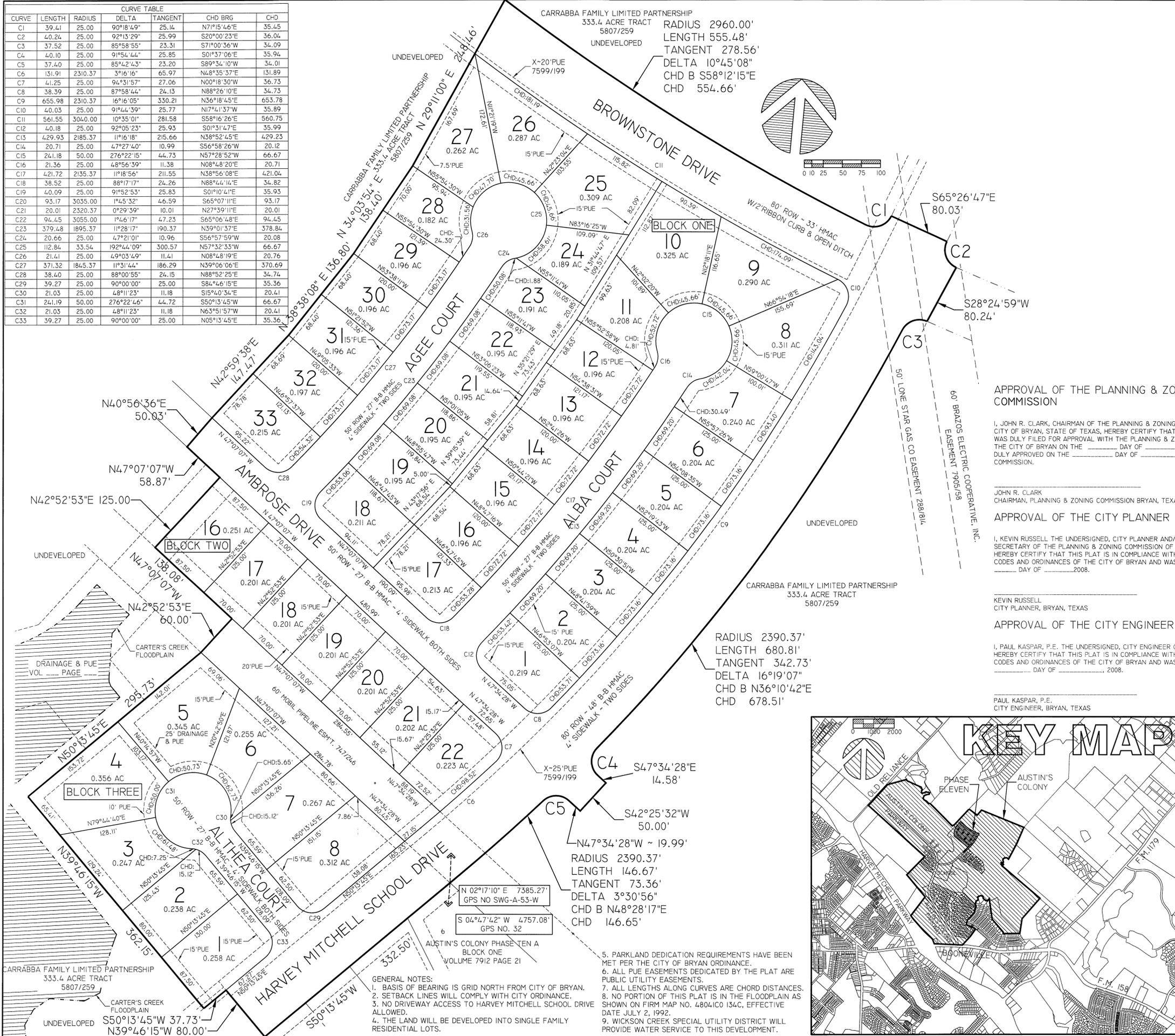


CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BRG	CHD
C1	39.41	25.00	90°18'49"	25.14	N71°15'46"E	35.45
C2	40.24	25.00	92°13'29"	25.99	S20°00'23"E	36.04
C3	37.52	25.00	85°58'55"	23.31	S71°00'36"W	36.09
C4	40.10	25.00	91°54'44"	25.85	S01°37'06"E	35.94
C5	37.40	25.00	85°42'43"	23.20	S89°34'10"W	34.01
C6	131.91	2310.37	3°16'16"	65.97	N48°35'37"E	131.89
C7	41.25	25.00	94°31'57"	27.06	N00°18'30"W	36.73
C8	38.39	25.00	87°58'44"	24.13	N88°26'10"E	34.73
C9	655.98	2310.37	16°16'05"	330.21	N36°18'45"E	653.78
C10	40.03	25.00	91°44'39"	25.77	N17°41'37"W	35.89
C11	561.55	3040.00	10°35'01"	281.58	S58°16'26"E	560.75
C12	40.18	25.00	92°05'23"	25.93	S01°31'47"E	35.99
C13	429.93	2185.37	11°16'18"	215.66	N38°52'45"E	429.23
C14	20.71	25.00	47°27'40"	10.99	S56°58'26"W	20.12
C15	241.18	50.00	276°22'15"	44.73	N57°28'52"W	66.67
C16	21.36	25.00	48°56'39"	11.38	N08°48'20"E	20.71
C17	421.72	2135.37	11°18'56"	211.55	N38°56'08"E	421.04
C18	38.52	25.00	88°17'17"	24.26	N88°44'14"E	34.82
C19	40.09	25.00	91°52'53"	25.83	S01°10'41"E	35.93
C20	93.17	3035.00	1°45'32"	46.59	S65°07'11"E	93.17
C21	20.01	2320.37	0°29'39"	10.01	N27°39'11"E	20.01
C22	94.45	3055.00	1°46'17"	47.23	S65°06'48"E	94.45
C23	379.48	1895.37	11°28'17"	190.37	N59°01'37"E	378.84
C24	20.66	25.00	47°21'01"	10.96	S56°57'59"W	20.08
C25	112.84	33.54	192°44'09"	300.57	N57°32'33"W	66.67
C26	21.41	25.00	49°03'49"	11.41	N08°48'19"E	20.76
C27	371.32	1845.37	11°31'44"	186.29	N39°06'06"E	370.69
