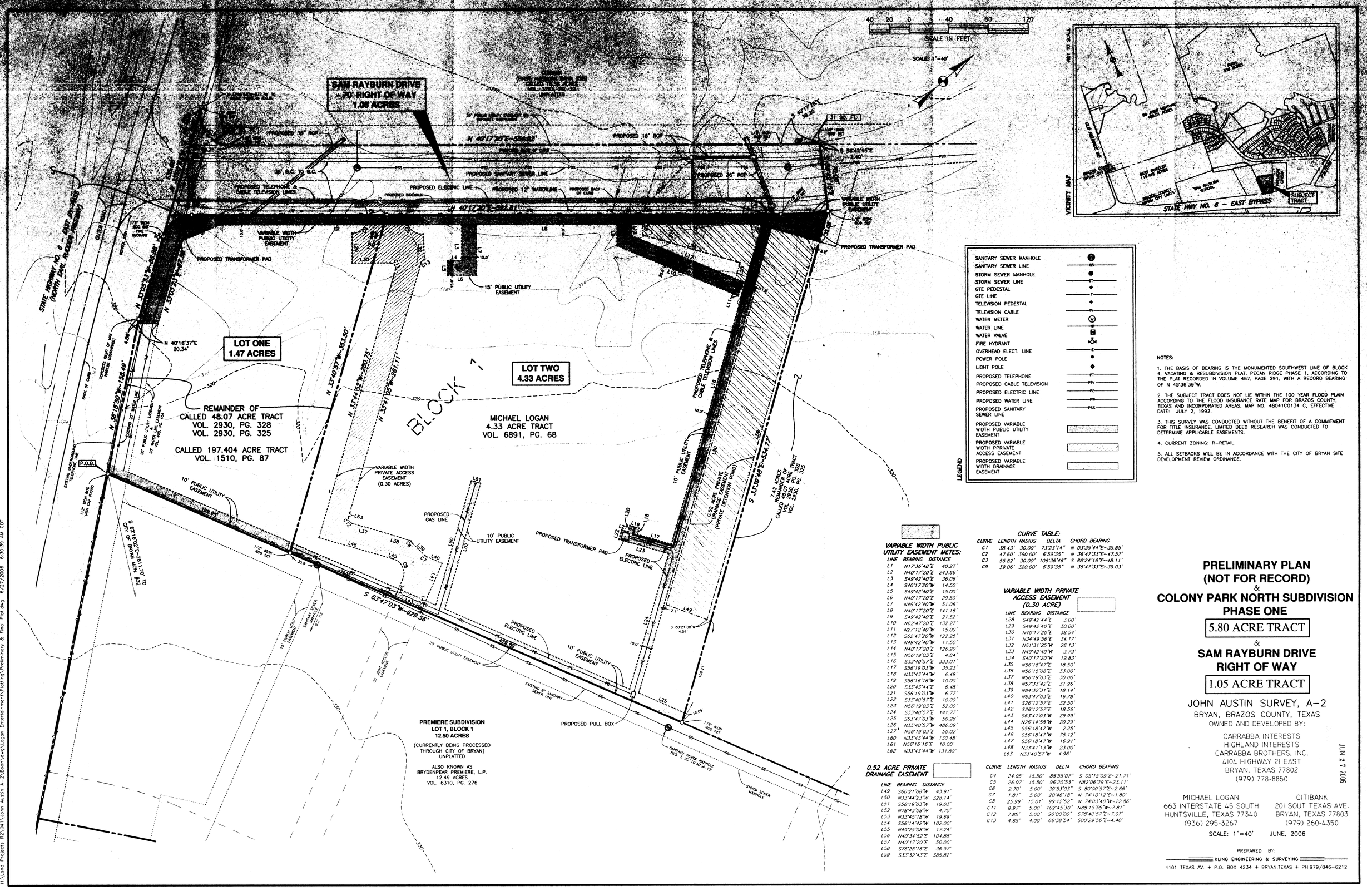

NOTES:

1. THE BASIS OF BEARING IS THE MONUMENTED SOUTHWEST LINE OF BLOCK 4, VACATING & RESUBDIVISION PLAT, PECAN RIDGE PHASE 1, ACCORDING TO THE PLAT RECORDED IN VOLUME 467, PAGE 291, WITH A RECORD BEARING OF N 45°36'39"W.

2. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48041C0134 C, EFFECTIVE DATE: JULY 2, 1992.

3. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. LIMITED DEED RESEARCH WAS CONDUCTED TO DETERMINE APPLICABLE EASEMENTS.

