

**LEGEND:**

DRBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS	Sanitary Sewer Manhole	APPROXIMATE LOCATION OF SANITARY SEWER LINE
OPRBCT = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS	Utility Pole	APPROXIMATE LOCATION OF WATER LINE
OPRBCT = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS	Light Pole/Standard	APPROXIMATE LOCATION OF BURIED COMMUNICATIONS CABLE
123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS	Pipe Line Marker	APPROXIMATE LOCATION OF BURIED GAS LINE
N/F = NOW OR FORMERLY	Transformer	APPROXIMATE LOCATION OF BURIED ELECTRICAL LINE
( ) = RECORD INFORMATION	Electric Box	APPROXIMATE LOCATION OF STORM SEWER LINE
RCP = REINFORCED CONCRETE PIPE	Water Valve	
	Fire Hydrant	
	Grate Inlet	
	Sign	
	Telephone Pedestal	
	Fiber Optic Marker	
	Pinflag	
	Aerial Electric Lines	
	Metal or Pipe Fence	

**GENERAL NOTES**

BEARING SYSTEM SHOWN HEREON IS BASED ON TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD03 (NAD2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).

DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.000116573897 (CALCULATED USING GEOID12B).

(CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.

UNDERGROUND UTILITIES ARE APPROXIMATED BASED ON ABOVE GROUND FEATURES, AVAILABLE MAPS AND MARKINGS BY UTILITY PROVIDERS. ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY.

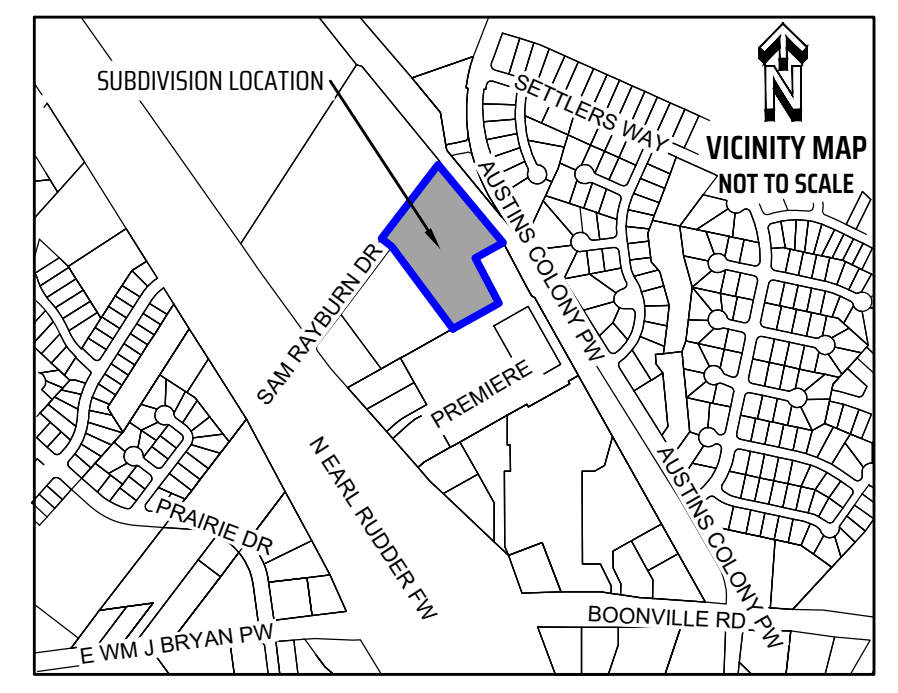
THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 4804L0216F, REVISED DATE: 04-02-2014.

THIS TRACT IS ZONED C-2 RETAIL.

ALL LOT BUILDING SETBACKS TO CONFORM TO THE ZONE IN WHICH THEY LIE.

CONTOUR LINES AND ELEVATIONS SHOWN HEREON WERE CREATED BASED ON DATA COLLECTED IN THE FIELD BY KERR SURVEYING USING CONVENTIONAL SURVEY EQUIPMENT. ELEVATION DATUM: NAVD 1988 (GEOID12B).

WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.



**PRELIMINARY PLAN**

**FINAL PLAT**

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_ OF \_\_\_\_\_ OF CREI COLONY LAND ACQUISITION, LP, THE OWNERS AND DEVELOPERS OF THE LAND SHOWN ON THIS PLAT, BEING ALL OF A CALLED 6.413 ACRE TRACT AS CONVEYED TO US IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY IN VOLUME 19573, PAGE 40, 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.