C28	38.40	25.00	88°00'55"	24.15	N88°52'25"E	34.74
C29	39.27	25.00	90°00'00"	25.00	S84°46'15"E	35.36
C30	21.03	25.00	48°11'23"	11.18	S15°40'34"E	20.41
C31	241.19	50.00	276°22'46"	44.72	S50°13'45"W	66.67
C32	21.03	25.00	48°11'23"	11.18	N63°51'57"W	20.41
C33	39.27	25.00	90°00'00"	25.00	N05°13'45"E	35.36



CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, BRAD KERR, REGISTERED PUBLIC SURVEYOR NO. 4502 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.

CERTIFICATION BY 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 _____ DAY OF _____, 2008, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME _____ PAGE _____.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, MARK J. CARRABBA, VICE-PRESIDENT, OF HIGHLAND INTERESTS, INC., GENERAL PARTNER OF CARRABBA FAMILY LIMITED PARTNERSHIP THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING A PORTION OF A 333.4 ACRE TRACT OF LAND AS CONVEYED TO ME IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME 5807 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 HEREON FOR THE PURPOSES IDENTIFIED.

APPROVAL OF THE PLANNING & ZONING COMMISSION

I, JOHN R. CLARK, CHAIRMAN OF THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN ON THE _____ DAY OF _____, 2008 AND SAME WAS DULY APPROVED ON THE _____ DAY OF _____, 2008 BY SAID COMMISSION.

JOHN R. CLARK
CHAIRMAN, PLANNING & ZONING COMMISSION BRYAN, TEXAS

APPROVAL OF THE CITY PLANNER

I, KEVIN RUSSELL, 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 _____, 2008.

