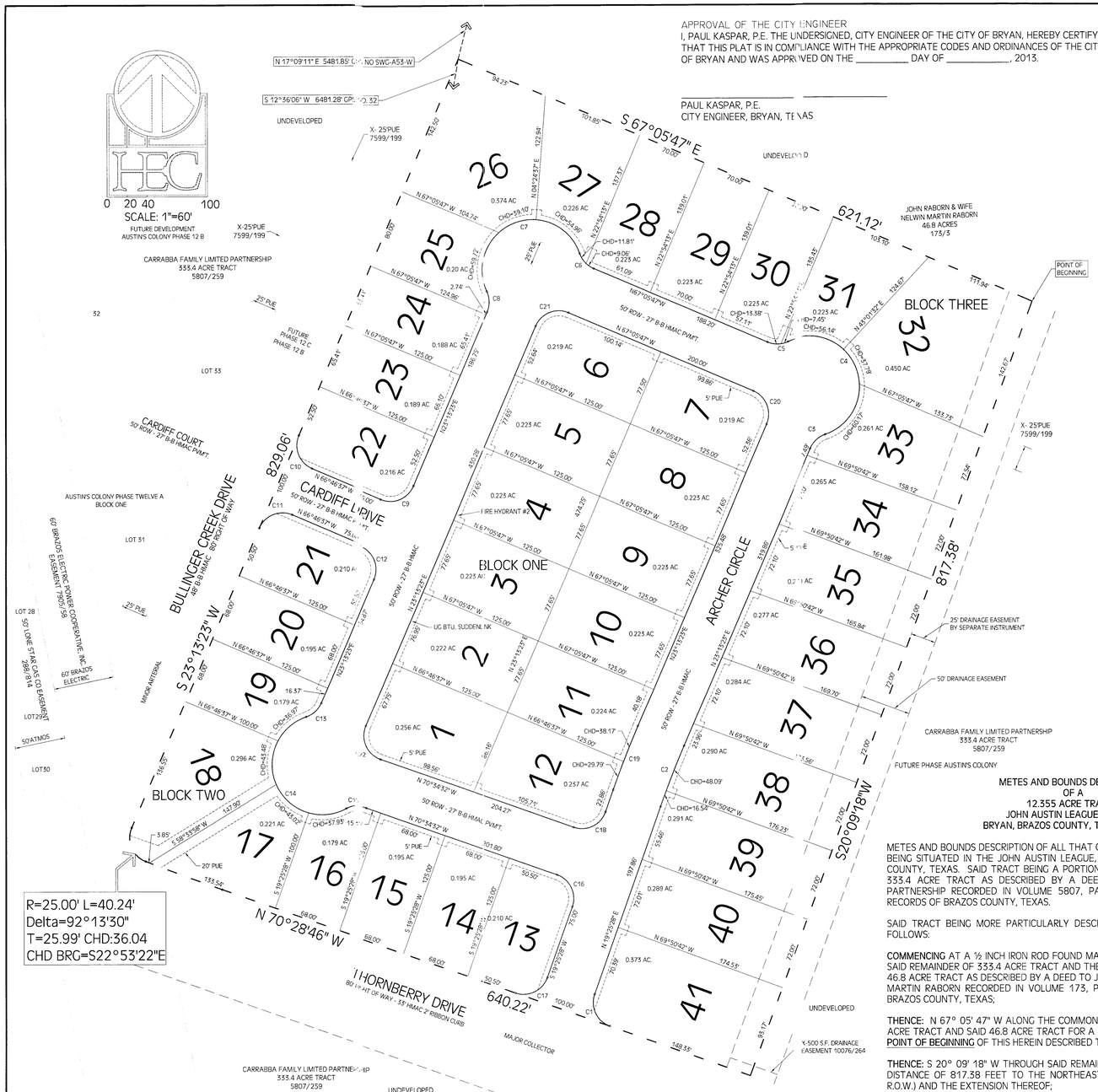


APPROVAL OF THE CITY ENGINEER

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 _____, 2013.

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

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.

_____
MARK J. CARRABBA, VICE PRESIDENT OF HIGHLAND INTERESTS, INC., GENERAL PARTNER OF CARRABBA FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP.

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARK CARRABBA, 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_____, 2013.

_____
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

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.

_____
BRAD KERR, R.P.L.S. NO. 4502

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_____, 2013, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME _____ PAGE_____.

