

ORIGINAL PLAT
15093/173

REPLAT

FIELD NOTES
OF A
10.00 ACRE TRACT
OUT OF THE
S. F. AUSTIN NO. 10 SURVEY, A-63
THE CITY OF BRYAN,
BRAZOS COUNTY, TEXAS
NOVEMBER 20, 2019

BEING ALL OF THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND CONTAINING 10.00 ACRES, LYING AND BEING SITUATED IN THE S. F. AUSTIN NO. 10 SURVEY, A-63, IN THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, BEING A PORTION OF A TRACT OF 74.56 ACRE TRACT OF LAND DESCRIBED IN A DEED TO GRT INTERESTS, LLC RECORDED IN VOLUME 14568 PAGE 225, SAID 10.00 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE AT A 1/2" IRON ROD FOUND AT A POINT ALONG THE NORTHWEST RIGHT OF WAY LINE OF STATE HIGHWAY 21 (SH 21), POINT BEING THE SOUTH CORNER OF MARINO ESTATES HWY 21 EAST SUBDIVISION, BLOCK 1, LOT 1, BEING A 3.14 ACRE TRACT AND 9.3 ACRE TRACT DESCRIBED IN A DEED TO ANDALE HOLDINGS, LLC RECORDED IN VOLUME 11617 PAGE 130, AND ALSO BEING THE EAST CORNER OF THE SAID GRT INTERESTS 74.56 ACRE TRACT.

THENCE: ALONG S 34°21'11" W, A DISTANCE OF 1285.44 FEET TO A 1/2" IRON ROD SET AT A POINT ALONG THE NORTHWEST RIGHT OF WAY LINE OF SH 21.

THENCE: DEPARTING THE NORTHWEST RIGHT OF WAY LINE OF SH 21, ACROSS THE SAID GRT INTERESTS 74.56 ACRE TRACT, N 48°08'46" W, A DISTANCE OF 15.13' TO A 1/2" IRON ROD FOUND, AND BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED 10.00 ACRE TRACT.

THENCE: N 48°08'46" W, A DISTANCE OF 819.16 FEET TO A 1/2" IRON ROD SET AT THE HEREIN DESCRIBED 10.00 ACRE TRACT.

THENCE: N 34°26'37" E, A DISTANCE OF 300.10 FEET TO A 1/2" IRON ROD SET ALONG THE PROPOSED VARIABLE WIDTH RIGHT OF WAY OF NORTH THORNBERY DRIVE.