KEVIN RUSSELL
CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE CITY ENGINEER

I, PAUL KASPAR, P.E. 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 _____, 2008.

PAUL KASPAR, P.E.
CITY ENGINEER, BRYAN, TEXAS

APPROVAL OF THE CITY ENGINEER

I, PAUL KASPAR, P.E. 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 _____, 2008.

PAUL KASPAR, P.E.
CITY ENGINEER, BRYAN, TEXAS

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

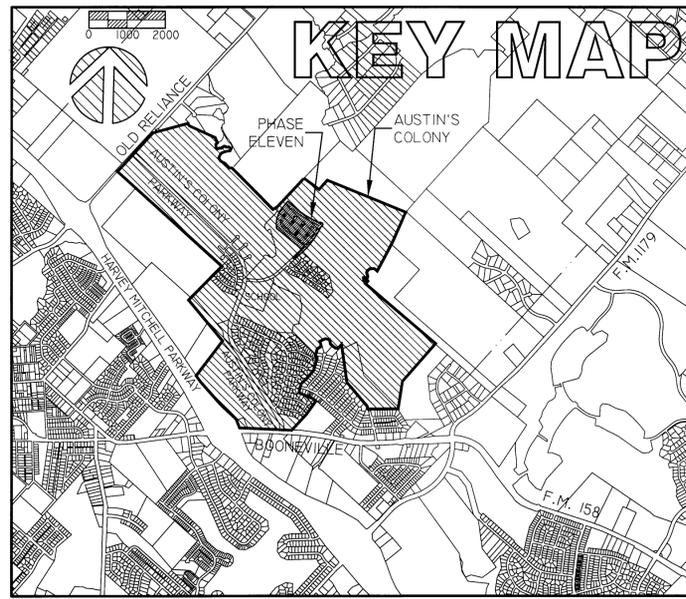
FINAL PLAT
AUSTIN'S COLONY PHASE ELEVEN A & C
17.61 ACRES
JOHN AUSTIN LEAGUE A-2
SCALE: 1"=60' ~ JUNE 6, 2008

OWNER & DEVELOPER:
MARK J. CARRABBA, VICE PRESIDENT
CARRABBA FAMILY LIMITED PARTNERSHIP
4104 HWY 21 EAST
BRYAN, TX 77802
979-778-8850

SURVEYED BY:
KERR SURVEYING COMPANY
505 CHURCH STREET
COLLEGE STATION, TX 77842
979-268-3195

PREPARED BY:
HESTER ENGINEERING COMPANY
7607 EASTMARK DRIVE, SUITE 253-B
COLLEGE STATION, TX 77840
979-693-1100

SHEET 1 OF 2 SHEETS



- GENERAL NOTES:**
1. BASIS OF BEARING IS GRID NORTH FROM CITY OF BRYAN.
 2. SETBACK LINES WILL COMPLY WITH CITY ORDINANCE.
 3. NO DRIVEWAY ACCESS TO HARVEY MITCHELL SCHOOL DRIVE ALLOWED.
 4. THE LAND WILL BE DEVELOPED INTO SINGLE FAMILY RESIDENTIAL LOTS.
 5. PARKLAND DEDICATION REQUIREMENTS HAVE BEEN MET PER THE CITY OF BRYAN ORDINANCE.
 6. ALL PUE EASEMENTS DEDICATED BY THE PLAT ARE PUBLIC UTILITY EASEMENTS.
 7. ALL LENGTHS ALONG CURVES ARE CHORD DISTANCES.
 8. NO PORTION OF THIS PLAT IS IN THE FLOODPLAIN AS SHOWN ON FIRM MAP NO. 48041C0 134C, EFFECTIVE DATE JULY 2, 1992.
 9. WICKSON CREEK SPECIAL UTILITY DISTRICT WILL PROVIDE WATER SERVICE TO THIS DEVELOPMENT.

