

CURVE TABLE:

ı	CURVE	RADIUS	LENGIH		CHORD DIST.	CURVE			CHORD BRG.	
Į	C1	200.00'	21.41'	S 68°21'54" W	21.40'	C76	175.00'	22.09'	N 25°34'01" W	22.08'
ı	C2	200.00'	32.41'	S 69°56'21" W	32.37'	C77	75.00'	12.65'	N 36°44'30" W	12.63'
	C3	50.00'	68.80'	N 08°17'51" E	63.50'	C78	1000.00'	12.68'	N 39°36'05" W	12.68'
Ī	C4	600.00'	53.17'	N 45°10'39" E	53.15'	C79	375.00'	39.47'	N 36°56'58" W	39.45'
Ì	C5	800.00'	69.29'	N 43°41'53" W	69.26'	C80	1000.00'	58.54'	N 34°12'23" W	58.54'
Ì	C6	200.00'	74.26'	N 75°40'22" E	73.84'	C81	375.00'	13.24'	N 32°55'22" W	13.24'
ł	C7	200.00'	97.46'	N 38°55'20" W	96.50'	C82	1000.00'	58.54'	N 37°33'39" W	58.54'
ł	C8	200.00'	163.55'	N 29°27'21" W	159.03'	C83	75.00'	51.15'	S 85°33'22" W	50.17'
ł										
ł	C9	985.00'	325.53'	N 15°29'48" W	324.05'	C84	75.00'	24.37'	S 56°42'37" W	24.26'
ŀ	C10	985.00'	271.53'	N 32°51'42" W	270.67'	C85	1225.00'	29.76'	S 46°42'28" W	29.75'
ļ	C11	1200.00'	99.79'	N 45°01'16" E	99.76'	C86	1225.00'	8.04'	S 42°49'37" W	8.04'
ı	C12	50.00'	87.86'	S 82°15'14" E	76.99'	C87	1010.00'	41.94'	N 37°34'22" W	41.94'
ı	C13	400.00'	56.22'	S 35°56'17" E	56.17'	C88	1175.00'	45.83'	N 46°17'10" E	45.83'
I	C14	975.00'	409.37'	S 27°56'11" E	406.37'	C89	25.00'	43.93'	S 82°15'14" E	38.49'
ı	C15	1025.00'	161.96'	S 20°26'05" E	161.80'	C90	75.00'	43.63'	N 58°14'17" W	43.02'
ı	C16	50.00'	78.54'	S 66°57'02" E	70.71'	C91	847.50'	43.19'	N 44°43'09" W	43.19'
Ì	C17	200.00'	32.53'	S 26°36'39" E	32.50'	C92	740.00'	97.56'	S 17°40'42" E	97.49'
ł	C18	800.00'	297.04'	N 14°19'38" W	295.34'	C93	625.00'	81.39'	N 17°37'59" W	81.33'
ł	C19		226.93'	N 33°05'26" W				5.32'	S 25°07'23" E	5.32'
ł		800.00'			226.17'	C94	960.00'			
ŀ	C20	608.00'	123.75'	S 30°47'42" E	123.53'	C95	840.00'	30.48'	N 26°00'14" W	30.48'
ļ	C21	600.00'	222.78'	S 14°19'38" E	221.51'	C96	960.00'	67.90'	S 27°18'29" E	67.88'
ļ	C22	1225.00'	64.07'	S 44°30'48" W	64.07'	C97	840.00'	60.04'	N 29°05'27" W	60.03'
Į	C23	225.00'	24.09'	S 68°21'54" W	24.08'	C98	840.00'	59.95'	N 14°03'25" W	59.94'
	C24	175.00'	21.06'	S 68°44'43" W	21.05'	C99	960.00'	67.70'	S 14°03'36" E	67.69'
ſ	C25	1175.00'	51.88'	N 43°54'13" E	51.87'	C100	960.00'	61.00'	S 23°08'38" E	60.99'
ı	C26	950.00'	60.37'	S 18°41'33" E	60.36'	C101	840.00'	49.85'	N 23°15'52" W	49.84'
ı	C27	950.00'	60.02'	S 25°56'46" E	60.01'	C102	840.00'	80.09'	N 18°49'59" W	80.06'
ł	C28	950.00'	60.20'	S 29°34'18" E	60.19'	C103	960.00'	87.85'	S 18°42'07" E	87.82'
ł	C29	950.00'	60.64'	S 33°12'56" E	60.63'	C103	175.00'	64.98'	S 75°40'22" W	64.61'
ł	C30	950.00'	61.34'	S 36°53'38" E	61.32'	C104	175.00'	74.60'	S 40°40'14" E	74.04'
ł										
ŀ	C31	425.00'	29.30'	S 37°59'22" E	29.30'	C106	225.00'	26.88'	N 68°27'30" E	26.87'
ļ	C32	950.00'	20.25'	S 39°21'15" E	20.25'	C107	225.00'	56.66'	N 79°05'43" E	56.51'
ļ	C33	425.00'	30.43'	S 33°57'47" E	30.43'	C108	740.00'	63.36'	S 06°08'35" E	63.34'
ļ	C34	950.00'	60.07'	S 22°19'29" E	60.06'	C109	625.00'	53.69'	N 06°09'04" W	53.67'
ı	C35	950.00'	15.98'	S 16°23'24" E	15.98'	C110	225.00'	54.13'	S 19°32'25" E	54.00'
