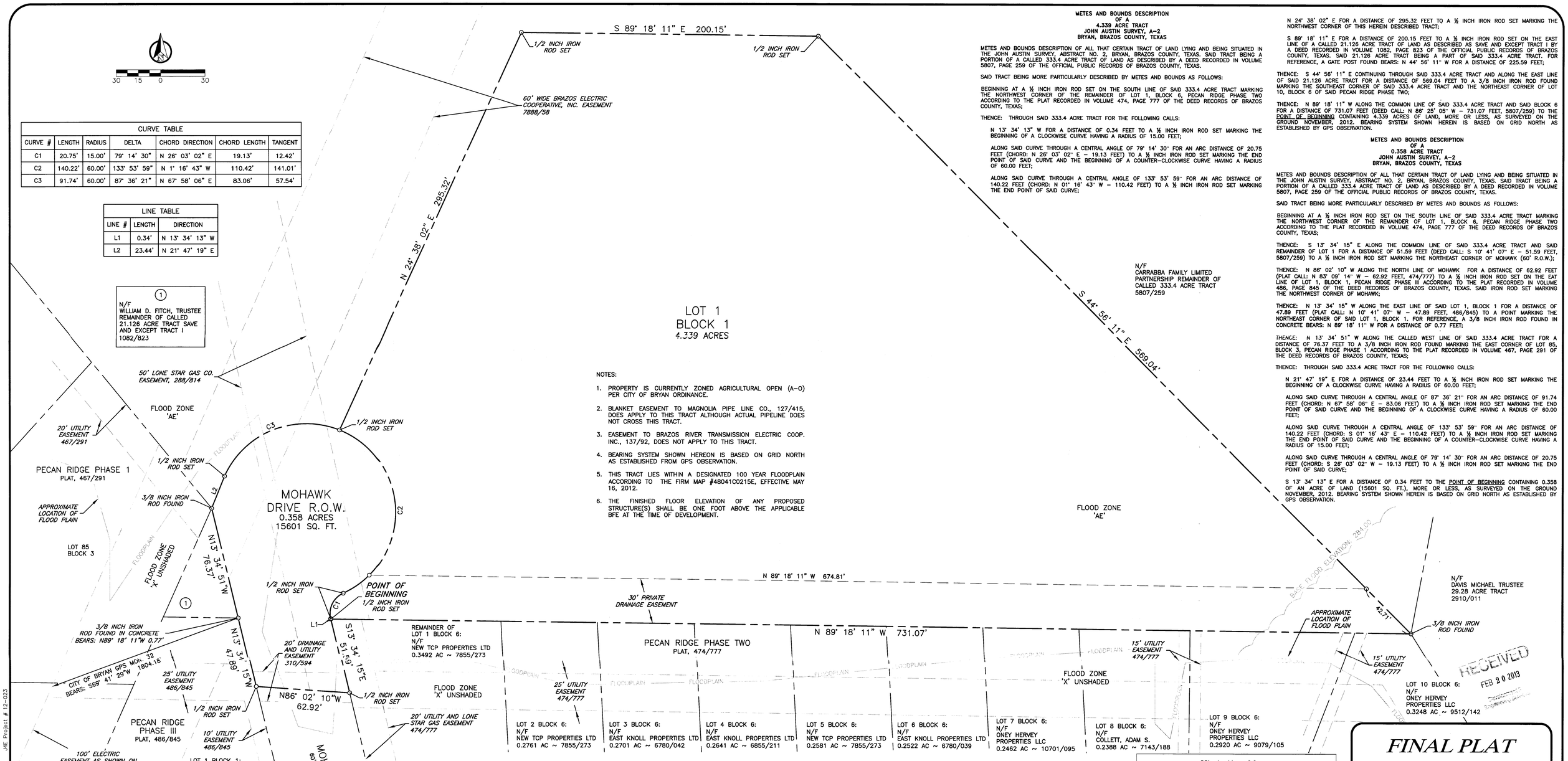
CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	20.75'	15.00'	79° 14' 30"	N 26° 03' 02" E	19.13'	12.42'
C2	140.22'	60.00'	133° 53' 59"	N 1° 16' 43" W	110.42'	141.01'
C3	91.74'	60.00'	87° 36' 21"	N 67° 58' 06" E	83.06'	57.54'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	0.34'	N 13° 34' 13" W
L2	23.44'	N 21° 47' 19" E



NOTES:

1. PROPERTY IS CURRENTLY ZONED AGRICULTURAL OPEN (A-O) PER CITY OF BRYAN ORDINANCE.
2. BLANKET EASEMENT TO MAGNOLIA PIPE LINE CO., 127/415, DOES APPLY TO THIS TRACT ALTHOUGH ACTUAL PIPELINE DOES NOT CROSS THIS TRACT.
3. EASEMENT TO BRAZOS RIVER TRANSMISSION ELECTRIC COOP. INC., 137/92, DOES NOT APPLY TO THIS TRACT.
4. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
5. THIS TRACT LIES WITHIN A DESIGNATED 100 YEAR FLOODPLAIN ACCORDING TO THE FIRM MAP #48041C0215E, EFFECTIVE MAY 16, 2012.
6. THE FINISHED FLOOR ELEVATION OF ANY PROPOSED STRUCTURE(S) SHALL BE ONE FOOT ABOVE THE APPLICABLE BFE AT THE TIME OF DEVELOPMENT.

