



- FINAL PLAT NOTES:
- (O/D,R.B.C.T.) DENOTES OFFICIAL/DEED RECORDS OF BRAZOS COUNTY, TEXAS.
  - THIS SITE IS PARTIALLY ENCUMBERED BY THE 100-YEAR FLOODPLAIN AS GRAPHICALLY DEPICTED FEMA FIRM COMMUNITY NO. 48041, PANEL NO. 0134 C, WITH AN EFFECTIVE DATE OF JULY 2, 1992. THE PROPOSED FLOODWAY LINE ILLUSTRATED IS FROM A FLOOD STUDY PERFORMED BY RME CONSULTING ENGINEERS (SEPT. 2009).
  - BUILDING SETBACK LINES WILL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
  - BASIS OF BEARING: NORTH ORIENTATION IS BASED ON ROTATING THE NORTHEAST LINE TO PLAT CALLS IN VOLUME 4838, PAGE 203.
  - ALL PROPERTY CORNERS ARE MONUMENTED BY CAPPED 1/2" IRON RODS UNLESS OTHERWISE NOTED.
  - NEITHER PARKLAND DEDICATION NOR OVERSIZE PARTICIPATION APPLIES TO THIS SUBDIVISION.
  - THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE POLICY PREPARED BY AGGIELAND TITLE COMPANY. ALL EASEMENTS INFORMATION SHOWN IS BASED ON THIS COMMITMENT IN OF NO. 25250.
  - THE SUBJECT PROPERTY IS CURRENTLY VACANT AND UNDEVELOPED. PROPOSED USES WILL BE IN ACCORDANCE WITH THE CURRENT ZONING AT THE TIME OF DEVELOPMENT.

NOW OR FORMERLY BRYAN I.S.D. (VOLUME 6770, PAGE 124) CALLED 65.42 ACRE TRACT

Doc. Bk. Vol. Pg. 01053612 BR 9512 81

Filed for Record in: BRAZOS COUNTY

On: Feb 24+2010 at 12:58P

As a Plats

Document Number: 01053612

Amount: 63.00

Receipt Number - 384605

By: Kim Green

STATE OF TEXAS COUNTY OF BRAZOS

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

BRAZOS COUNTY

as stamped herein by me.

Feb 24+2010

HONORABLE KAREN McQUEEN, COUNTY CLERK BRAZOS COUNTY

NOW OR FORMERLY CARRABBA FAMILY LTD PARTNERSHIP (VOLUME 5807, PAGE 259) REMAINDER OF CALLED 17,903 ACRE TRACT

NOW OR FORMERLY CARRABBA FAMILY LTD PARTNERSHIP (VOLUME 5807, PAGE 259) REMAINDER OF CALLED 17,903 ACRE TRACT

FIELD NOTES  
9.553 ACRES  
OUT OF THE  
CARRABBA INTERESTS - CALLED 197,404 ACRE TRACT  
VOLUME 1510, PAGE 87  
JOHN AUSTIN LEAGUE, A - 2  
BRYAN, BRAZOS COUNTY, TEXAS  
MARCH 31, 2009

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Dan Wilkerson, the owner and developer of the land shown on this plat, being (part of) the tract of land as conveyed to me in the Deed Records of Brazos County in Volume 9093, Page 259, 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 for the purposes identified.

Dan Wilkerson  
Owner

APPROVAL OF THE CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Planning & 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 14th day of January, 2010.

Karen McQueen  
City Planner, Bryan, Texas

CERTIFICATION 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 authentication was filed for record in my office the 24th day of February, 2010, in the Official Records of Brazos County, Texas, in Volume 1510, Page 87.

Karen McQueen - County Clerk  
County Clerk, Brazos County, Texas

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING 9.553 ACRES SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 2, BRAZOS COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN CALLED 197,404 ACRE TRACT AS DESCRIBED IN DEED FROM TRANS - TEXAS INTERESTS, INC. TO CARRABBA INTERESTS, OF RECORD IN VOLUME 1510, PAGE 87, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, SAID 9.553 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP FOUND FOR THE MOST NORTHERLY CORNER, SAID CORNER BEING THE MOST WESTERLY CORNER OF AUSTIN'S COLONY SUBDIVISION, PHASE 8A AS DESCRIBED IN VOLUME 4838, PAGE 203, A 1/2" IRON ROD FOUND FOR THE MOST NORTHERLY CORNER OF SAID CALLED 197,404 ACRE TRACT BEARS N 45° 06' 28" E A DISTANCE OF 440.41 FEET;

THENCE ALONG THE SOUTHWEST LINE OF SAID AUSTIN'S COLONY SUBDIVISION THE FOLLOWING CALLS:

S 44° 53' 32" E, A DISTANCE OF 442.57 FEET TO A 1/2" IRON ROD WITH CAP SET FOR ANGLE POINT; AND,

S 66° 53' 25" E, A DISTANCE OF 434.09 FEET TO A 1/2" IRON ROD WITH CAP SET FOR THE MOST EASTERLY CORNER, SAID CORNER BEING LOCATED IN THE NORTHWEST RIGHT-OF-WAY LINE OF AUSTIN'S COLONY PARKWAY AS DESCRIBED IN VOLUME 3692, PAGE 120;

