

APPROVAL OF CITY ENGINEER

I, Michael Kometzki, CITY ENGINEER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF BRYAN.

Michael Kometzki
CITY ENGINEER
CITY OF BRYAN, TEXAS

APPROVAL OF THE CITY PLANNER

I, Tom Ruelle, 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 15th DAY OF February, 2019.

Tom Ruelle
CITY PLANNER
BRYAN, TEXAS

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Paula Coston, 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 15th DAY OF February, 2019 AND SAME WAS DULY APPROVED ON THE 15th DAY OF February, 2019 BY SAID COMMISSION.

Paula Coston
CHAIR, PLANNING AND ZONING COMMISSION
BRYAN, TEXAS

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
Connie Logan Family Trust
(I, WE, Connie Logan Family Trust OWNERS) AND DEVELOPER(S) OF THE LAND SHOWN ON THIS PLAT, BEING (PART OF) THE TRACT OF LAND AS CONVEYED TO ME (US, IT) IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME 10635, PAGE 285, WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC UTILITIES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

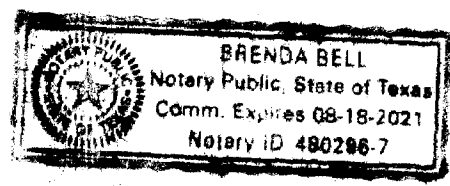
Mike Logan
OWNER

NOTARY PUBLIC CERTIFICATION

STATE OF TEXAS
COUNTY OF BRAZOS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Mike Logan KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSE STATED.

UNDER MY HAND AND SEAL ON THIS 18 DAY OF January, 2019

Brenda Bell
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
GRT Interests, LLC
(I, WE, GRT Interests, LLC OWNERS) AND DEVELOPER(S) OF THE LAND SHOWN ON THIS PLAT, BEING (PART OF) THE TRACT OF LAND AS CONVEYED TO ME (US, IT) IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME 14330, PAGE 201 AND 205 (O.R.B.C.T.), AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC UTILITIES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

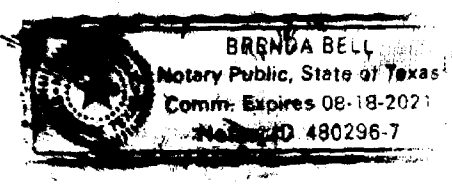
Michael Kometzki
OWNER

NOTARY PUBLIC CERTIFICATION

STATE OF TEXAS
COUNTY OF BRAZOS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GRT Interests, LLC KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSE STATED.

UNDER MY HAND AND SEAL ON THIS 16th DAY OF January, 2019

Brenda Bell
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS



CERTIFICATE BY THE COUNTY CLERK

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 4/16/2019 1:20:18 PM
In the PLAT Records

Doc Number: 2019 - 1358069
Volume - Page: 15282 - 21
Number of Pages: 1
Amount: 73.00
Order#: 20190416000087
By: SC