METES AND BOUNDS DESCRIPTION
OF A
4.339 ACRE TRACT
JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN SURVEY, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF A CALLED 333.4 ACRE TRACT OF LAND AS DESCRIBED BY A DEED RECORDED IN VOLUME 5807, PAGE 259 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A ½ INCH IRON ROD SET ON THE SOUTH LINE OF SAID 333.4 ACRE TRACT MARKING THE NORTHWEST CORNER OF THE REMAINDER OF LOT 1, BLOCK 6, PECAN RIDGE PHASE TWO ACCORDING TO THE PLAT RECORDED IN VOLUME 474, PAGE 777 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: THROUGH SAID 333.4 ACRE TRACT FOR THE FOLLOWING CALLS:

N 13° 34' 13" W FOR A DISTANCE OF 0.34 FEET TO A ½ INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 15.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 79° 14' 30" FOR AN ARC DISTANCE OF 20.75 FEET (CHORD: N 26° 03' 02" E – 19.13 FEET) TO A ½ INCH IRON ROD SET MARKING THE END POINT OF SAID CURVE AND THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 60.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 133° 53' 59" FOR AN ARC DISTANCE OF 140.22 FEET (CHORD: N 01° 16' 43" W – 110.42 FEET) TO A ½ INCH IRON ROD SET MARKING THE END POINT OF SAID CURVE;

N 24° 38' 02" E FOR A DISTANCE OF 295.32 FEET TO A ½ INCH IRON ROD SET MARKING THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

S 89° 18' 11" E FOR A DISTANCE OF 200.15 FEET TO A ½ INCH IRON ROD SET ON THE EAST LINE OF A CALLED 21.126 ACRE TRACT OF LAND AS DESCRIBED AS SAVE AND EXCEPT TRACT I BY A DEED RECORDED IN VOLUME 1082, PAGE 823 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID 21.126 ACRE TRACT BEING A PART OF SAID 333.4 ACRE TRACT. FOR REFERENCE, A GATE POST FOUND BEARS: N 44° 56' 11" W FOR A DISTANCE OF 225.59 FEET;

THENCE: S 44° 56' 11" E CONTINUING THROUGH SAID 333.4 ACRE TRACT AND ALONG THE EAST LINE OF SAID 21.126 ACRE TRACT FOR A DISTANCE OF 569.04 FEET TO A 3/8 INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID 333.4 ACRE TRACT AND THE NORTHEAST CORNER OF LOT 10, BLOCK 6 OF SAID PECAN RIDGE PHASE TWO;

THENCE: N 89° 18' 11" W ALONG THE COMMON LINE OF SAID 333.4 ACRE TRACT AND SAID BLOCK 6 FOR A DISTANCE OF 731.07 FEET (DEED CALL: N 86° 25' 05" W – 731.07 FEET, 5807/259) TO THE POINT OF BEGINNING CONTAINING 4.339 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND NOVEMBER, 2012. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED BY GPS OBSERVATION.

METES AND BOUNDS DESCRIPTION
OF A
0.358 ACRE TRACT
JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN SURVEY, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF A CALLED 333.4 ACRE TRACT OF LAND AS DESCRIBED BY A DEED RECORDED IN VOLUME 5807, PAGE 259 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A ½ INCH IRON ROD SET ON THE SOUTH LINE OF SAID 333.4 ACRE TRACT MARKING THE NORTHWEST CORNER OF THE REMAINDER OF LOT 1, BLOCK 6, PECAN RIDGE PHASE TWO ACCORDING TO THE PLAT RECORDED IN VOLUME 474, PAGE 777 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 13° 34' 15" E ALONG THE COMMON LINE OF SAID 333.4 ACRE TRACT AND SAID REMAINDER OF LOT 1 FOR A DISTANCE OF 51.59 FEET (DEED CALL: S 10° 41' 07" E – 51.59 FEET, 5807/259) TO A ½ INCH IRON ROD SET MARKING THE NORTHEAST CORNER OF MOHAWK (60' R.O.W.);

