



CURVE TABLE: Table with columns for CURVE, RADIUS, LENGTH, CHORD, CHORD DIST, CURVE, RADIUS, LENGTH, CHORD, CHORD DIST. It lists 100 curves with their respective geometric data.

NOTES: 1. 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 Factor = 1.000158.

BENCHMARK: 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.

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

SURVEYOR: Frobish Land Surveying, PLLC P.O. Box 1411 Belton, Texas 76513



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 grant, 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.

By: J.C. Wall
Owner of New American Dream, Ltd.
a Texas limited partnership, on behalf of said company.

STATE OF TEXAS
COUNTY OF BRAZOS

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

Notary Public for the State of Texas
My Commission Expires: _____

CITY OF BRYAN

Approved this _____ day of _____, 20____, by the Planning and Zoning Commission of the City of Bryan, Texas.

Chairman _____ Secretary _____

Approved this _____ day of _____, 20____, by the City Engineer of the City of Bryan, Texas.

City Engineer _____

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 12/16/2024
Luther E. Frobish
Registered Professional Land Surveyor
State of Texas No. 6200



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 1/2 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 1590, 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 293, OPRBCT.

THENCE N 48°29'34" E, 252.26 feet, to the northeast boundary line of said Tract One and to the southwest boundary line of said Block 1 of SIENA PHASE 5, to a 1/2 inch iron rod with cap set for the POINT OF BEGINNING and southeast corner of this tract;

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;
- S 77°07'08" W, 127.09 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°02'19" W, 116.84 feet, to a calculated point;
- N 61°56'22" W, 99.73 feet, to a calculated point;
- S 65°03'38" W, 117.08 feet, to a calculated point;
- S 73°02'55" W, 47.78 feet, to a calculated point;
- S 65°02'19" W, 151.59 feet, to a calculated point;
- S 83°44'14" W, 78.86 feet, to a calculated point;
- S 86°18'35" W, 80.00 feet, to a calculated point;
- S 03°41'25" E, 187.95 feet, to a calculated point;
- S 86°18'35" W, 137.00 feet, to a calculated point;
- S 60°42'13" W, 55.45 feet, to a calculated point;
- S 86°18'35" W, 119.00 feet, to a calculated point;
- N 85°09'00" W, 209.52 feet, to a 1/2 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°42'24" E, 137.15 feet (deed: N 24°39'23" E, 137.15), to a calculated point;
- N 55°45'48" W, 180.11 feet (deed: N 52°51'00" W, 180.11), to a calculated point;
- 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:

- N 52°16'14" E, 27.28 feet (deed: N 55°10'13" E, 27.28), to a 1/2 inch iron rod found;
- N 09°49'40" W, 361.55 feet (deed: N 46°56'41" W, 361.55), to a 1/2 inch iron rod found;
- N 18°58'19" W, at 461.55 feet (deed: N 16°42'00" W, 461.55) passing a 1/2 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 common boundary line of the John Austin Survey, Abstract No. 2, and the Stephen E. 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 survey, 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 northeast corner of said Tract Two, from which a 1/2 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 cap pavement for the north corner of said Tract Two and this tract, from which a 1/2 inch iron rod found in the said southeast right-of-way line bears S 02°22'22" 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 1/2 inch iron rod found marking the northeast 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°29'41" 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, 258.10), 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.