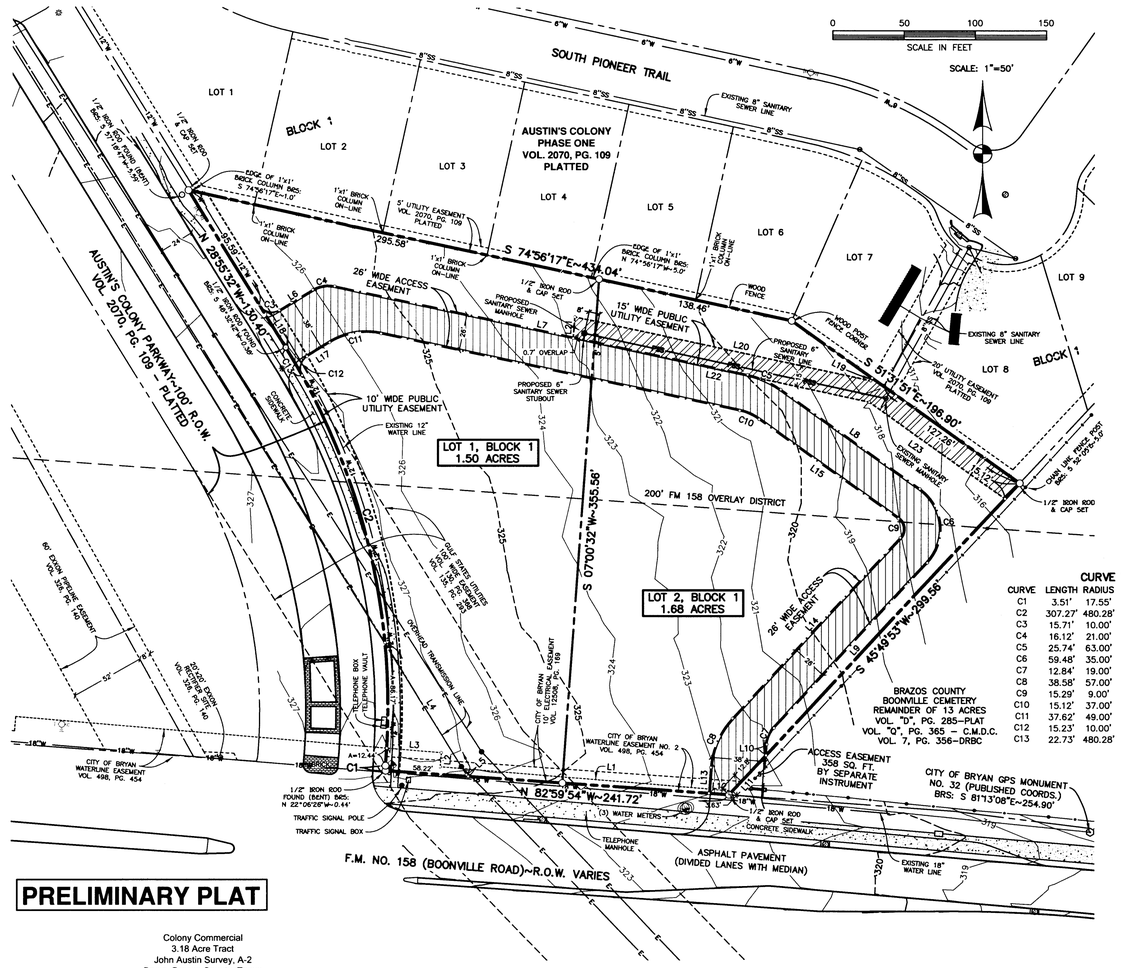


CITY OF BRYAN WATERLINE EASEMENT VOL. 498, PG. 454

LINE	BEARING	DISTANCE
L1	N82°16'09"W	206.00'
L2	N07°43'51"E	10.00'
L3	N82°16'09"W	38.45'

GULF STATES UTILITIES 100' WIDE EASEMENT VOL. 130, PG. 368 VOL. 135, PG. 293

LINE	BEARING	DISTANCE
L4	S28°55'32"E	108.77'
L5	S40°29'32"E	1.80'