-	C36	1010.00'	16.81'	N 24°29'16" W	16.81'	C111	225.00'	54.13'	S 33°19'28" E	54.00'
I	C37	1010.00'	19.46'	N 25°30'59" W	19.46'	C112	960.00'	67.70'	S 10°01'10" E	67.69'
Ī	C38	1010.00'	70.57'	N 22°00'33" W	70.56'	C113	840.00'	59.96'	N 09°58'03" W	59.94'
ı	C39	175.00'	18.91'	N 09°07'31" W	18.91'	C114	740.00'	68.52'	S 11°14'55" E	68.49'
ı	C40	1010.00'	43.88'	N 07°16'26" W	43.88'	C115	625.00'	57.71'	N 11°15'26" W	57.69'
ł	C41	175.00'	63.22'	N 42°20'14" W	62.88'	C116	25.00'	34.40'	N 08°17'51" E	31.75'
ł	C42	175.00'	60.37'	N 22°06'18" W	60.07'	C117	625.00'	35.34'	N 46°05'46" E	35.34'
ł	C42	225.00'				C117			N 32°02'55" W	
ł			61.40'	N 36°20'23" W	61.21'		633.00'	59.59'		59.56'
ŀ	C44	225.00'	13.98'	N 26°44'31" W	13.98'	C119	740.00'	95.10'	S 35°04'55" E	95.03'
ļ	C45	225.00'	15.64'	N 72°35'24" E	15.64'	C120	50.00'	53.79'	N 16°21'47" E	51.23'
ļ	C47	1010.00'	86.63'	N 10°58'33" W	86.61'	C121	75.00'	45.70'	S 06°23'51" W	45.00'
ı	C48	225.00'	20.82'	N 67°56'54" E	20.81'	C122	50.00'	77.53'	S 14°27'21" W	70.00'
Į	C49	175.00'	18.74'	N 68°21'54" E	18.73'	C123	75.00'	26.26'	S 21°05'26" E	26.13'
ſ	C50	225.00'	34.26'	N 48°31'12" W	34.23'	C124	575.00'	41.50'	S 44°42'23" W	41.49'
I	C51	175.00'	0.60'	N 52°47'04" W	0.60'	C125	575.00'	9.45'	S 47°14'42" W	9.45'
1	C52	225.00'	49.74'	S 46°32'58" E	49.64'	C126	50.00'	45.46'	S 56°00'55" E	43.91'
ı	C53	840.00'	62.05'	N 05°48'23" W	62.04'	C127	50.00'	44.29'	N 72°33'35" E	42.86'
ı	C54	960.00'	33.01'	S 07°00'51" E	33.01'	C128	75.00'	31.23'	S 35°47'08" W	31.01'
ł	C55	225.00'	25.99'	S 09°20'19" E	25.98'	C129	575.00'	71.27'	S 15°11'25" E	71.23'
ł	C56	1010.00'	51.32'	N 18°33'07" W	51.32'	C130	740.00'	274.77'	N 14°19'38" W	273.19'
ł	C57	175.00'	7.29'	S 73°23'13" W	7.29'		740.00'	178.22'	N 31°51'50" W	177.79'
ł		-,				C131				
ŀ	C58	625.00'	20.04'	N 43°33'27" E	20.04'	C132	760.00'	186.06'	S 31°58'40" E	185.60'
ļ	C59	583.00'	68.45'	S 28°19'41" E	68.42'	C133	760.00'	282.19'	S 14°19'38" E	280.57
ļ	C60	50.00'	14.54'	N 22°47'19" W	14.49'	C134	740.00'	16.13'	S 25°35'20" E	16.13'
Į	C61	575.00'	8.60'	S 04°07'07" E	8.60'	C135	633.00'	48.47'	N 27°09'30" W	48.46'
ſ	C62	575.00'	71.18'	S 08°05'35" E	71.13'	C136	740.00'	66.99'	S 28°48'25" E	66.97'
ļ	C63	575.00'	62.45'	S 21°51'10" E	62.42'	C137	732.50'	45.58'	S 44°23'47" E	45.58'
ı	C64	625.00'	39.28'	N 23°09'50" W	39.27'	C138	752.50'	45.17'	S 44°27'35" E	45.16'
ŀ	C65	740.00'	45.32'	S 23°12'36" E	45.31'	C139	960.00'	67.64'	S 31°21'10" E	67.62'
ł	C66	1010.00'	60.37'	N 31°13'02" W	60.36'	C140	840.00'	59.68'	N 33°10'27" W	59.67'
ł	C67	1010.00'	60.58'	N 27°47'12" W	60.57'	C140	960.00'	95.67'	S 36°13'34" E	95.63'
ł			60.88'			C141 C142			N 37°30'05" W	
ŀ	C68	1010.00'		N 34°39'23" W	60.87'		840.00'	67.21'		67.19'
ļ	C69	1000.00'	44.13'	N 23°41'50" W	44.12'	C143	1050.00'	64.82'	S 22°09'44" E	64.81'
ļ	C70	75.00'	58.90'	N 89°27'02" W	57.40'	C144	1050.00'	18.89'	S 24°26'46" E	18.89'
Į	C71	1000.00'	46.12'	N 17°13'45" W	46.11'	C145	1050.00'	17.64'	S 16°23'21" E	17.64'
- 1	(72	1000 001	67 771	NI 2002012011 XV	67.761	C146	1000 001	50 5 41	NI 2004712011 XX	50 541