_____
KAREN MCQUEEN
COUNTY CLERK, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION
OF A
12.355 ACRE TRACT
JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 333.4 ACRE TRACT AS DESCRIBED BY A DEED TO CARRABBA FAMILY LIMITED PARTNERSHIP RECORDED IN VOLUME 5807, PAGE 259 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A ½ INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID REMAINDER OF 333.4 ACRE TRACT AND THE SOUTHEAST CORNER OF A CALLED 46.8 ACRE TRACT AS DESCRIBED BY A DEED TO JOHN C. RABORN AND WIFE, NELWYN MARTIN RABORN RECORDED IN VOLUME 173, PAGE 3 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 67° 05' 47" W ALONG THE COMMON LINE OF SAID REMAINDER OF 333.4 ACRE TRACT AND SAID 46.8 ACRE TRACT FOR A DISTANCE OF 1134.95 FEET TO THE **POINT OF BEGINNING** OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 20° 09' 18" W THROUGH SAID REMAINDER OF 333.4 ACRE TRACT FOR A DISTANCE OF 817.38 FEET TO THE NORTHEAST LINE OF THORNBERRY DRIVE (80' R.O.W.) AND THE EXTENSION THEREOF;

THENCE: N 70° 28' 46" W CONTINUING THROUGH SAID REMAINDER OF 333.4 ACRE TRACT AND ALONG THE NORTHEAST LINE OF THORNBERRY DRIVE FOR A DISTANCE OF 640.22 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

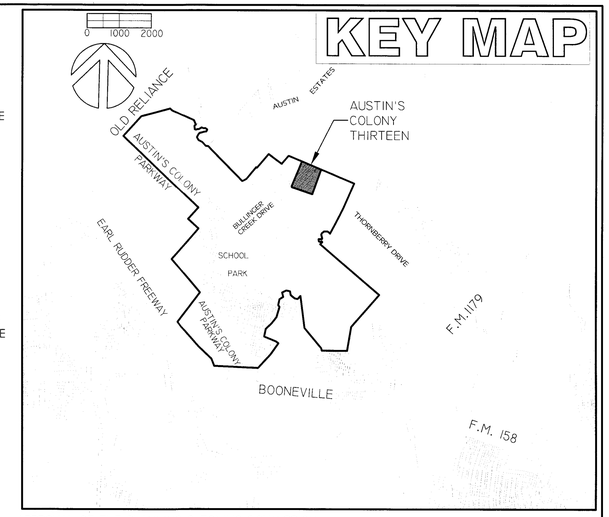
THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92° 13' 30" FOR AN ARC DISTANCE OF 40.24 FEET (CHORD BEARS: N 22° 53' 22" W - 36.04 FEET) TO THE END OF SAID CURVE ON THE SOUTHEAST LINE OF BULLINGER CREEK DRIVE (80' R.O.W.) ACCORDING TO THE PLAT OF AUSTIN'S COLONY, PHASE TWELVE A, RECORDED IN VOLUME 10515, PAGE 193 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 23° 13' 23" E ALONG THE SOUTHEAST LINE OF BULLINGER CREEK DRIVE AND THE EXTENSION THEREOF FOR A DISTANCE OF 829.06 FEET TO THE COMMON LINE OF SAID REMAINDER OF 333.4 ACRE TRACT AND SAID 46.8 ACRE TRACT;