PROPOSED 26' WIDE ACCESS EASEMENT

LINE	BEARING	DISTANCE
L6	N61°04'28"E	27.55'
L7	S74°56'17"E	296.94'
L8	S51°31'51"E	120.16'
L9	S45°49'53"W	158.09'
L10	S07°06'53"W	7.71'
L11	S45°49'53"W	38.31'
L12	N82°59'54"W	14.04'
L13	N07°06'53"E	18.44'
L14	N45°49'53"E	172.92'
L15	N51°31'51"W	120.16'
L16	N74°56'17"W	257.85'
L17	S61°04'28"W	18.72'
L18	N28°55'32"W	34.81'

PROPOSED 15' WIDE PUBLIC UTILITY EASEMENT

LINE	BEARING	DISTANCE
L19	S31°42'44"W	2.14'
L20	N74°56'17"W	212.70'
L21	S07°00'32"W	15.15'
L22	S74°56'17"E	212.82'
L23	S51°31'51"E	117.05'

CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	3.51'	17.55'	11°28'01"	N 01°59'50"E~3.51'
C2	307.27'	480.28'	36°39'23"	N 10°35'51"W~302.06'
C3	15.71'	10.00'	90°00'00"	S 73°55'32"E~14.14'
C4	16.12'	21.00'	43°59'15"	N 83°04'05"E~15.73'
C5	25.74'	63.00'	23°24'26"	S 63°14'04"E~25.56'
C6	59.48'	35.00'	97°21'44"	S 02°50'59"E~52.57'
C7	12.84'	19.00'	38°43'00"	S 26°28'23"W~12.60'
C8	38.58'	57.00'	38°46'49"	N 26°30'17"E~37.85'
C9	15.29'	9.00'	97°21'44"	N 02°50'59"W~13.52'
C10	15.12'	37.00'	23°24'26"	N 63°14'04"W~15.01'
C11	37.62'	49.00'	43°59'15"	S 83°04'05"W~36.70'
C12	15.23'	10.00'	87°17'20"	S 17°25'48"W~13.80'
C13	22.73'	480.28'	2°42'40"	N 27°34'12"W~22.72'

PRELIMINARY PLAT

Colony Commercial
3.18 Acre Tract
John Austin Survey, A-2
Bryan, Brazos County, Texas

Field notes of a 3.18 acre tract or parcel of land, lying and being situated in the John Austin Survey, Abstract No. 2, Bryan, Brazos County, Texas, and being part of the 197.404 acre tract described in the deed from Trans-Texas Interests, Inc. to Carrabba Interests recorded in Volume 1510, Page 87, of the Official Records of Brazos County, Texas, and said 3.18 acre tract being more particularly described as follows:

BEGINNING at a ½" iron rod and cap set at the southwest corner of Lot 1, Block 1, Austin's Colony Phase One, according to the plat recorded in Volume 2070, Page 109, of the Official Records of Brazos County, Texas, said ½" iron rod and cap set also lying in the northeast right-of-way line of Austin's Colony Parkway - 100' wide right-of-way;

THENCE along the southwest line of the beforementioned Block 1, Austin's Colony Phase One, as follows:

S 74° 56' 17" E for a distance of 434.04 feet to the common corner between Lots 6 and 7, Block 1,

S 51° 31' 51" E for a distance of 196.90 feet to a ½" iron rod and cap set at the south corner of Lot 8, Block 1 and in the northwest line of Boonville Cemetery, also being Lot 12, Town of Boonville, same being the southeast line of the beforementioned 197.404 acre tract;

THENCE S 45° 49' 53" W along the common line between the beforementioned 197.404 acre tract and the beforementioned Lot 12, Town of Boonville, currently being Brazos County Boonville Cemetery, also being the remainder of a 13 acre tract, Volume D, Page 285, - Plat, Volume Q, Page 365, C.M.D.C., Volume 7, Page 356, D.R.B.C., and being parallel to and 5 feet northwest of an existing chain link fence, for a distance of 299.56 feet to a ½" iron rod and cap set in the north right-of-way line of Farm to Market Road No. 158 - Boonville Road, the southwest corner of the beforementioned 197.404 acre tract bears S 45° 49' 53" W - approximately 14.6 feet;

THENCE N 82° 59' 54" W along the north right-of-way line of the beforementioned F.M. No. 158, for a distance of 241.72 feet to a ½" iron rod and cap set in a curve, concave to the northeast, having a radius of 17.55 feet, same being a transition curve from Austin's Colony Parkway to F.M. No. 158, as shown on the Austin's Colony Parkway - 100' wide right-of-way dedication per the beforementioned Austin's Colony Phase One;