THENCE: N 86° 02' 10" W ALONG THE NORTH LINE OF MOHAWK FOR A DISTANCE OF 62.92 FEET (PLAT CALL: N 83° 09' 14" W – 62.92 FEET, 474/777) TO A ½ INCH IRON ROD SET ON THE EAT LINE OF LOT 1, BLOCK 1, PECAN RIDGE PHASE III ACCORDING TO THE PLAT RECORDED IN VOLUME 486, PAGE 845 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. SAID IRON ROD SET MARKING THE NORTHWEST CORNER OF MOHAWK;

THENCE: N 13° 34' 15" W ALONG THE EAST LINE OF SAID LOT 1, BLOCK 1 FOR A DISTANCE OF 47.89 FEET (PLAT CALL: N 10° 41' 07" W – 47.89 FEET, 486/845) TO A POINT MARKING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1. FOR REFERENCE, A 3/8 INCH IRON ROD FOUND IN CONCRETE BEARS: N 89° 18' 11" W FOR A DISTANCE OF 0.77 FEET;

THENCE: N 13° 34' 51" W ALONG THE CALLED WEST LINE OF SAID 333.4 ACRE TRACT FOR A DISTANCE OF 76.37 FEET TO A 3/8 INCH IRON ROD FOUND MARKING THE EAST CORNER OF LOT 85, BLOCK 3, PECAN RIDGE PHASE 1 ACCORDING TO THE PLAT RECORDED IN VOLUME 467, PAGE 291 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: THROUGH SAID 333.4 ACRE TRACT FOR THE FOLLOWING CALLS:

N 21° 47' 19" E FOR A DISTANCE OF 23.44 FEET TO A ½ INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 60.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87° 36' 21" FOR AN ARC DISTANCE OF 91.74 FEET (CHORD: N 67° 58' 06" E – 83.06 FEET) TO A ½ INCH IRON ROD SET MARKING THE END POINT OF SAID CURVE AND THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 60.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 133° 53' 59" FOR AN ARC DISTANCE OF 140.22 FEET (CHORD: S 01° 16' 43" E – 110.42 FEET) TO A ½ INCH IRON ROD SET MARKING THE END POINT OF SAID CURVE AND THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 15.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 79° 14' 30" FOR AN ARC DISTANCE OF 20.75 FEET (CHORD: S 26° 03' 02" W – 19.13 FEET) TO A ½ INCH IRON ROD SET MARKING THE END POINT OF SAID CURVE;

S 13° 34' 13" E FOR A DISTANCE OF 0.34 FEET TO THE POINT OF BEGINNING CONTAINING 0.358 OF AN ACRE OF LAND (15601 SQ. FT.), MORE OR LESS, AS SURVEYED ON THE GROUND NOVEMBER, 2012. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED BY GPS OBSERVATION.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Mark Carrabba, Vice-President of Carrabba Family Ltd. Partnership, owner of the 4.697 acre tract shown on this plat, being the portion of the 333.4 acre tract of land as conveyed in the Deeds Records of Brazos County in Volume 5807, Page 259, and designated herein as Pecan Ridge Addition, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

_____
Mark Carrabba, Vice-President
Carrabba Family Ltd. Partnership

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Mark Carrabba, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal on this _____ day of _____, 20___.

_____
Notary Public, Brazos County , Texas

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 the property markers and monuments were placed under my supervision on the ground.

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

APPROVAL OF THE 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 _____ day of _____, 20____.

_____
City Planner
Bryan, Texas

CERTIFICATE OF 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 _____ day of _____, 20____.

_____
City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chair 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 _____ day of _____, 20____ and same was duly approved on the _____ day of _____, 20____ by said Commission.

_____
Chair, Planning & Zoning Commission Bryan, Texas

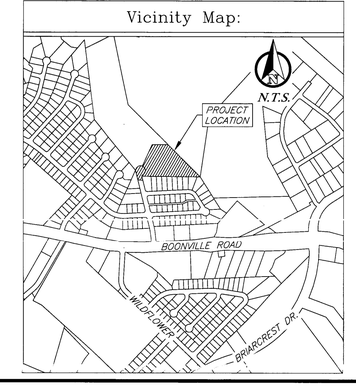
CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, 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 the _____ day of _____, 20____, in the Official Records of Brazos County in Volume _____ Page _____.

_____
County Clerk, Brazos County, Texas

Vicinity Map:



FINAL PLAT

PECAN RIDGE ADDITION

4.697 Acres
Block 1, Lot 1
John Austin Survey, A-2
Bryan, Brazos County, Texas

Owner:
Carrabba Family Ltd Partnership
PO Box 832
Bryan, TX 77806

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195

Engineer:
14 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951

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