

CIMINO DR (26' HMAC ~ 50'ROW) 40' CROSS ACCESS EASEMENT BLOCK 1 POINT OF LOT 5R 7.5' UTILITY & DRAINAGE BEGINNING 1.439 ACRES EASEMENT (15975/255) 7.5' UTILITY & DRAINAGE BLOCK EASEMENT LOT 6R (15975/255) 2.664 ACRES 15' UTILITY & DRAINAGE EASEMENT N 80° 26' 02" E 213.57 ~1.39 AC PRIVATE DRAINAGE EASEMENT

**REPLAT** 

Vicinity Map General Notes:

- 1. Bearing system shown hereon is based on Grid North as established from City of Bryan G.P.S.
- 2. 1/2" iron rods will be set at all angle points and
- lot corners, unless stated otherwise. 3. The topography shown is from field survey data.
- 4. No portion of this lot is within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and Incorporated areas. Map No. 48041C0205F, effective April 2, 2014.
- 5. Setbacks shall be in accordance with all City of Bryan ordinances and regulations.
- 6. Distances shown along curves are chord lengths.
- 7. All Drainage Easements are private and will be the responsibility of that lot's owner(s).
- 8. This property is currently zoned Planned Development - Industrial (PD-I), established by Ordinance No. 2597.
- 9. 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.

## **Annotations:**

HMAC- Hot mix Asphaltic concrete DRBCT- Deed Records Of Brazos County, Texas ORBCT- Official Records Of Brazos County, Texas

OPRBCT- Official Public Records Of Brazos County, Texas Record information (CM)-Controlling Monument used to establish property

boundaries PUE-Public Utility Easement TYP-Typical N/F- Now or Formerly

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS

\_, the owner and developer of the land shown on this plat being the tract of land as conveyed to me in the Official Public Records of Brazos County in Volume 15975, Page 255, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public hereon shown for the purposes identified.

## STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, \_\_\_\_ 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 on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_.

Notary Public, Brazos County, Texas

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS COUNTY OF BRAZOS

l, Paul Williams, Registered Professional Land Surveyor No. 5743, 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.

APPROVAL OF THE CITY ENGINEER

\_\_\_, 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

Bryan, Texas

I, \_\_\_\_\_, 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 \_\_\_\_, day of \_\_\_\_\_\_, 20\_\_.

COUNTY OF BRAZOS \_\_, County Clerk, in and for

CERTIFICATE OF THE COUNTY CLERK

CURVE TABLE

C1 | 131.48' | 210.97' | 35° 42' 25" | N 21° 10' 11" E |

C2 | 257.37' | 830.00' | 17° 45' 59" | N 76° 28' 50" E |

STATE OF TEXAS

DELTA CHORD DIRECTION CHORD LENGTH TANGENT

129.36'

256.34'

67.95'

129.73

CURVE # | LENGTH | RADIUS |

said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the \_\_\_\_ day of \_\_\_\_\_, 202\_, in the Official Records of Brazos County in Volume \_\_\_\_\_ Page \_\_\_\_.

County Clerk, Brazos County, Texas

FIELD NOTES OF A 4.118 ACRE TRACT BEING LOT 5 AND LOT 6, BLOCK 1 CARRABBA INDUSTRIAL PARK, PHASE 11 S. F. AUSTIN LEAGUE NO. 10, A-63 BRYAN, BRAZOS COUNTY, TEXAS

BEING ALL OF THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND CONTAINING 4.118 ACRES, LYING AND BEING SITUATED IN THE S. F. AUSTIN LEAGUE NO. 10, A-63, IN THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS. BEING LOT 5 AND LOT 6, BLOCK 1, CARRABBA INDUSTRIAL PARK, PHASE 11, RECORDED IN VOLUME 15975 PAGE 255 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. SAID 4.118 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT A POINT ALONG THE EAST RIGHT OF WAY LINE OF GOOSENECK DRIVE, A CITY STREET. BEING THE NORTH CORNER OF LOT 17, BLOCK 5, CARRABBA INDUSTRIAL PARK, PHASE 4 REVISED, AND THE WEST CORNER OF LOT 5, BLOCK 1 OF CARRABBA INDUSTRIAL PARK, PHASE 11.