THENCE along the east right-of-way line of the beforementioned Austin's Colony Parkway - 100' wide right-of-way, as follows:

Northerly along said curve, for an arc distance of 3.51 feet to a ½" iron rod and cap set at the beginning of a reverse curve, concave to the west, having a radius of 480.28 feet, the chord bears N 01° 59' 50" E - 3.51 feet,

Northerly along said curve, for an arc distance of 307.27 feet to the end of this curve, from which a ½" iron rod found bears S 48° 33' W - 0.4 feet, the chord bears N 10° 35' 51" W - 302.06 feet,

N 28° 55' 32" Wfor a distance of 130.40 feet to the **PLACE OF BEGINNING**, containing 3.18 acres of land, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Carrabba Interests, the owners and developers of the land shown on this plat, being part of the tract of land as conveyed to us in the Official Records of Brazos County in Volume 1510, Page 87, 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.

_____
Mark Carrabba, Managing Partner

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 of office this _____ day of _____, 2015.

_____
Notary Public, Brazos County, Texas

APPROVAL OF THE 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 & Zoning Commission of the City of Bryan on the _____ day of _____, 2015 and same was duly approved on the _____ day of _____, 2015 by said Commission.

_____
Chair, Planning & Zoning Commission
City of Bryan, Texas

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 _____, 2015.

_____
City Planner, City of Bryan, Texas.

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

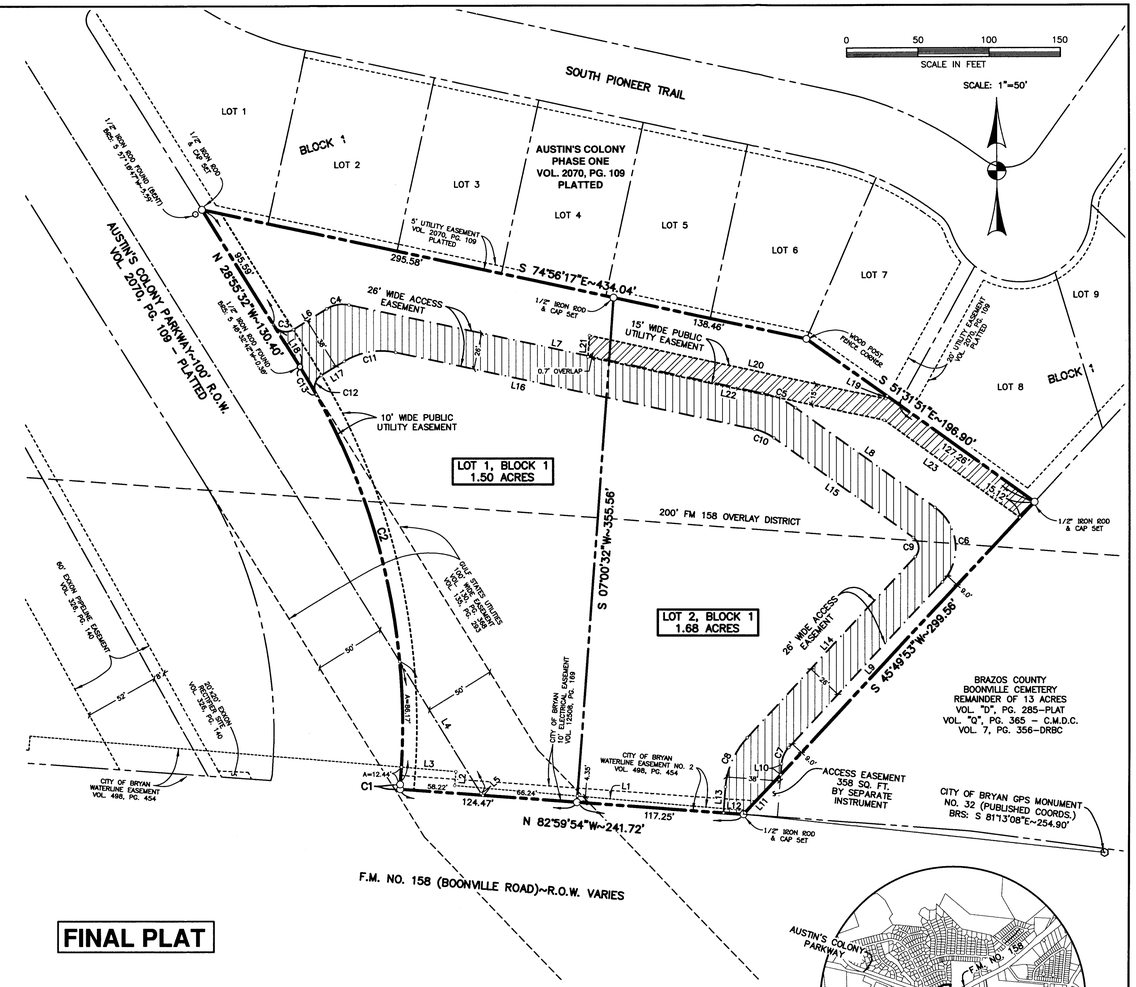
I, Karen McQueen, County Clerk in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 2015, in the Official Records of Brazos County, Texas, in Volume _____, Page _____.