THENCE S 23° 06' 35" W, ALONG SAID NORTHWEST RIGHT-OF-WAY LINE A DISTANCE OF 396.56 FEET TO A 1/2" IRON ROD WITH CAP SET FOR THE SOUTHEAST CORNER, THE CALCULATED POINT OF CURVATURE OF SAID RIGHT-OF-WAY BEARS S 23° 06' 35" W A DISTANCE OF 252.71 FEET;

THENCE N 70° 27' 00" W, A DISTANCE OF 25.54 FEET TO A 1/2" IRON ROD WITH CAP SET FOR ANGLE POINT;

THENCE N 88° 29' 00" W, A DISTANCE OF 445.00 FEET TO A 1/2" IRON ROD WITH CAP SET FOR ANGLE POINT;

THENCE N 43° 51' 00" W, A DISTANCE OF 185.00 FEET TO A 1/2" IRON ROD WITH CAP SET FOR ANGLE POINT;

THENCE N 20° 57' 00" W, A DISTANCE OF 150.00 FEET TO A 1/2" IRON ROD WITH CAP SET FOR ANGLE POINT;

THENCE NORTH, A DISTANCE OF 105.00 FEET TO A 1/2" IRON ROD WITH CAP SET FOR ANGLE POINT;

THENCE N 4° 00' 00" E, A DISTANCE OF 135.00 FEET TO A 1/2" IRON ROD WITH CAP SET FOR ANGLE POINT;

THENCE N 14° 00' 00" W, A DISTANCE OF 190.00 FEET TO A 1/2" IRON ROD WITH CAP SET IN THE NORTHWEST LINE OF SAID CALLED 197,404 ACRE TRACT FOR THE MOST WESTERLY CORNER, A 1/2" IRON ROD FOUND FOR THE MOST NORTHERLY CORNER OF THE CITY OF BRYAN CALLED 10.89 ACRE GREENBELT AS DESCRIBED IN VOLUME 2070, PAGE 109 BEARS S 45° 06' 28" W A DISTANCE OF 449.34 FEET;

THENCE N 45° 06' 28" E, ALONG THE NORTHWEST LINE OF SAID CALLED 197,404 ACRE TRACT A DISTANCE OF 185.32 FEET TO THE PLACE OF BEGINNING AND CONTAINING AN AREA OF 9.553 ACRES OF LAND MORE OR LESS, ACCORDING TO A SURVEY PERFORMED ON THE GROUND FEBRUARY 5, 2009. NORTH ORIENTATION IS BASED ON ROTATING THE NORTHEAST LINE OF 9.553 ACRE TRACT TO PLAT CALLS IN VOLUME 4838, PAGE 203.

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Dan Wilkerson, 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 15th day of January, 2010.

Michelle M. Sawyer  
Notary Public, 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 14th day of January, 2010.

W Paul King  
City Engineer, Bryan, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

I, H. CURTIS STRONG, Registered Professional Land Surveyor No. 4961, 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.

H. Curtis Strong  
H. CURTIS STRONG, RPLS No. 4961

1722 Broadmoor, Suite 105  
Bryan, Texas 77802  
Phone: (979) 776-9836  
Fax: (979) 731-0096  
email: [curtis@strongsurveying.com](mailto:curtis@strongsurveying.com)

# FINAL PLAT OF SAM RAYBURN SUBSTATION SUBDIVISION

LOT 1, BLOCK ONE  
9.553 ACRES  
OUT OF THE CALLED 197,404 ACRES (VOL. 1510, PG. 87)  
JOHN AUSTIN SURVEY, A-2  
BRYAN, BRAZOS COUNTY, TEXAS  
SURVEYED: MARCH 30 2009

**RME Consulting Engineers**

7607 EASTMARK, STE. 252A <77840>  
POST OFFICE BOX 9253  
COLLEGE STATION, TEXAS 77842  
EMAIL: [civil@rmengineer.com](mailto:civil@rmengineer.com)

OFFICE - (979) 764-0704  
FAX - (979) 764-0704

TEXAS FIRM REGISTRATION No. F-4695

LANDOWNER INFORMATION  
BTU c/o MIKE McMILLIAN  
205 EAST 28TH STREET  
BRYAN, TX 77803  
OFF: (979) 821-5904  
OFF: (979) 821-5900  
EMAIL: [mmcmillan@btutilities.com](mailto:mmcmillan@btutilities.com)

FILENAME: 0379P1A SCALE: 1"=50'

SUBMITTED DATE: SEPTEMBER 23, 2009

REVISIONS:

DRAWN BY: R.A.M.

CHECKED BY: H. CURTIS STRONG

FIELD BOOK: N/A PAGES: N/A

RME CONSULTING ENGINEERS  
CLIENT NO. PROJECT NO.  
**158 - 0379**