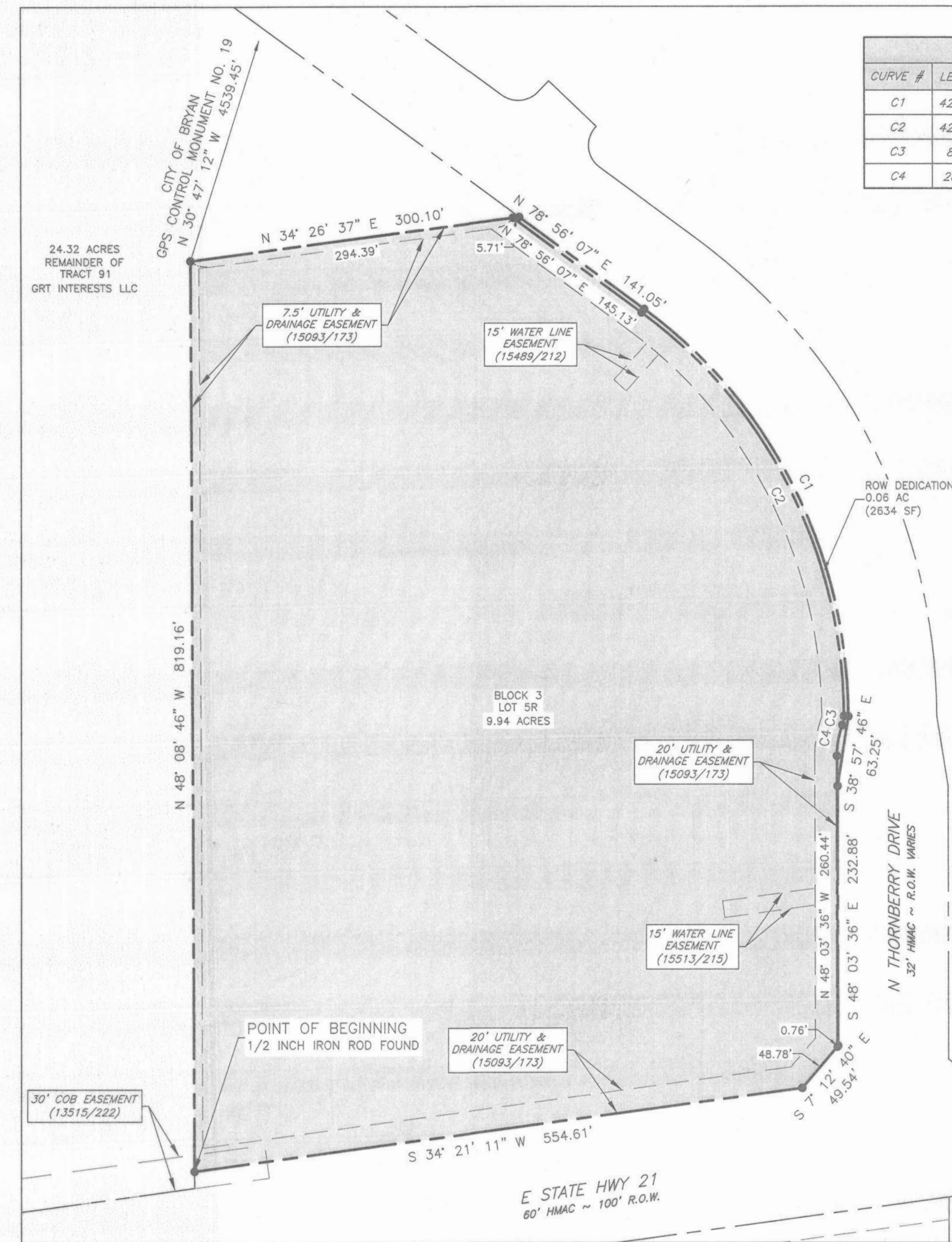
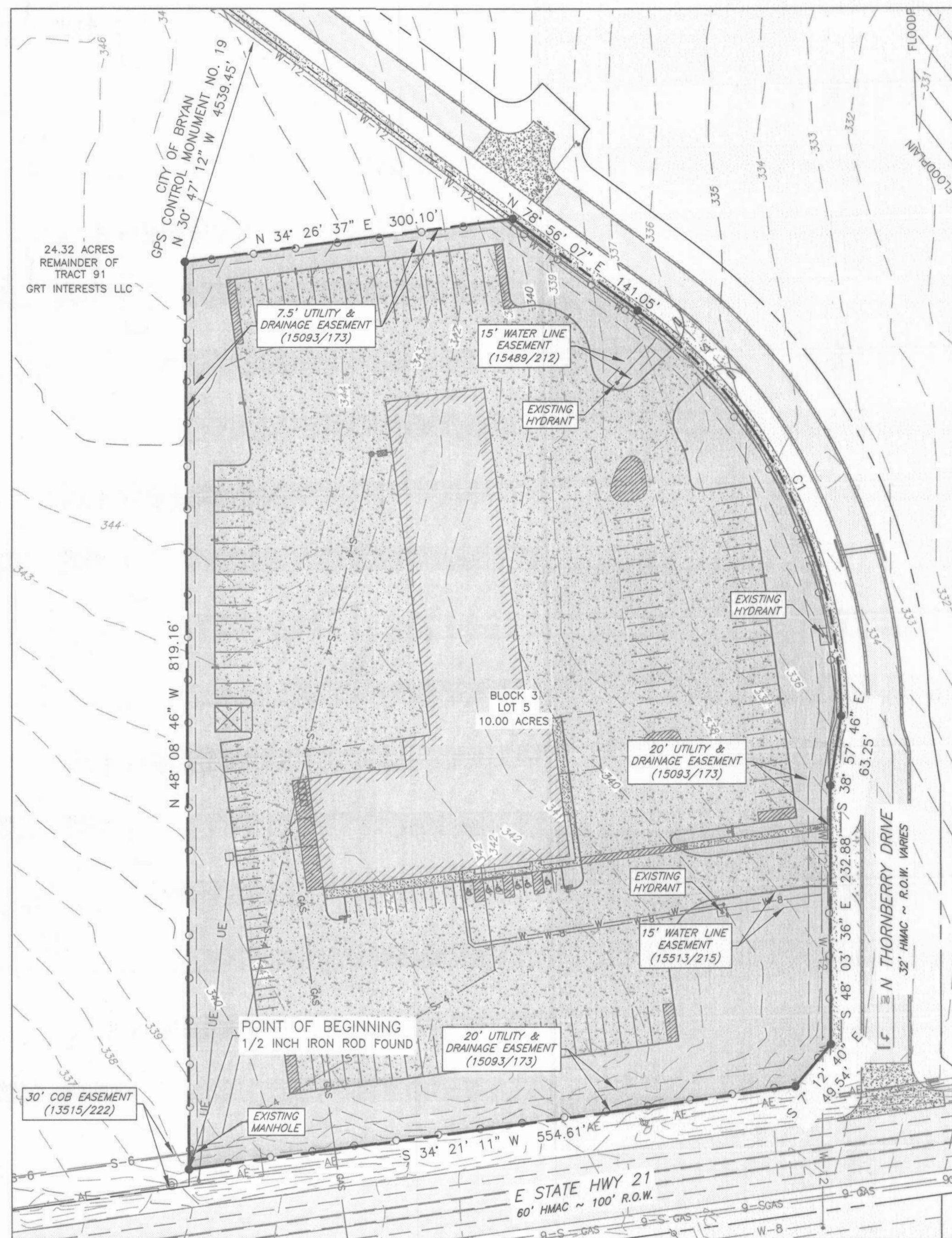
THENCE: ALONG THE PROPOSED VARIABLE WIDTH RIGHT OF WAY OF NORTH THORNBERY DRIVE, FIVE CALLS:

1. N 78°56'07" E, A DISTANCE OF 141.05 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 460.00 FEET, DELTA OF 5300'16", AND AN ARC LENGTH OF 425.55 FEET.
2. ALONG THE SAID CURVE A CHORD BEARING OF S 74°33'44" E, A DISTANCE OF 410.53 FEET, TO A 1/2" IRON ROD SET.
3. S 38°57'46" E, A DISTANCE OF 63.25 FEET TO A 1/2" IRON ROD SET.
4. S 48°03'36" E, A DISTANCE OF 232.88 FEET TO A 1/2" IRON ROD SET.
5. S 07°12'40" E, A DISTANCE OF 49.54 FEET TO A 1/2" IRON ROD SET.

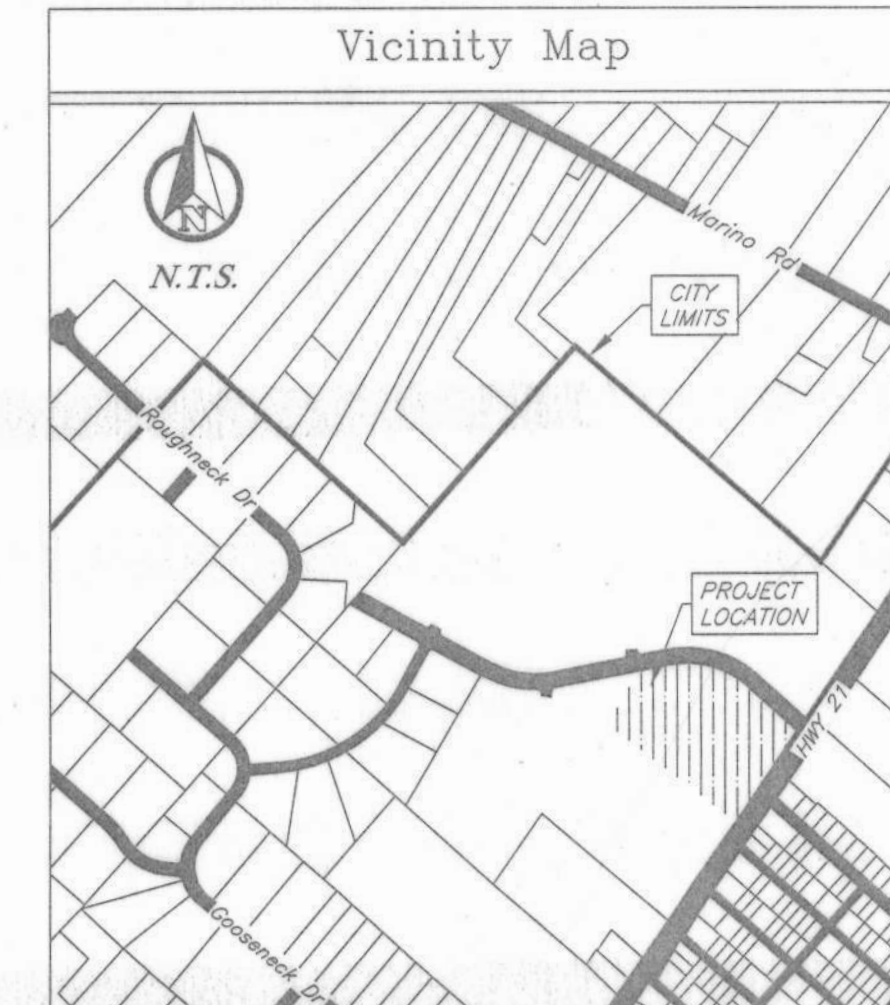
THENCE: S 34°21'11" W, A DISTANCE OF 554.61 TO THE POINT OF BEGINNING CONTAINING 10.00 ACRES OF LAND ACCORDING TO A SURVEY PERFORMED ON NOVEMBER 20, 2019 ON THE GROUND, UNDER THE SUPERVISION OF PAUL WILLIAMS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5743, IN THE STATE OF TEXAS.