4. CURRENT ZONING: R-RETAIL

5. ALL SETBACKS WILL BE IN ACCORDANCE WITH THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE.

VARIABLE WIDTH PUBLIC UTILITY EASEMENT METES:

LINE	BEARING	DISTANCE
L1	N17°36'48"E	40.27'
L2	N40°17'20"E	243.66'
L3	S49°42'40"E	36.06'
L4	S40°17'20"W	14.50'
L5	S49°42'40"E	15.00'
L6	N40°17'20"E	29.50'
L7	N49°42'40"W	51.06'
L8	N40°17'20"E	141.16'
L9	S49°42'40"E	21.52'
L10	N62°47'20"E	132.27'
L11	N27°12'40"W	15.00'
L12	S62°47'20"W	122.25'
L13	N49°42'40"W	11.50'
L14	N40°17'20"E	126.20'
L15	N56°19'03"E	4.84'
L16	S33°40'57"E	333.01'
L17	S56°19'03"W	35.23'
L18	N33°43'44"W	6.49'
L19	S56°16'16"W	10.00'
L20	S33°43'44"E	6.48'
L21	S56°19'03"W	6.77'
L22	S33°40'57"E	10.00'
L23	N56°19'03"E	52.00'
L24	S33°40'57"E	141.77'
L25	S63°47'03"W	50.28'
L26	N33°40'57"W	486.09'
L27	N56°19'03"E	50.02'
L60	N33°43'44"W	130.48'
L61	N56°16'16"E	10.00'
L62	N33°43'44"W	131.80'

0.52 ACRE PRIVATE DRAINAGE EASEMENT

LINE	BEARING	DISTANCE
L49	S60°21'08"W	43.91'
L50	N33°44'23"W	328.14'
L51	S56°19'03"W	19.03'
L52	N78°43'08"W	4.70'
L53	N33°45'18"W	19.69'
L54	S56°14'42"W	102.00'
L55	N49°25'08"W	17.24'
L56	N40°34'52"E	104.88'
L57	N40°17'20"E	50.00'
L58	S76°28'16"E	36.97'
L59	S33°32'43"E	385.82'

CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	38.43'	30.00'	73°23'14"	N 03°35'44"E~35.85'
C2	47.60'	390.00'	6°59'35"	N 36°47'33"E~47.57'
C3	55.82'	30.00'	106°36'46"	S 86°24'16"E~48.11'
C9	39.06'	320.00'	6°59'35"	N 36°47'33"E~39.03'

VARIABLE WIDTH PRIVATE ACCESS EASEMENT (0.30 ACRE)

LINE	BEARING	DISTANCE
L28	S49°42'44"E	3.00'
L29	S49°42'40"E	30.00'
L30	N40°17'20"E	38.54'
L31	N34°49'56"E	34.17'
L32	N51°31'25"W	26.13'
L33	N49°42'40"W	3.73'
L34	S40°17'20"W	19.83'
L35	N56°18'47"E	18.50'
L36	N56°15'08"E	33.00'
L37	N56°19'03"E	30.00'
L38	N57°53'42"E	31.96'
L39	N84°32'31"E	18.14'
L40	N63°47'03"E	16.78'
L41	S26°12'57"E	32.50'
L42	S26°12'57"E	18.56'
L43	S63°47'03"W	29.99'
L44	N26°14'58"W	20.29'
L45	S56°18'47"W	2.25'
L46	S56°18'47"W	75.12'
L47	S56°18'47"W	16.91'
L48	N33°41'13"W	23.00'
L63	N33°40'57"W	4.96'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C4	24.05'	15.50'	88°55'07"	S 05°15'09"E~21.71'
C5	26.07'	15.50'	96°20'53"	N82°06'29"E~23.11'
C6	2.70'	5.00'	30°53'03"	S 80°00'57"E~2.66'
C7	1.81'	5.00'	20°46'18"	N 74°10'12"E~1.80'
C8	25.99'	15.01'	99°12'52"	N 74°03'40"W~22.86'
C11	8.92'	5.00'	102°45'30"	N88°19'55"W~7.81'
C12	7.85'	5.00'	90°00'00"	S78°40'57"E~7.07'
C13	4.65'	4.00'	66°38'54"	S00°29'56"E~4.40'

PRELIMINARY PLAN (NOT FOR RECORD) & COLONY PARK NORTH SUBDIVISION PHASE ONE

5.80 ACRE TRACT

&

SAM RAYBURN DRIVE RIGHT OF WAY

1.05 ACRE TRACT

JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS
OWNED AND DEVELOPED BY:

CARRABBA INTERESTS
HIGHLAND INTERESTS
CARRABBA BROTHERS, INC.
4104 HIGHWAY 21 EAST
BRYAN, TEXAS 77802
(979) 778-8850

JUN 27 2006

MICHAEL LOGAN
663 INTERSTATE 45 SOUTH
HUNTSVILLE, TEXAS 77340
(936) 295-3267

CITIBANK
201 SOUT TEXAS AVE.
BRYAN, TEXAS 77803
(979) 260-4350

SCALE: 1"=40' JUNE, 2006

PREPARED BY:
KLING ENGINEERING & SURVEYING
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN,TEXAS + PH.979/846-6212

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