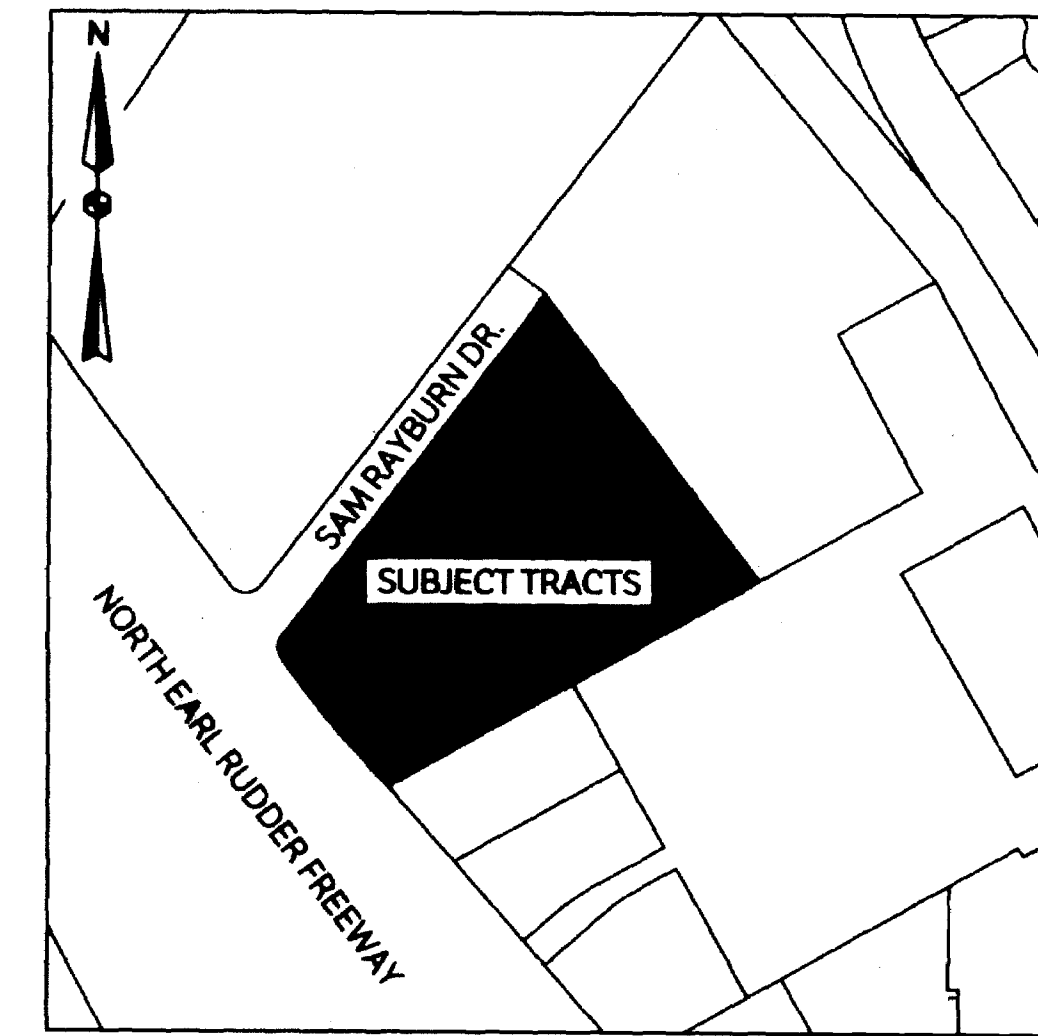
EVERY CERTIFY THAT THIS PLAT TOGETHER WITH THE DEEDS TO WHICH IT REFERS, IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY AND PLAT RECORDS.

Karen McQueen
Ry Jones Davis

CERTIFICATE OF SURVEYOR

I, Michael Kometzki, REGISTERED PUBLIC SURVEYOR, NO. 6631, 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.

Michael Kometzki 1/24/19
MICHAEL KOMETZKI
R.P.L.S. NO. 6631



VICINITY MAP
NOT TO SCALE

5.80 ACRE TRACT

METES AND BOUNDS DESCRIPTION OF A 5.80 ACRE TRACT OF LAND LYING AND BEING SITUATED IN THE STATE OF TEXAS, THE COUNTY OF BRAZOS, THE CITY OF BRYAN, AND A PART OF THE JOHN AUSTIN SURVEY, ABSTRACT NO. 2, PARTIALLY DESCRIBED IN A DEED TO CONNIE LOGAN FAMILY TRUST, DESCRIBED AS A 4.33 ACRE TRACT, RECORDED IN VOLUME 10635, PAGE 285, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (O.R.B.C.T.), AND PARTIALLY DESCRIBED IN DEEDS TO GRT INTERESTS, DESCRIBED AS A 1.47 ACRE TRACT, RECORDED IN VOLUME 14330, PAGES 201 AND 205 (O.R.B.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH CAPPED IRON ROD FOUND, STAMPED "YLANG", BEING THE WEST CORNER OF LOT 4, BLOCK 1, PREMIERE SUBDIVISION, DESCRIBED IN A DEED TO BUTLER AND WILBANKS CORPORATION RECORDED IN VOLUME 10584, PAGE 169 (O.R.B.C.T.), BEING THE NORTHWEST CORNER OF SAID 1.47 ACRE TRACT, AND THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE SAID NORTHEAST LINE OF STATE HIGHWAY 6 NORTH FOR THE FOLLOWING (2) COURSES AND DISTANCES:

1. NORTH 41 DEGREES 18 MINUTES 20 SECONDS WEST, 159.09 FEET, TO A BROKEN CONCRETE RIGHT OF WAY MONUMENT FOR CORNER, AND;
2. NORTH 36 DEGREES 40 MINUTES 30 SECONDS WEST, 86.24 FEET, TO A 5/8 INCH CAPPED IRON ROD SET, STAMPED "GESSNER" FOR THE MOST WESTERLY CORNER OF SAID 1.47 ACRE TRACT, AND THE HEREIN DESCRIBED TRACT, SAME MARKING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 38.43 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 00 DEGREES 40 MINUTES 08 SECONDS EAST, 38.86 FEET, TO A 5/8 INCH CAPPED IRON ROD SET, STAMPED "GESSNER" FOR CORNER OF SAID 1.47 ACRE TRACT, LYING IN THE SOUTHEAST LINE OF SAID SAM RAYBURN DRIVE (CALLED 70' RIGHT OF WAY), DESCRIBED IN A DEED TO THE CITY OF BRYAN RECORDED IN VOLUME 10405, PAGE 73 (O.R.B.C.T.) SAME BEING THE MOST NORTHERLY WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 37 DEGREES 22 MINUTES 01 SECONDS EAST, AT 106.08 FEET PASSES A 5/8 INCH CAPPED IRON ROD SET, STAMPED "GESSNER", LYING IN SAID SOUTHWEST LINE, BEING THE WEST CORNER OF SAID 4.33 ACRE TRACT AND THE NORTH CORNER OF SAID 1.47 ACRE TRACT, CONTINUING ON FOR 396.73 FEET, BEING A TOTAL DISTANCE OF 502.81 FEET, TO A 5/8 INCH CAPPED IRON ROD SET, STAMPED "GESSNER", FOR THE MOST WESTERLY NORTH CORNER OF SAID 4.33 ACRE TRACT, AND MARKING THE BEGINNING OF A CURVE TO THE LEFT;

