

ORIGINAL PLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS §
COUNTY OF BRAZOS §

We Carrabba Brothers, LTD, owners and developers of the land shown on this plat, and designated herein as Rohde's Addition Replat in the John Austin Survey, A-2, in the City of Bryan, Texas, and whose names are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, and public places thereon shown for the purpose and consideration therein expressed.

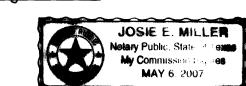
Owner(s)
Mark Carrabba - Vice President
Carrabba Brothers, LTD

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 and consideration therein

Given under my hand and seal on this 11th day of August, 2005.





CERTIFICATION OF PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator of the City of Bryan, hereby certify that this plat conforms to the City master plan, major street plan, land use plan and the standards and specifications set forth in this Ordinance.

Kuri Kurill
Ilanning Administrator, City of Bryan

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.

APPROVAL OF PLANNING AND ZONING COMMISSION

ehairman ehairman

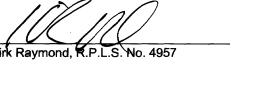
CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS §
COUNTY OF BRAZOS §

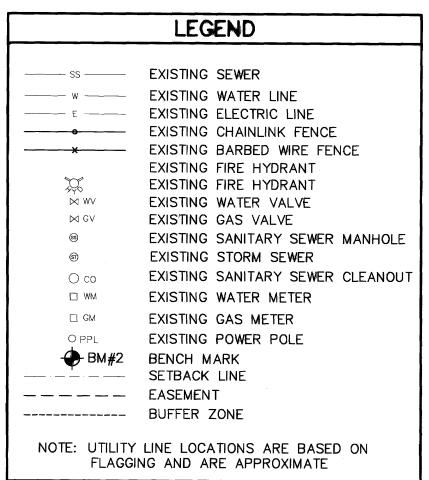
I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentification was filed for record in my office on the _______ day of ________, 2005, in the Official Public Records of Brazos County, Texas, in Volume _________.

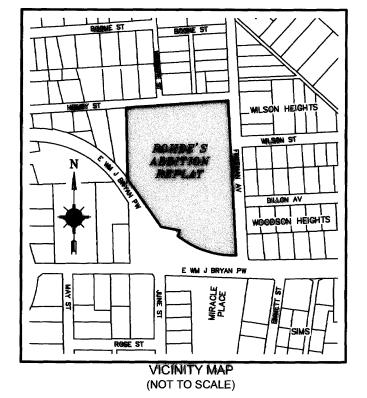
County Clerk
Brazos County, Texas
By: Susie & Cohenty Clerk
CERTIFICATE OF SURVEYOR

I, Kirk Raymond, Registered Professional Land Surveyor No. 4957, 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









	LINE TABLE						
LINE	BEARING	LENGTH					
L1	N74°06'36"E	40.00'					
L2	N06°44'33"E	133.98'					
L3	N03°05'19"W	69.00'					
L4	N86°54'51"E	45.00'					
L5	S03°05'19"E	75.00'					
L6	N86°54'41"E	50.00'					
L7	S03°05'19"E	247.24'					
L8	S78°23'23"E	49.75'					
L9	S04°38'32"E	50.00'					
L10	N78°23'23"W	85.87'					
L11	S01°03'30"E	18.98'					
L12	N@8°56'30"E	5.00'					
L13	S01°03'30"E	11.02'					

	MINIMUM FINISHED				
	FLOOR ELEVATION				
	LOT	ELEVATION			
	1	340.18			
	2	339.74			
	3	339.29			
	4	338.89			
	5	338.68			
	6	336.82			
	7	334.66			
	8	333.50			
	9	333.70			
	10	331.95			
	11	330.13			
	12	329.01			
	13	327.35			
	14	334.80			
	15	334.71			

		CL	JRVE TABL	E	
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	37°06'49"	450.00'	291.49'	286.42	N71°36'55"W
C2	07°42'07"	192.83'	25.92'	25.90	N18°48'04"E
C3	09°22'00"	470.00'	76.84'	76.75	N37°52'18"W
C4	00°01'41"	530.00'	0.26'	0.26	N33°12'48"W

NOTES: THE FOLLOWING APPLY TO THIS TRACT

1. 25' Front, 15' Side, 7.5' Side, & 7.5' Rear Setbacks per the Code of Ordinances of the City of Bryan, Texas, enacted

September 23, 2003.

2. All corners are monumented by 1/2" iron rods & surveyors cap unless noted otherwise.

3. The storm water detention area within Lots 11-14 is reserved and will be maintained by the Lot Deed Restrictions.

 The Developer reserves the right to use the following areas for storm water impoundment (as shaded): Lot 11 - 0.086 acre

Lot 12 - 0.089 acre Lot 13 - 0.151 acre

Lot 14 - 0.374 acre
5. Fencing will be constructed along the Eastern Limits of the Detention Area across Lots 11-13.

