

**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 199.89'  
 L10 N82°59'53"W 36.56'  
 L11 N45°49'53"W 214.75'  
 L12 N51°31'51"W 120.16'  
 L13 N74°56'17"W 257.85'  
 L14 S61°04'28"W 18.72'  
 L15 N28°55'32"W 34.81'

**PROPOSED 15' WIDE PUBLIC UTILITY EASEMENT**  
 LINE BEARING DISTANCE  
 L16 S31°42'44"W 2.14'  
 L17 N74°56'17"W 212.70'  
 L18 S07°00'32"W 15.15'  
 L19 S74°56'17"E 212.82'  
 L20 S51°31'51"E 117.05'

**CURVE TABLE:**

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	3.51'	17.55'	112°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	17.84'	19.50'	52°24'31"	S 19°37'37"W-17.22'
C8	24.25'	56.50'	24°35'45"	N 33°32'00"E-24.07'
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"	N 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'	242°40"	N 27°34'12"W-22.72'

Doc. Bk Vol Ps  
 01263527 OR 13339 148  
 Filed for Record in  
 BRAZOS COUNTY  
 On: May 11, 2016 at 12:44P  
 As a  
 Plat  
 Document Number: 01263527  
 Amount: 73.00  
 Receipt Number - 574260  
 By:  
 Amber Noahman

**PRELIMINARY PLAN**

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 1/2" 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 1/2" 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 aforementioned 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 1/2" 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 aforementioned 197.404 acre tract;

THENCE S 45° 49' 53" W along the common line between the aforementioned 197.404 acre tract and the aforementioned 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 1/2" 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 aforementioned 197.404 acre tract bears S 45° 49' 53" W - approximately 14.5 feet.

THENCE N 82° 59' 54" W along the north right-of-way line of the aforementioned F.M. No. 158, for a distance of 241.72 feet to a 1/2" 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 aforementioned Austin's Colony Phase One.

THENCE along the east right-of-way line of the aforementioned 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 1/2" 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 1/2" 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" W for 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*  
 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 3RD day of MAY, 2016.

*Kevin J. Pfuntner*  
 Notary Public, Brazos County, Texas

**APPROVAL OF THE PLANNING AND ZONING COMMISSION**

I, *Robb Gutierrez*, 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 21st day of October, 2015 and same was duly approved on the 19th day of November, 2015 by said Commission.

*Robb Gutierrez*  
 Chair, Planning & Zoning Commission  
 City of Bryan, Texas

**APPROVAL OF THE CITY PLANNER**

I, *Mark Zimmman*, 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 11th day of May, 2016.

*Mark Zimmman*  
 City Planner, City of Bryan, Texas.

**CERTIFICATION BY THE COUNTY CLERK**

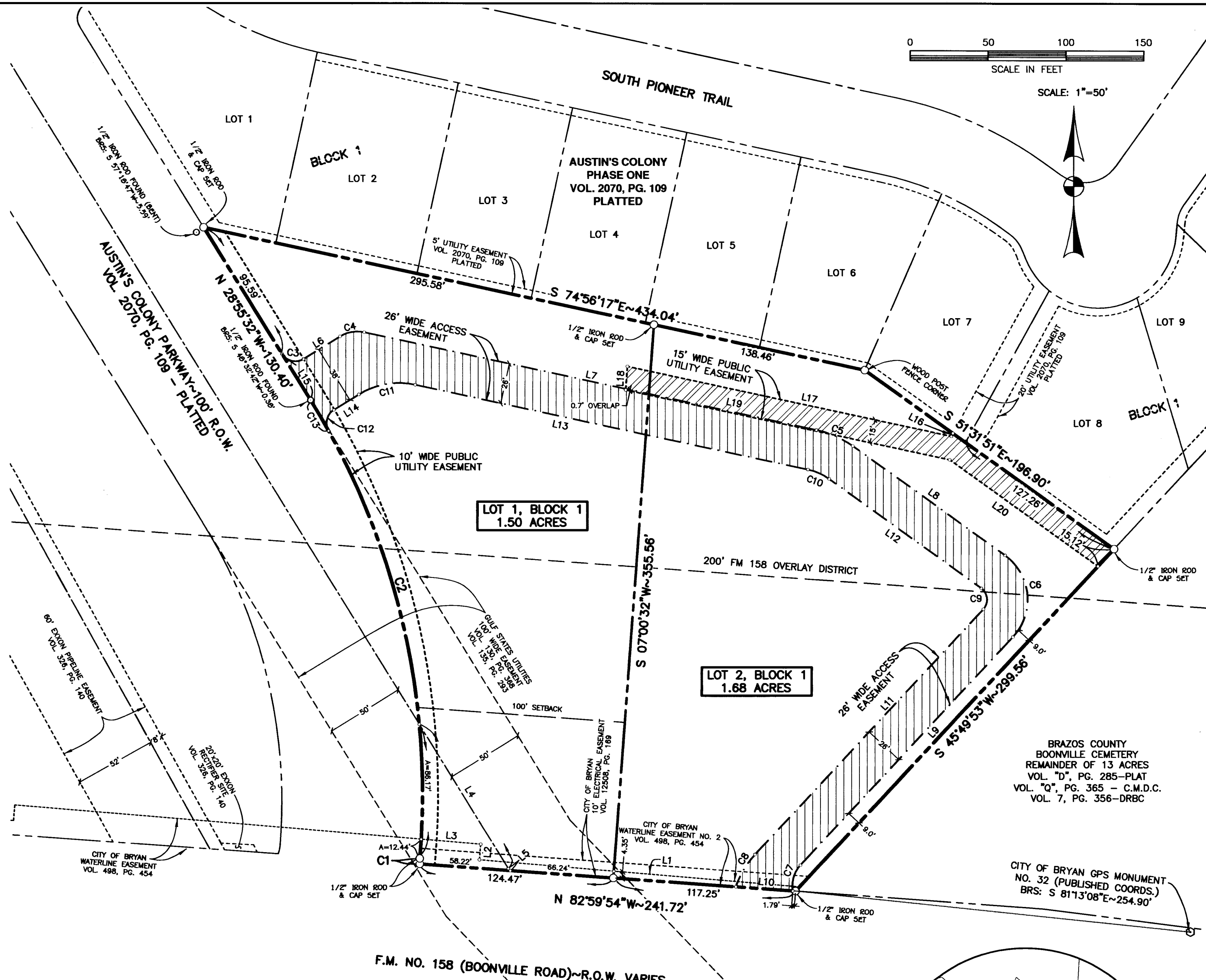
STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, Karen McQueen, County Clerk in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 11th day of May, 2016, in the Official Records of Brazos County, Texas, in Volume 01263527, Page 148.