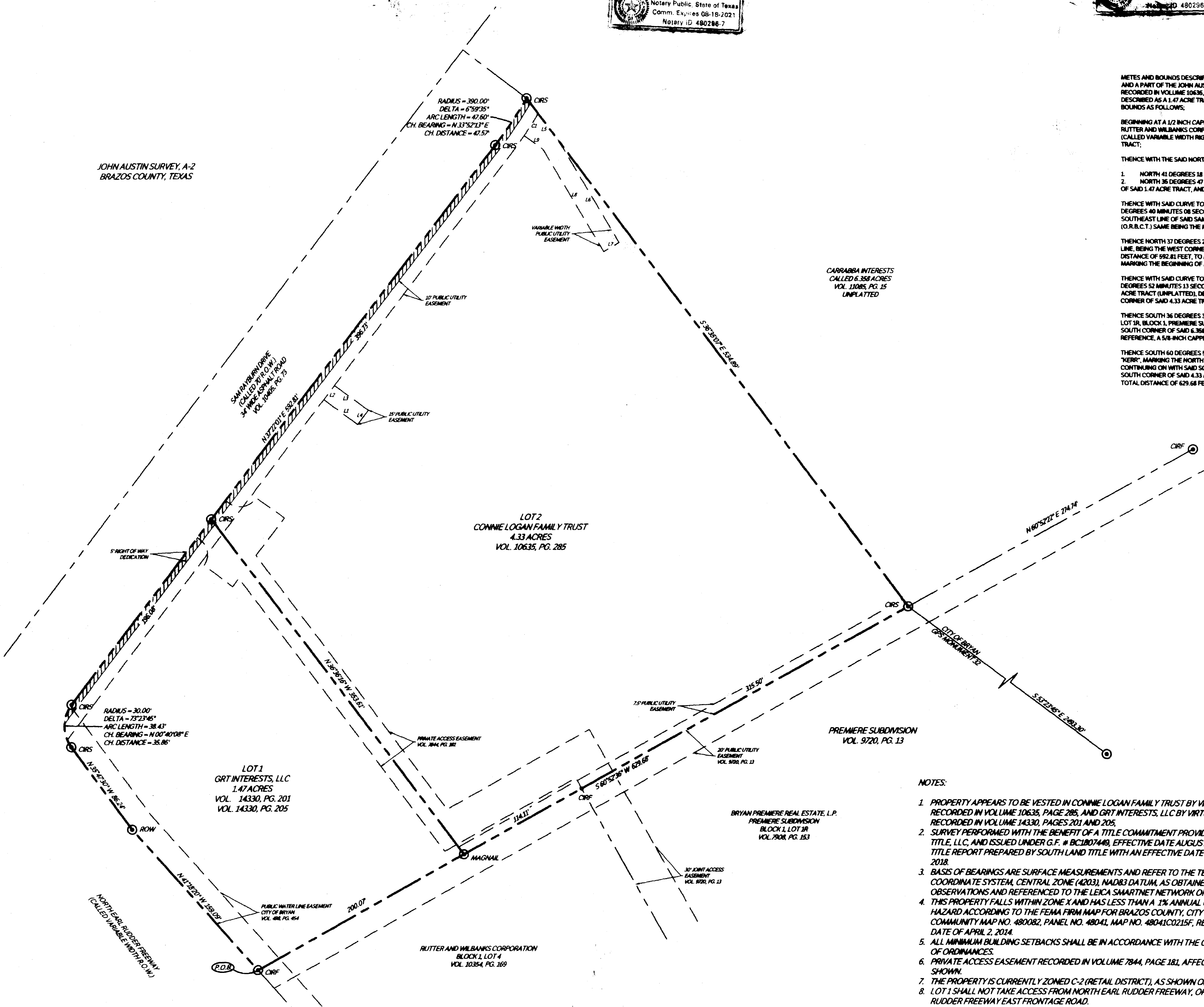
THENCE WITH SAID CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 47.60 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 33 DEGREES 52 MINUTES 13 SECONDS WEST, 47.57 FEET, TO A 5/8 INCH CAPPED IRON ROD SET, STAMPED "GESSNER", LYING IN THE SOUTHWEST LINE OF A CALLED 6.356 ACRE TRACT (UNPLATTED), DESCRIBED IN A DEED TO CARRABBA INTERESTS RECORDED IN VOLUME 11006, PAGE 15 (O.R.B.C.T.), SAME BEING THE MOST WESTERLY CORNER OF SAID 4.33 ACRE TRACT, AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 36 DEGREES 35 MINUTES 07 SECONDS EAST, 54.89 FEET TO A 5/8 INCH CAPPED IRON ROD SET, STAMPED "GESSNER", LYING IN THE NORTHWEST LINE OF LOT 1R, BLOCK 1, PREMIERE SUBDIVISION, DESCRIBED IN A DEED TO BRYAN PREMIERE REAL ESTATE, L.P. RECORDED IN VOLUME 7908, PAGE 153 (O.R.B.C.T.), BEING THE SOUTH CORNER OF SAID 6.356 ACRE TRACT, SAME BEING THE EAST CORNER OF SAID 4.33 ACRE TRACT, AND THE EAST CORNER OF THE HEREIN DESCRIBED TRACT; FOR REFERENCE, A 5/8 INCH CAPPED IRON ROD FOUND, STAMPED "YEN", BEARS NORTH 60 DEGREES 52 MINUTES 22 SECONDS EAST, 274.74 FEET;

THENCE SOUTH 60 DEGREES 52 MINUTES 36 SECONDS WEST, WITH THE NORTHWEST LINE OF SAID LOT 1R, AT 315.50 FEET PASSES A 1/2 INCH CAPPED IRON ROD, STAMPED "YERR", MARKING THE NORTH CORNER OF SAID LOT 4, SAME BEING THE WEST CORNER OF SAID LOT 1R, LYING IN THE SOUTHWEST LINE OF SAID 4.33 ACRE TRACT, CONTINUING ON WITH SAID SOUTHWEST LINE, AT 314.31 FEET PASSES A MAGNOLIA SET IN CONCRETE FOR THE EAST CORNER OF SAID 1.47 ACRE TRACT, SAME BEING THE SOUTH CORNER OF SAID 4.33 ACRE TRACT, AND LYING IN THE NORTHWEST LINE OF SAID LOT 4, CONTINUING ON WITH SAID NORTHWEST LINE FOR 200.07 FEET, BEING A TOTAL DISTANCE OF 629.68 FEET TO THE POINT OF BEGINNING, CONTAINING 5.80 ACRES OF LAND, MORE OR LESS.