6. City of Bryan Easement recorded in Volume 561, Page 7, is a Blanket Easement and is not locatable.
 7. Elevations are based upon City of Bryan GPS Monument #34 (see plat reference).

Elevations are based upon City of Bryan GPS Monument #34 (see plat reference).
 A 15' wide Electric Easement centered on all interior lot lines is granted.

The Electric Utilities shown hereon are by virtue of a Blanket Easement to the City of Bryan recorded in Volume 561, Page 7 of the Brazos County, Texas Deed Property Records.

10. A 5' Right of Way Easement dedication is located along the southerly right of way of Henry Street.11. Bearings are based on the record bearings of the WM Joe Bryan Parkway Right of Way maps (on record with the City of Bryan).

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF BRAZOS

Whereas Carrabba Brothers Ltd. is the owner of that certain tract or parcel of land, being 6.660 acre, more or less, situated in the City of Bryan, John Austin Survey, A-2, Brazos County, Texas, as described in a deed dated September 20, 2002, from Somerset/BW Limited Partnership to Carrabba Brothers, Inc., and recorded in Volume 4862, Page 257, of the Real Property Records of Brazos County, Texas (RPRBCT). Said tract is comprised of Lots 3 through 10 in Block E and a part of Lots 9 through 13 in Block F of Rohde's Addition, as shown on a plat recorded in Volume 36, Page 5 (RPRBCT) and an unplatted tract conveyed in a deed dated April 8, 1910, from T. E. Bittle to C. E. Jenkins, recorded in Volume 33, Page 534 (RPRBCT). Said tract described as follows, to wit:

BEGINNING at an iron rod found for the northwest corner of the referenced tract in the southerly right-of-way line of Henry Street (apparent 40' wide right-of-way). Same being the northeasterly corner of the Rebecca Susan Hubley tract, of record in Volume 2613, Page 199 (RPRBCT). From said point a 3" cedar fence corner bears S 82°07'39" E 1.5 feet and a chain link fence corner bears S 44°36'04" W 2.5 feet;

THENCE N 85°51'21" E 469.51 feet, along the south right-of-way line of Henry Street and generally following along an old fence, to a ½" iron rod found at the northeast corner of the referenced tract. Same being in the intersection of Henry Street with the westerly right-of-way of Freeman Avenue (known as Emmett Street - platted as a 60' r.o.w. per the Woodson Heights Subdivision, of record in Volume 189, Page 457);

THENCE S 03°05'19" E 728.76 feet, along the east line of the referenced tract and the west line of Emmett Street, to a ½ inch iron rod found in the curving northeasterly right-of-way of East William Joel Bryan Parkway, of record in Volume 922, Page 324 (RPRBCT). From said point a ½" iron rod found (bent) bears N 67°22'45" E 0.36 feet.

THENCE in a northwesterly direction along said northeast right-of-way, as follows:

Northwesterly with a curve to the right (CA=37°06'49", R= 450.00 feet, LC N71°36'56"W 286.42 feet) at 291.49 feet a ½" iron rod set for the end of said curve at the beginning of a curve to the left,

Northerly with a curve to the left (CA=07°42'07", R=192.83 feet, LC N18°48'04"E 25.90 feet) at 25.92 feet a $\frac{1}{2}$ " iron rod set for the end of said curve,