N 39°01'23" E, A DISTANCE OF 35.20 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 210.97 FEET, DELTA OF 35'42'25", AND AN ARC LENGTH OF 131.48 FEET. THENCE CONTINUE ALONG THE EAST RIGHT OF WAY LINE OF GOOSENECK DRIVE, ALONG THE SAID CURVE A CHORD BEARING OF N

21'10'11" E. A DISTANCE OF 129.36 FEET TO A 1/2" IRON ROD SET AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF GOOSENECK DRIVE AND THE SOUTH RIGHT OF WAY LINE OF CIMINO DRIVE, A CITY STREET. THENCE DEPARTING THE EAST RIGHT OF WAY LINE OF GOOSENECK DRIVE, ALONG THE SOUTH RIGHT OF WAY LINE OF CIMINO DRIVE,

THENCE ALONG THE EAST RIGHT OF WAY LINE OF GOOSENECK DRIVE AND COMMON LINE WITH SAID LOT 5,

INDUSTRIAL PARK, PHASE 11. POINT BEING THE COMMON CORNER WITH LOT 7 OF SAID PHASE 11.

CURVE TO THE LEFT, HAVING A RADIUS OF 830.00 FEET, DELTA OF 17°46'00", AND AN ARC LENGTH OF 257.37 FEET. THENCE CONTINUE ALONG THE SOUTH RIGHT OF WAY LINE OF CIMINO DRIVE, ALONG THE SAID CURVE A CHORD BEARING OF N 76°28'50" E, A DISTANCE OF 256.34 FEET TO A 1/2" IRON ROD SET AT THE NORTHEAST CORNER OF LOT 6, BLOCK 1, CARRABBA

BEING THE NORTH LINE OF LOT 5, N 85°21'50" E, A DISTANCE OF 102.22 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A

THENCE ACROSS PHASE 11, ALONG THE COMMON LINE BETWEEN LOT 6 AND LOT 7 PHASE 11, S 18\*28'57" E, A DISTANCE OF 429.52 FEET TO A 1/2" IRON ROD SET. POINT BEING ALONG THE NORTH LINE OF A 19.15 ACRE TRACT OF LAND DESCRIBED IN A DEED TO HIGHLAND INTERESTS, INC., RECORDED IN VOLUME 15975 PAGE 255.

THENCE ALONG THE COMMON LINE BETWEEN THE SAID HIGHLAND INTERESTS 19.15 ACRE TRACT AND CARRABBA INDUSTRIAL PARK, PHASE 11, S 40°56'26" W, A DISTANCE OF 220.61 FEET TO A 1/2" IRON ROD FOUND, BEING THE SOUTH CORNER OF LOT 6, AT THE NORTHWEST CORNER OF THE HIGHLAND INTERESTS 19.15 ACRE TRACT, AND BEING A POINT ALONG THE NORTHEAST LINE OF LOT 13R, BLOCK 5, CARRABBA INDUSTRIAL PARK, PHASE 3.

THENCE CONTINUE ALONG THE COMMON LINE BETWEEN THE CARRABBA INDUSTRIAL PARK, PHASE 3 AND THE HEREIN DESCRIBED TRACTS OF LOT 5 AND LOT 6, CARRABBA INDUSTRIAL PARK, PHASE 11, N 48\*59'48" W. A DISTANCE OF 545.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.118 ACRES OF LAND ACCORDING TO A SURVEY PERFORMED ON JANUARY 24, 2024 ON THE GROUND, UNDER THE SUPERVISION OF PAUL WILLIAMS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5743, IN THE STATE OF TEXAS.

## REPLAT

Carrabba Indusrial Park Ph.11 Block 1, Lots 5R & 6R

Being a Replat of Carrabba Indusrial Park Ph.11 Block 1, Lots 5 & 6 - 4.103 Acres Volume 15975, Page 255 DRBCT Zeno Phillips League Survey, A-145 Bryan, Brazos County, Texas

*March 2024* 

GRT Interests, LLC P.O. Box 663 Bryan, TX 77806

PO Box 5192 Bryan, TX 77805 979-739-0567 TBPE F-9951

Paul Williams Land Surveying Co. 1851 Briarcrest Dr. Bryan, TX 77802 RPLS #5743

Engineer:

Paul Williams, R.P.L.S. No. 5743