- The bearings recited hereon are grid bearings derived from GPS observations based on the NAD83(2011) State Plane Coordinate System, Texas Central Zone No. 4203. All distances are horizontal surface distances. The Combined Scale
- 2. Portions of this tract are shown to be within Zone AE (100-year flood zone), per FEMA's Flood Insurance Rate Map (FIRM) for Brazos County, Texas, panel number 48041CO205F, effective date of 04/02/2014. This does not imply that
- this tract will, or will not flood, nor does it create any liability in such event on the part of this surveyor. All streets have a 30' B-B (width between back of curbs), except Thornberry Drive which has a 38' B-B.
- 4. Lots are numbered with acreage amount noted underneath.

BENCHMARK:

N = 10239024.60

E = 3555722.64

CITY OF BRYAN SURVEY MONUMENT #124 Bears S 72°21'48" E, 1560.65 feet from P.O.C. Published GPS coordinates based on the NAD83 State Plane Coordinate System, Texas Central Zone No. 4203:

LEGEND:

- B.L. = BUILD LINE
- D.E. = DRAINAGE EASEMENT P.A.E. = PRIVATE ACCESS EASEMENT
- U.E. = UTILITY EASEMENT
- R.O.W. = RIGHT OF WAY
- = $\frac{1}{2}$ " IRON ROD FOUND (unless otherwise noted)
- $\bullet = \frac{1}{2}$ " IRON ROD W/CAP SET ▼ = CALCULATED POINT