LEGEND

- These standard symbols will be found in the drawing.
- ⊙ SURVEY MONUMENT
 - CAPPED IRON ROD SET
 - CONCRETE MONUMENT
 - CAPPED IRON ROD FOUND
 - POINT OF BEGINNING
 - BOUNDARY LINE
 - ADJOINER PROPERTY LINE
 - EASEMENT



15' PUBLIC UTILITY EASEMENT		
LINE	BEARING	DISTANCE
L1	N 75° 00' 00" W	15.00'
L2	N 75° 00' 00" W	15.00'
L3	S 85° 00' 00" E	15.00'
L4	S 85° 00' 00" E	15.00'

VARIABLE WIDTH PUBLIC UTILITY EASEMENT					
LINE	BEARING	DISTANCE	CHORD BEARING	CHORD LENGTH	CHORD DISTANCE
V1	S 85° 00' 00" E	100.00'			
V2	S 85° 00' 00" E	100.00'			
V3	S 85° 00' 00" E	100.00'			
V4	N 75° 00' 00" W	100.00'			
V5	N 75° 00' 00" W	100.00'			

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	22.04'	404.99'	37° 07'	N 32° 49' 57" E	22.04'

NOTES:

1. PROPERTY APPEARS TO BE VESTED IN CONNIE LOGAN FAMILY TRUST BY VIRTUE OF A DEED RECORDED IN VOLUME 10635, PAGE 285, AND GRT INTERESTS, LLC BY VIRTUE OF DEEDS RECORDED IN VOLUME 14330, PAGES 201 AND 205.
2. SURVEY PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY SOUTH LAND TITLE, LLC, AND ISSUED UNDER G.F. # BC1807448, EFFECTIVE DATE AUGUST 24, 2018, AND A TITLE REPORT PREPARED BY SOUTH LAND TITLE WITH AN EFFECTIVE DATE OF NOVEMBER 14, 2018.
3. BASIS OF BEARINGS ARE SURFACE MEASUREMENTS AND REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83 DATUM, AS OBTAINED BY GPS OBSERVATIONS AND REFERENCED TO THE LEICA SMARTNET NETWORK OF NORTH AMERICA.
4. THIS PROPERTY FALLS WITHIN ZONE X AND HAS LESS THAN A 1% ANNUAL CHANCE OF FLOOD HAZARD ACCORDING TO THE FEMA FIRM MAP FOR BRAZOS COUNTY, CITY OF BRYAN, TEXAS, COMMUNITY MAP NO. 480082, PANEL NO. 4804L, MAP NO. 48041C0215F, REVISED EFFECTIVE DATE OF APRIL 2, 2014.
5. ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
6. PRIVATE ACCESS EASEMENT RECORDED IN VOLUME 7844, PAGE 181, AFFECTS THIS TRACT AS SHOWN.
7. THE PROPERTY IS CURRENTLY ZONED C-2 (RETAIL DISTRICT), AS SHOWN ON SURVEY.
8. LOT 1 SHALL NOT TAKE ACCESS FROM NORTH EARL RUDDER FREEWAY, OR NORTH EARL RUDDER FREEWAY EAST FRONTAGE ROAD.

FINAL PLAT OF COLONY NORTH SUBDIVISION LOTS 1 & 2

5.80 ACRE TRACT
JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS

ADDRESS:
SAM RAYBURN DRIVE
BRYAN, BRAZOS COUNTY, TEXAS

OWNER:
CONNIE LOGAN FAMILY TRUST
ADDRESS:
MICHAEL LOGAN
2400 SOUTH EARL RUDDER FREEWAY
COLLEGE STATION, TEXAS 77840-4082

OWNER:
GRT INTERESTS, LLC
ADDRESS:
DAVID OR GRANT CARRABBA
PO BOX 663
BRYAN, TEXAS 77806-0663



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BRENNHAM 979.836.6856
FORT WORTH 817.405.0774
SAN ANTONIO 210.305.4792

FIRM REGISTRATION NUMBERS:
TBPE F-7451, TBPLS F-10193910

SURVEY PLAT	
ISSUE DATE:	1-8-19
DRAWN BY:	KL
CHECKED BY:	MK
PROJECT #:	18-0677