, 1992.
 - 3) THIS PROPERTY IS ZONED SINGLE FAMILY RESIDENTIAL - SF-5
 - 4) The bearings for this survey are based on rods found along the R.O.W. of Brookside Drive, College Main Street, and Woodson Drive, as recorded in Vol. 5650, Page 181, of the B.C.D.R.
 - 5) All setbacks shall be in accordance with the City of Bryan Ordinances

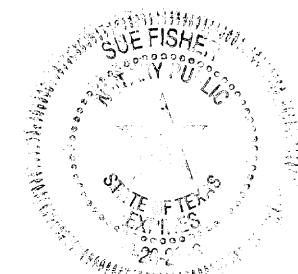
STATE OF TEXAS
COUNTY OF BRAZOS

I, Irene Fazzino Hartman, and Cindy Fazzino Hartman, the owners 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 _____, Page _____, 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.

STATE OF TEXAS COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared *Cindy Fazzino Arnold*, 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 17th day of July, 2004.



STATE OF TEXAS COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared *Irene Fazzino Hartman*, 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 17th day of July, 2004.



Cindy Fazzino Arnold
CINDY FAZZINO ARNOLD
Notary Public, Brazos County, Texas

I, *Kim C. Casey*, the Chairman of the Planning & Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the 15th day of July, 2004 by said Commission.

Kim C. Casey
Chairman, Planning & Zoning Commission,
Bryan, Texas

File name: 04124-REPLAT.DWG
Plot date: 05/19/2004 at 10:10
Revised: 06/01/2004
Reprinted: 07/02/2004

on base 8/6/04