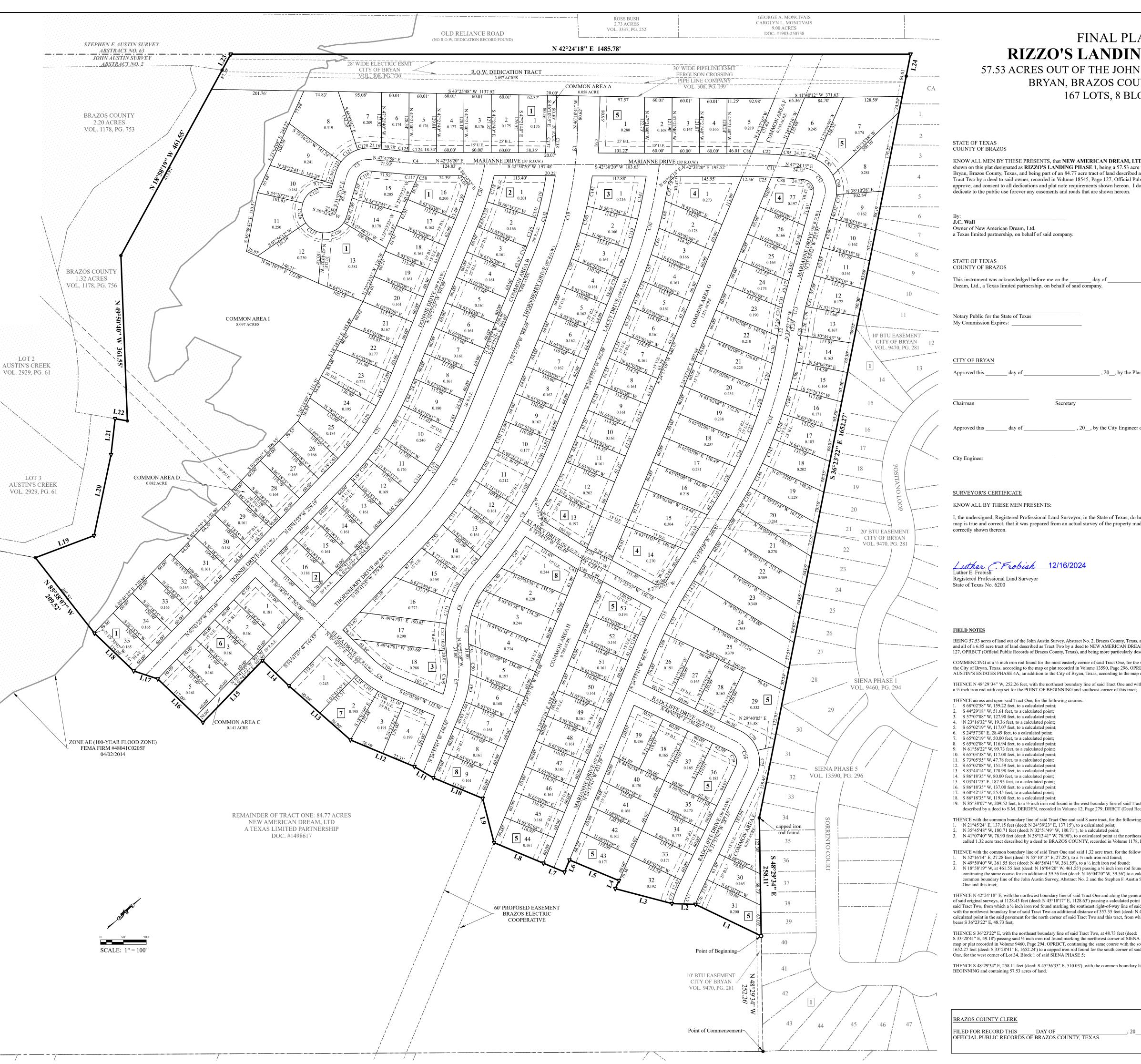
OWNER/DEVELOPER: New American Dream, Ltd a Texas limited partnership 8702 Adams Lane Temple, Texas 76502

ENGINEER: Republic Engineering & Development Services P.O. Box 3123

Harker Heights, Texas 76548 Frobish Land Surveying, PLLC P.O. Box 1411

Belton, Texas 76513 REPUBLIC ENGINEERING & DEVELOPMENT SERVICES: PO Box 3123, Harker Heights, TX 76548, TBPELS Firm No. 21633