| Legend | |
|------------|----------------------------|
| Line Types | |
| | Property Line |
| | Existing Easement |
| | Proposed Easement |
| | Existing Water Line |
| | Existing Sanitary Sewer |
| | Existing Aerial Electrical |
| | Existing Contour |
| | Existing Storm Piping |
| | Power Pole |
| | Sewer Manhole |
| | Water Meter |
| | Water Valve |
| | Hydrant |

| Legend | |
|--------|-------------------|
| | HMAC Pavement |
| | Concrete Pavement |
| | Concrete Sidewalk |



| CURVE TABLE | | | | | | |
|-------------|---------|---------|--------------|--------------|-----------------|---------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD LENGTH | CHORD DIRECTION | TANGENT |
| C1 | 425.55' | 460.00' | 053° 00' 16" | 410.53' | S74° 33' 44"E | 229.37' |
| C2 | 421.53' | 456.00' | 052° 57' 53" | 406.68' | N74° 34' 56"W | 227.18' |
| C3 | 8.29' | 22.00' | 021° 36' 00" | 8.24' | S38° 04' 22"E | 4.20' |
| C4 | 28.29' | 78.00' | 020° 46' 38" | 28.13' | S37° 40' 37"E | 14.30' |



- General Notes:
1. Bearing system shown hereon is based on Grid North as established from City of Bryan G.P.S. monuments.
 2. 1/2" iron rods will be set at all angle points and lot corners, unless stated otherwise.
 3. The topography shown is from field survey data.
 4. No portion of this lot is within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and incorporated areas. Map No. 48041C0205F, effective April 2, 2014.
 5. Setbacks shall be in accordance with all City of Bryan ordinances and regulations.
 6. All Drainage Easements are private and will be the responsibility of that lot's owner(s).
 7. This property is currently zoned Commercial (C-3).
 8. Lot 5R, Block 3 shall only take access from N. Thornberry Drive.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Dayne Yeager, c/o CMS Bryan Properties, LLC, owner of the 10.00 acre tract shown on this plat, being Carrabba Industrial Park Phase 13A, Block 3, Lot 5 as conveyed in the Deeds Records of Brazos County in Volume 15262, Page 26, 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.

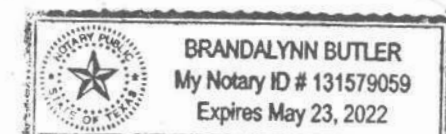
Dayne Yeager
Dayne Yeager
CMS Bryan Properties, LLC

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Dayne Yeager, 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 13 day of Dec, 2021

Brandalynn Butler
Brandalynn Butler
Notary Public, Brazos County, Texas



CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Paul Williams, Registered Professional Land Surveyor No. 5743 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, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Paul Williams
Paul Williams, R.P.L.S. No. 5743



APPROVAL OF THE CITY PLANNER

I, *Martin Zimmermann*, 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 13 day of December, 2021.

Martin Zimmermann
City Planner
Bryan, Texas

APPROVAL OF CITY ENGINEER

I, *Sam Verman*, 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 13 day of December, 2021.

Sam Verman
City Engineer
Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 11/18/2022 11:20:40 AM
In the PLAT Records

Doc Number: 2022-1458787
Volume-Page: 17656-85
Number of Pages: 1
Amount: 73.00
Order#: 20220118000050
By: LG

County Clerk, Brazos County, Texas

Laura McQueen
Laura McQueen
County Clerk

Final Plat

Carrabba Industrial Park
Phase 13A, Lot 5R, Block 3

Being a Replat of 10.00 Acres of
Carrabba Industrial Park
Phase 13A, Lot 5, Block 3
Bryan, Brazos County, Texas

November 2019

Owner:
CMS Bryan Properties, LLC
1263 US Hwy 59 N
Cleveland, TX 77327-2877

Surveyor:

Paul Williams Land
Surveying Co.
1851 Briarcrest Dr.
Bryan, TX 77802
RPLS# 5743

Engineer:

J4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0367
TBPE F-9951