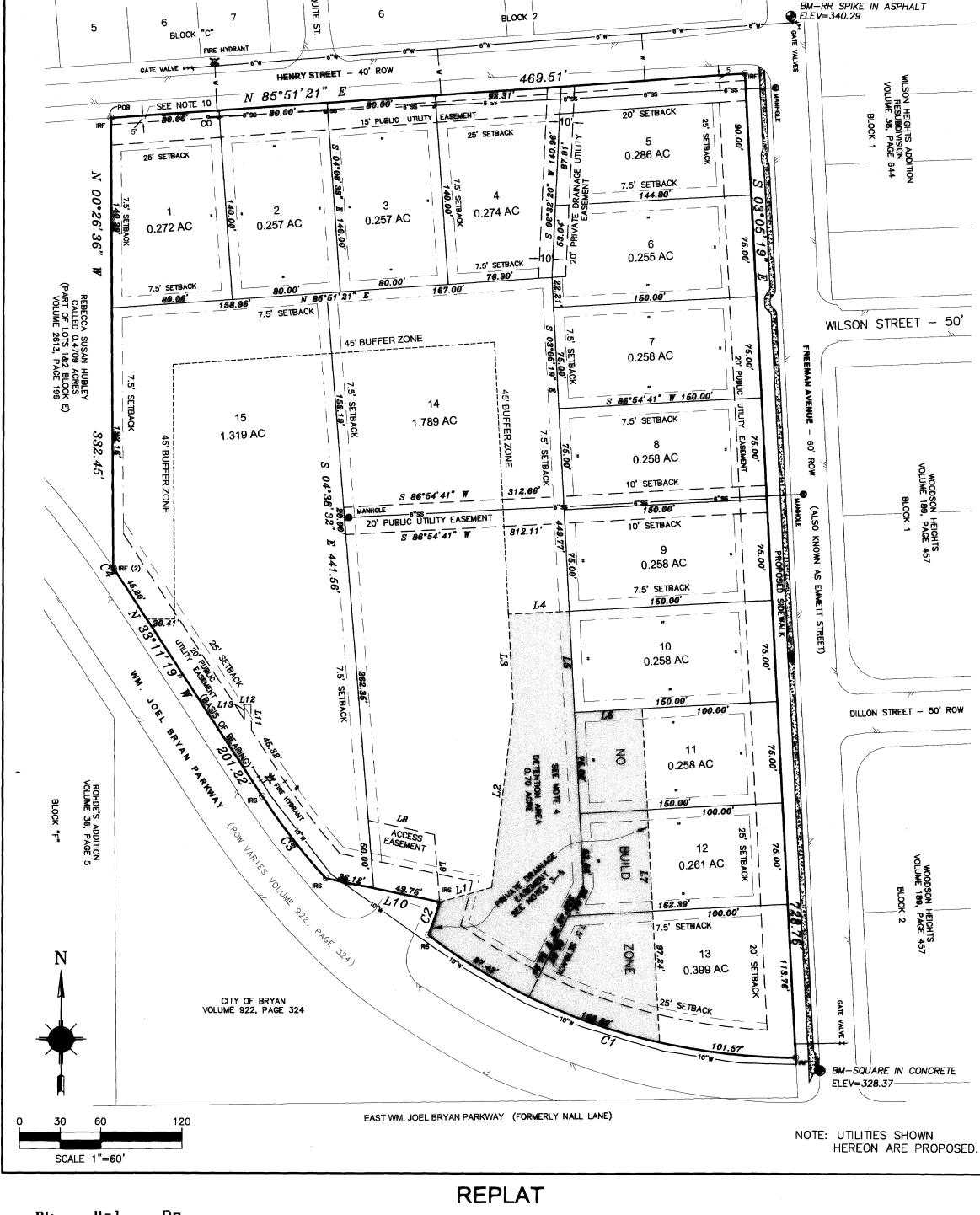
N 78°23'23" W 85.87 feet to a ½" iron rod set for the beginning of a curve to the right,

Northwesterly with said curve (CA=09°22'00", R=470.00 feet, LC=N37°52'18"W 76.75 feet) at 76.84 feet a ½" iron rod set for the end of this curve,

N 33°11'19" W 201.22 feet to a ½" iron rod found at the beginning of a curve to the left, and

Northwesterly along said curve (CA=00°01'41", R=530.00 feet, LC=N33°12'48"W 0.26 feet) at 0.26 feet a ½" iron rod found in the west line of the referenced tract and the easterly line of said Hubley tract. WHENCE an iron shaft found for the southwest corner of Lot 9, Block "F", Rohde's Addition bears S 00°26'36" E 397.92 feet;

THENCE N 00°26'36" W 332.45 feet, along the common line of the referenced tract and said Hubley tract, to the POINT OF BEGINNING and containing 6.660 acre, more or less.



BOONES RE-SURVEY OF ROHDE'S ADDITION

Doc Bk Vol Pg 00902787 OR 6900 272

Filed for Record in: BRAZOS COUNTY

On: Aug 30,2005 at 11:17A

<u>Plats</u>

Document Mumber:

ROHDE'S ADDITION REPLAT

CONSISTING OF BLOCK E, LOTS 3-10 & BLOCK F, PART OF LOTS 9-13 OF ROHDE'S ADDITION RECORDED IN VOLUME 36, PAGE 5 AND AN UNPLATTED TRACT CONVEYED TO C.E. JENKINS IN

VOLUME 33, PAGE 534, CITY OF BRYAN, JOHN AUSTIN SURVEY, A-2, BRAZOS COUNTY, TEXAS AUGUST 10, 2005

Receipt Number - 274286 By, Susie Cohen

> OWNER/DEVELOPER: CARRABBA BROTHERS LIMITED PARTNERSHIP 4104 HIGHWAY 21 EAST, BOX 663 BRYAN, TEXAS 77806

SURVEYOR: GOODWIN-LASITER, INC. 1509 EMERALD PKWY., SUITE 101 COLLEGE STATION, TEXAS 77845

STATE OF TEXAS

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 named records of:

BRAZOS COUNTY as stamped hereon by me.

Aug 30, 2005
HONORABLE KAREN NCOLEEN, COUNTY CLERK
BRAZOS COUNTY



GOODWIN-LASITER, INC.

ENGINEERS - ARCHITECTS SURVEYORS

1509 EMERALD PKWY., SUITE 101 = COLLEGE STATION, TEXAS 77845 = (979) 696-6767 = ctex @goodwinlasiter.com 1609 S. CHESTNUT ST., SUITE 202 = LUFKIN, TEXAS 75901 = (936) 637-4900 = admin @goodwinlasiter.com

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