FROBISH LAND SURVEYING: PO Box 1411, Belton, TX 76513-5411, (254) 624-7688, TBPLS Registration No. 10194672



FINAL PLAT

RIZZO'S LANDING PHASE 1

57.53 ACRES OUT OF THE JOHN AUSTIN SURVEY, A-2 BRYAN, BRAZOS COUNTY, TEXAS 167 LOTS, 8 BLOCKS

STATE OF TEXAS COUNTY OF BRAZOS

KNOW ALL MEN BY THESE PRESENTS, that NEW AMERICAN DREAM, LTD., a Texas limited partnership, being the owner of the land shown on this plat designated as RIZZO'S LANDING PHASE 1, being a 57.53 acre tract of land out of the John Austin Survey, Abstract No. 2, Bryan, Brazos County, Texas, and being part of an 84.77 acre tract of land described as Tract One and all of a 6.85 acre tract of land described as Tract Two by a deed to said owner, recorded in Volume 18545, Page 127, Official Public Records of Brazos County, Texas, do hereby join, approve, and consent to all dedications and plat note requirements shown hereon. I do hereby approve the recordation of this subdivision plat and dedicate to the public use forever any easements and roads that are shown hereon.

J.C. Wall Owner of New American Dream, Ltd.

STATE OF TEXAS COUNTY OF BRAZOS

This instrument was acknowledged before me on the _ , 20 , by J.C. Wall, Owner of New American day of Dream, Ltd., a Texas limited partnership, on behalf of said company.

Notary Public for the State of Texas

, 20__, by the Planning and Zoning Commission of the City of Bryan, Texas.

, 20__, by the City Engineer of the City of Bryan, Texas.

SURVEYOR'S CERTIFICATE

KNOW ALL BY THESE MEN PRESENTS:

I, the undersigned, Registered Professional Land Surveyor, in the State of Texas, do hereby certify to the best of my knowledge and belief, that this map is true and correct, that it was prepared from an actual survey of the property made on the ground, and that all boundary survey monuments are correctly shown thereon.

Luther E. Frobish
Registered Professional Land Surveyor



FIELD NOTES

BEING 57.53 acres of land out of the John Austin Survey, Abstract No. 2, Brazos County, Texas, and being part of an 84.77 acre tract of land described as Tract One and all of a 6.85 acre tract of land described as Tract Two by a deed to NEW AMERICAN DREAM, LTD, a Texas limited partnership, recorded in Volume 18545, Page 127, OPRBCT (Official Public Records of Brazos County, Texas), and being more particularly described by metes and bounds as follows:

COMMENCING at a ½ inch iron rod found for the most easterly corner of said Tract One, for the south corner of Lot 43, Block 1 of SIENA PHASE 5, an addition to the City of Bryan, Texas, according to the map or plat recorded in Volume 13590, Page 296, OPRBCT, and being in the northwest boundary line of Lot 9, Block 1 of AUSTIN'S ESTATES PHASE 4A, an addition to the City of Bryan, Texas, according to the map or plat recorded in Volume 4270, Page 239, OPRBCT;

THENCE N 48°29'34" W, 252.26 feet, with the northeast boundary line of said Tract One and with the southwest boundary line of said Block 1 of SIENA PHASE 5, to