*Karen McQueen*  
 Karen McQueen, County Clerk,  
 Brazos County, Texas

**APPROVAL OF THE CITY ENGINEER**

I, *W. Paul Kepper*, 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 11th day of May, 2016.

*W. Paul Kepper*  
 City Engineer, Bryan, Texas



**FINAL PLAT**

**NOTES:**

- 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.
- BASIS OF ELEVATIONS IS THE CITY OF BRYAN GPS MONUMENTATION SYSTEM - CITY MONUMENT NO. 32, PUBLISHED ELEVATION: 316.86'.
- 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.
- 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. 4804100215F. EFFECTIVE DATE: APRIL 2, 2014.
- UNDERGROUND UTILITIES SHOWN HEREON ARE TAKEN FROM CITY OF BRYAN ELECTRONIC UTILITY MAPS AND HAVE NOT BEEN FIELD VERIFIED.
- 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.
- 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.

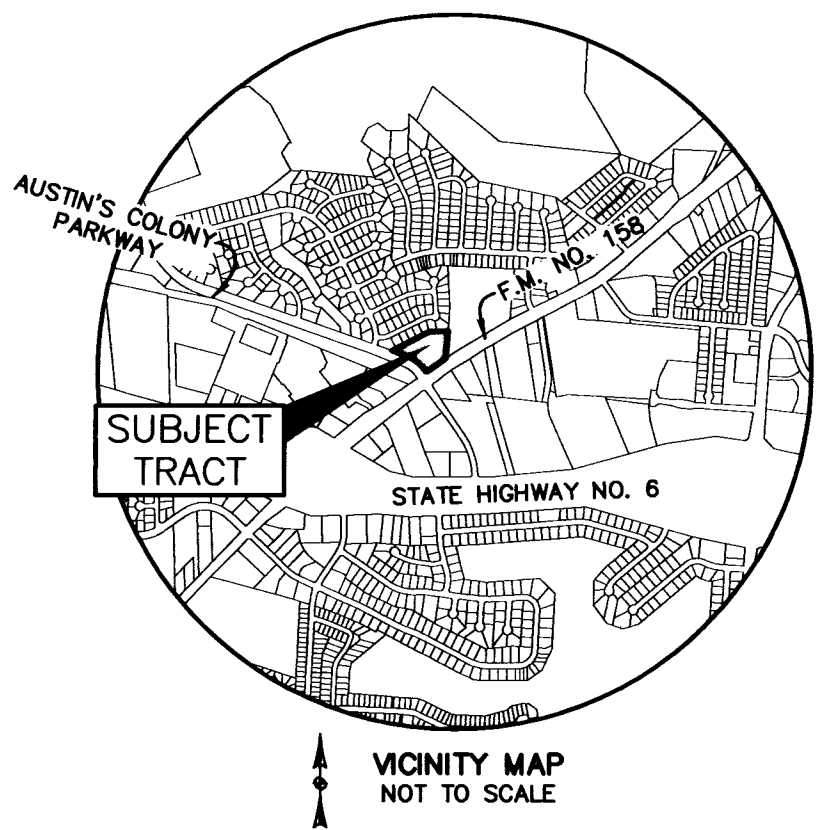
*S.M. Kling*  
 S. M. Kling, R.P.L.S. No. 2003

**STATE OF TEXAS COUNTY OF BRAZOS**

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public records of:

BRAZOS COUNTY  
 as stamped hereon by me.  
 May 11, 2016

Karen McQueen, Brazos County Clerk  
 BRAZOS COUNTY



**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' MARCH, 2016

PREPARED BY:  
**CEC**  
 CIVIL ENGINEERING CONSULTANTS  
 5101 S. TEXAS AV. STE. A  
 BRYAN, TX. # PH.979/846-6212