THENCE: S 67° 05' 47" E ALONG THE COMMON LINE OF SAID REMAINDER OF 333.4 ACRE TRACT AND SAID 46.8 ACRE TRACT FOR A DISTANCE OF 621.12 FEET TO THE **POINT OF BEGINNING** CONTAINING 12.355 ACRES OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD BRG	CHORD
C1	25.00'	90°00'00"	39.27	25.00'	S25°34'52"E	35.36'
C2	975.00'	3°47'55"	64.64	32.33'	S21°19'26"W	64.63'
C3	25.00'	48°11'23"	21.03	11.18'	S47°19'05"W	20.41'
C4	50.00'	186°41'57"	162.93	854.51'	N21°56'12"W	99.83'
C5	25.00'	48°11'23"	21.03	11.18'	N68°48'51"E	20.41'
C6	25.00'	48°11'23"	21.03	11.18'	S43°00'06"E	20.41'
C7	50.00'	186°03'55"	162.37	944.64'	S68°03'48"W	99.86'
C8	25.00'	48°11'23"	21.03	11.18'	N00°52'18"W	20.41'
C9	25.00'	89°59'59"	39.27	25.00'	N68°13'23"E	35.36'
C10	25.00'	90°00'01"	39.27	25.00'	S21°46'37"E	35.36'
C11	25.00'	89°59'59"	39.27	25.00'	S68°13'23"W	35.36'
C12	25.00'	90°00'01"	39.27	25.00'	N21°46'37"W	35.36'
C13	25.00'	48°11'23"	21.03	11.18'	N47°19'05"E	20.41'
C14	50.00'	190°10'41"	165.96	561.45'	S25°40'54"E	99.61'
C15	25.00'	48°11'23"	21.03	11.18'	S85°19'47"W	20.41'
C16	25.00'	90°00'00"	39.27	25.00'	N25°34'52"W	35.36'
C17	25.00'	90°00'00"	39.27	25.00'	N64°25'28"E	35.36'
C18	25.00'	90°00'00"	39.27	25.00'	N64°25'28"E	35.36'
C19	1025.00'	3°47'55"	67.96	33.99'	S21°19'26"W	67.95'
C20	25.00'	90°19'11"	39.41	25.14'	N21°56'12"W	35.45'
C21	25.00'	89°40'49"	39.15	24.86'	S68°03'48"W	35.26'
C22	25.00'	93°47'55"	40.95	26.71'	S25°40'54"E	36.51'



APPROVAL OF THE PLANNING & ZONING COMMISSION

I, MICHAEL BECKENDORF, 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 _____, 2013 AND SAME WAS DULY APPROVED ON THE _____ DAY OF _____, 2013 BY SAID COMMISSION.

_____ _____
MICHAEL BECKENDORF
CHAIRMAN, PLANNING & ZONING COMMISSION BRYAN, TEXAS

APPROVAL OF THE CITY PLANNER

I, LINDSEY GUINDI 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 _____2013.

_____
LINDSEY GUINDI
CITY PLANNER, BRYAN, TEXAS

GENERAL NOTES:
1.) AVERAGE RESIDENTIAL LOT SIZE 70' X 120'.
2.) LOCAL STREETS ARE 50' ROW - 27' B-B HMAC PAVEMENT
3. AVERAGE LOT DENSITY IS 3.2 LOTS PER ACRE.
4.) BASIS OF BEARING IS GRID NORTH FROM CITY OF BRYAN.
5.) SETBACK LINES WILL COMPLY WITH CITY ORDINANCE.
6.) AVERAGE TRIP GENERATION PER DWELLING UNIT IS 9.55 TRIPS PER DAY.
7.) NO DRIVEWAY ACCESS TO THORNBERRY DRIVE NOR BULLINGER CREEK DRIVE SHALL BE ALLOWED FROM ANY LOTS.
8.) ALL LENGTHS ALONG CURVES ARE CHORD DISTANCES.
9.) WICKSON CREEK SPECIAL UTILITY DISTRICT WILL PROVIDE WATER SERVICE TO THIS DEVELOPMENT.
10.) THE LAND IS ZONED RD-5.
11.) NO PORTION OF ANY LOT IS WITHIN THE 100 YEAR FLOODPLAIN PER FEMA FIRM MAP 48041C0 205 & 215 E, REVISED MAY 16, 2012.
12.) PUBLIC RIGHT-OF-WAY FOR THORNBERRY DRIVE WAS DEDICATED IN VOLUME 9740 PAGE 181 BRAZOS COUNTY DEED RECORDS.

Austin's Colony

FINAL PLAT
AUSTIN'S COLONY PHASE THIRTEEN
12.355 ACRES
JOHN AUSTIN LEAGUE A-2

SCALE 1"=60' JUNE 26, 2013

OWNER & DEVELOPER
MARK J. CARRABBA, VICE PRESIDENT
CARRABBA FAMILY LIMITED PARTNERSHIP
4104 HWY 21 EAST
BRYAN, TEXAS 77802
979-778-8850
PREPARED BY:
HESTER ENGINEERING COMPANY
7607 EASTMARK DRIVE, SUITE 253-B
COLLEGE STATION, TEXAS, 77840
979-693-1100
SURVEYOR
BRAD KERR, R.P.L.S.
KERR SURVEYING COMPANY
409 N TEXAS AVE
BRYAN TEXAS 77803
979-268-8403

JUN 26 2013