- THENCE across and upon said Tract One, for the following courses:
- S 68°02'58" W, 159.22 feet, to a calculated point S 44°29'18" W, 51.61 feet, to a calculated point;
- N 23°16'32" W, 19.36 feet, to a calculated point; S 65°02'19" W, 117.07 feet, to a calculated point; S 24°57'30" E, 28.49 feet, to a calculated point;
- S 65°02'19" W, 50.00 feet, to a calculated point; S 65°02'08" W, 116.94 feet, to a calculated point:
- 9. N 61°56'22" W, 99.73 feet, to a calculated point; 10. S 65°03'38" W, 117.08 feet, to a calculated point;
- 11. S 73°05'55" W, 47.78 feet, to a calculated point; 12. S 65°02'08" W, 151.59 feet, to a calculated point;
- 13. S 83°44'14" W, 178.98 feet, to a calculated point;
- 14. S 86°18'35" W, 80.00 feet, to a calculated point; 15. S 03°41'25" E. 187.95 feet, to a calculated point:
- 16. S 86°18'35" W, 137.00 feet, to a calculated point; 17. S 60°42'13" W, 55.45 feet, to a calculated point; 18. S 86°18'35" W, 119.00 feet, to a calculated point;
- 19. N 85°38'07" W, 209.52 feet, to a ½ inch iron rod found in the west boundary line of said Tract One and in the east boundary line of a called 8 acre tract of land described by a deed to S.M. DERDEN, recorded in Volume 12, Page 279, DRBCT (Deed Records of Brazos County, Texas), for the southwest corner of this tract;

THENCE with the common boundary line of said Tract One and said 8 acre tract, for the following courses: . N 21°45'24" E, 137.15 feet (deed: N 24°39'23" E, 137.15'), to a calculated point;

N 35°45'48" W, 180.71 feet (deed: N 32°51'49" W, 180.71'), to a calculated point;

8. N 41°07'40" W, 78.90 feet (deed: N 38°13'41" W, 78.90'), to a calculated point at the northeast corner of said 8 acre tract and in the southeast boundary line of a called 1.32 acre tract described by a deed to BRAZOS COUNTY, recorded in Volume 1178, Page 756, OPRBCT;

THENCE with the common boundary line of said Tract One and said 1.32 acre tract, for the following courses: 1. N 52°16'14" E, 27.28 feet (deed: N 55°10'13" E, 27.28'), to a ½ inch iron rod found;

N 49°50'40" W, 361.55 feet (deed: N 46°56'41" W, 361.55'), to a ½ inch iron rod found; . N 18°58'19" W, at 461.55 feet (deed: N 16°04'20" W, 461.55') passing a ½ inch iron rod found marking the southeast right-of-way line of Old Reliance Road,

continuing the same course for an additional 39.56 feet (deed: N 16°04'20" W, 39.56') to a calculated point in the asphalt pavement of said road, and being in the common boundary line of the John Austin Survey, Abstract No. 2 and the Stephen F. Austin Survey, Abstract No. 63, for the most westerly corner of said Tract One and this tract; THENCE N 42°24'18" E, with the northwest boundary line of said Tract One and along the general centerline of said Old Reliance Road and the common boundary line

of said original surveys, at 1128.43 feet (deed: N 45°18'17" E, 1128.63') passing a calculated point for the north corner of said Tract One and the northwest corner of said Tract Two, from which a ½ inch iron rod found marking the southeast right-of-way line of said road bears S 48°30'53" E, 48.14 feet, continuing the same course with the northwest boundary line of said Tract Two an additional distance of 357.35 feet (deed: N 45°18'17" E, 357.59') for a total distance of 1485.78 feet to a calculated point in the said pavement for the north corner of said Tract Two and this tract, from which a ½ inch iron rod found in the said southeast right-of-way line bears S 36°23'22" E, 48.73 feet;

THENCE S 36°23'22" E, with the northeast boundary line of said Tract Two, at 48.73 feet (deed: S 33°28'41" E, 49.18') passing said ½ inch iron rod found marking the northwest corner of SIENA PHASE 1, an addition to the City of Bryan, Texas, according to the

map or plat recorded in Volume 9460, Page 294, OPRBCT, continuing the same course with the southwest boundary line of said Phase 1 for an additional distance of 1652.27 feet (deed: S 33°28'41" E, 1652.24') to a capped iron rod found for the south corner of said Tract Two and being in the northeast boundary line of said Tract One, for the west corner of Lot 34, Block 1 of said SIENA PHASE 5;

THENCE S 48°29'34" E, 258.11 feet (deed: S 45°36'33" E, 510.03'), with the common boundary line of said Tract One and said Phase 5, to the POINT OF BEGINNING and containing 57.53 acres of land.

BRAZOS COUNTY CLERK

FILED FOR RECORD THIS DAY OF

, 20____, IN DOCUMENT NUMBER OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.