CREI COLONY LAND ACQUISITION, LP

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC, \_\_\_\_\_ 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CITY ENGINEER, BRYAN, TEXAS

**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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CITY PLANNER, BRYAN, TEXAS

**CERTIFICATION OF THE SURVEYOR**  
STATE OF TEXAS  
COUNTY OF BRAZOS

I, DAVID POWELL BRISTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6537, 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.

DAVID POWELL BRISTER, RPLS NO. 6537

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

**FIELD NOTES DESCRIPTION**  
OF A  
6.413 ACRE TRACT  
JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2  
BRYAN, BRAZOS COUNTY, TEXAS

THENCE, continuing with the common line of said Carrabba tract and said Lot 1R, 5° 60' 52' 29" W, a distance of 274.77 feet to a 5/8 inch iron rod found in the northwest line of said Lot 1R, being the south corner of said Carrabba tract, same also being the east corner of Lot 2 of The Colony North Subdivision, filed in Volume 15262, Page 21 (OPRBCT);

THENCE, with the common line of said Carrabba tract and said Lot 2, N 36° 35' 46" W, a distance of 534.88 feet to a 5/8 inch iron rod found for an angle point in the southwest line of said Carrabba tract, being the north corner of said Lot 2, same also being the east corner of Sam Rayburn Drive (called 70' wide right-of-way, 10405/73 OPRBCT);

THENCE, with the southwest line of said Carrabba tract, same being the northeast line of said Sam Rayburn Drive, N 52° 38' 19" W, a distance of 66.98 feet to a 1/2 inch iron rod with blue plastic cap stamped "KERR SURVEYING" set in the southeast line of a called 15.747 acre tract described in a deed to SF Business Investments, LLC., in Volume 8685, Page 277 (OPRBCT), being the west corner of said Carrabba tract, same being the north corner of said Sam Rayburn Drive;

THENCE, with the common line of said Carrabba tract and said SF tract, N 37° 21' 41" E, a distance of 485.18 feet to a 1/2 inch iron rod found in the southeast line of said SF tract, same being the north corner of said Carrabba tract;

THENCE, with the northeast line of said Carrabba tract, 5° 39' 39' 19" E, a distance of 529.43 feet to the POINT OF BEGINNING and containing 6.413 acres of land, more or less.

BEGINNING, at a 5/8 inch iron rod with yellow plastic cap stamped "KERR 4502" found for an eastern corner of said Carrabba tract, being the north corner of Lot 1R of the Premiere Subdivision, filed in Volume 9720, Page 13 (OPRBCT), same being the north corner of a called 1.00 acre private drainage easement;

THENCE, with the common line of said Carrabba tract and said Lot 1R with the 1.00 acre private drainage easement for the following two (2) courses and distances:

- 5° 60' 53' 08" W, a distance of 164.33 feet to a 5/8 inch iron rod with busted yellow cap found for an interior corner in said Carrabba tract, being the west corner of said 1.00 acre private drainage easement;
- 5° 27' 45' 58" E, a distance of 254.91 feet to a 5/8 inch iron rod with yellow plastic cap stamped "KERR 4502" found for an eastern corner of said Carrabba tract, being an interior corner of said Lot 1R, same also being the south corner of said 1.00 acre private drainage easement, from which City of Bryan Monument "GPS - 32" bears S 47° 23' 20" E, a distance of 2,393.81 feet;

**CERTIFICATION OF THE COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, \_\_\_\_\_ 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_.

COUNTY CLERK, BRAZOS COUNTY, TEXAS

**FINAL PLAT**  
**COLONY RIDGE SUBDIVISION**  
LOT 1, BLOCK 1  
6.413 ACRES  
VOLUME 19573, PAGE 40, OPRBCT  
JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2  
BRYAN, BRAZOS COUNTY, TEXAS

Owner: CREI COLONY LAND ACQUISITION, LP  
\_Address

SCALE: 1 INCH = 60 FEET  
SURVEY DATE: 01-16-2025 | PLAT DATE: 1-31-2025  
JOB NUMBER: 24-1498 | CAD NAME: 24-1498-5 PP-PP  
POINT FILE: AUSTINI-GRID (cont); 24-1498 (job)  
DRAWN BY: TIF CHECKED BY: DPB  
PREPARED BY: KERR SURVEYING, LLC  
TBPELS FIRMA10018500  
1718 BRIARCREST DRIVE, BRYAN, TEXAS 77802  
PHONE: (979) 268-3195  
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

ENGINEER  
**Kimley»Horn**  
614 HOLLEMAN DRIVE E  
SUITE 1100  
COLLEGE STATION, TEXAS 77840  
TEL: (979) 775-9595  
STATE OF TEXAS  
REGISTRATION NO. F-928

"When one person stands to gain over another, the facts must be uncovered"