_____
Karen McQueen, County Clerk,
Brazos County, Texas

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 _____ day of _____, 2015.

_____
City Engineer, Bryan, Texas



FINAL PLAT

NOTES:

1. BASIS OF BEARINGS IS THE MONUMENTED SOUTHEAST LINE OF AUSTIN'S COLONY PHASE ONE, ACCORDING TO THE PLAT RECORDED IN VOL. 2070, PG. 109 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. RECORD BEARING: S 45°49'52"W.

2. BASIS OF ELEVATIONS IS THE CITY OF BRYAN GPS MONUMENTATION SYSTEM – CITY MONUMENT NO. 32, PUBLISHED ELEVATION: 316.86'.

3. CURRENT TITLE APPEARS VESTED IN CARRABBA INTERESTS BY VIRTUE OF DEED RECORDED IN VOL. 1510, PG. 87 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

4. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480082, PANEL NO. 0215F, MAP NO. 48041C0215F. EFFECTIVE DATE: APRIL 2, 2015.

5. UNDERGROUND UTILITIES SHOWN HEREON ARE TAKEN FROM CITY OF BRYAN ELECTRONIC UTILITY MAPS AND HAVE NOT BEEN FIELD VERIFIED.

6. CURRENT ZONING: C-2 (RETAIL) & FM 158 CORRIDOR OVERLAY DISTRICT (ORDINANCE SECTION 130-26).

SETBACKS ARE AS FOLLOWS:
25' FRONT;
10' SIDE;
25' SIDE ARTERIAL STREET;
7.5' REAR.

7. 1/2" IRON RODS & CAP SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.

CERTIFICATION OF THE SURVEYOR

I. S. M. Kling, Registered Professional Land Surveyor No. 2003, 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.

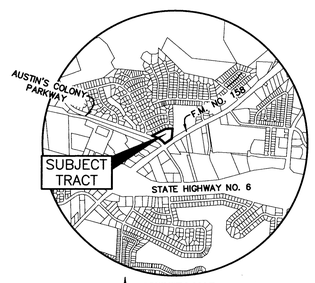
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

_____
S. M. Kling, R.P.L.S. No. 2003

STATE OF TEXAS
S.M. KLING
2003
REGISTERED PROFESSIONAL LAND SURVEYOR

LEGEND

SANITARY SEWER MANHOLE	SS
SANITARY SEWER LINE	SS
STORM SEWER MANHOLE	ST
STORM SEWER LINE	ST
TELEPHONE PEDESTAL	T
TELEPHONE LINE	T
TELEVISION PEDESTAL	TV
TELEVISION CABLE	TV
ATMOS GAS LINE	G
WATER METER	W
WATER LINE	W
WATER VALVE	W
FIRE HYDRANT	F H
OVERHEAD ELECT. LINE	E
POWER POLE	E
LIGHT POLE	E
WOOD FENCE (& FENCE CORNER)	
CHAIN LINK FENCE	



VICINITY MAP
NOT TO SCALE

NOV 04 2015
RECEIVED

FINAL PLAT
OF
LOTS 1 & 2, BLOCK 1
COLONY COMMERCIAL

3.18 ACRES

JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
CARRABBA INTERESTS
PO BOX 663
BRYAN, TX 77806-0663
(979) 778-8850

SCALE: 1"=50' NOVEMBER, 2015

PREPARED BY:
CIVIL ENGINEERING CONSULTANTS
4101 S. TEXAS AV. STE A
BRYAN, TX + PH.979/846-6212

H:\Land Projects R2\041\John Austin A-2\Carrabba Interests NAD83\dwg\Plotting\Prelim & Final Plat.dwg - 11/3/2015 9:44:01 AM