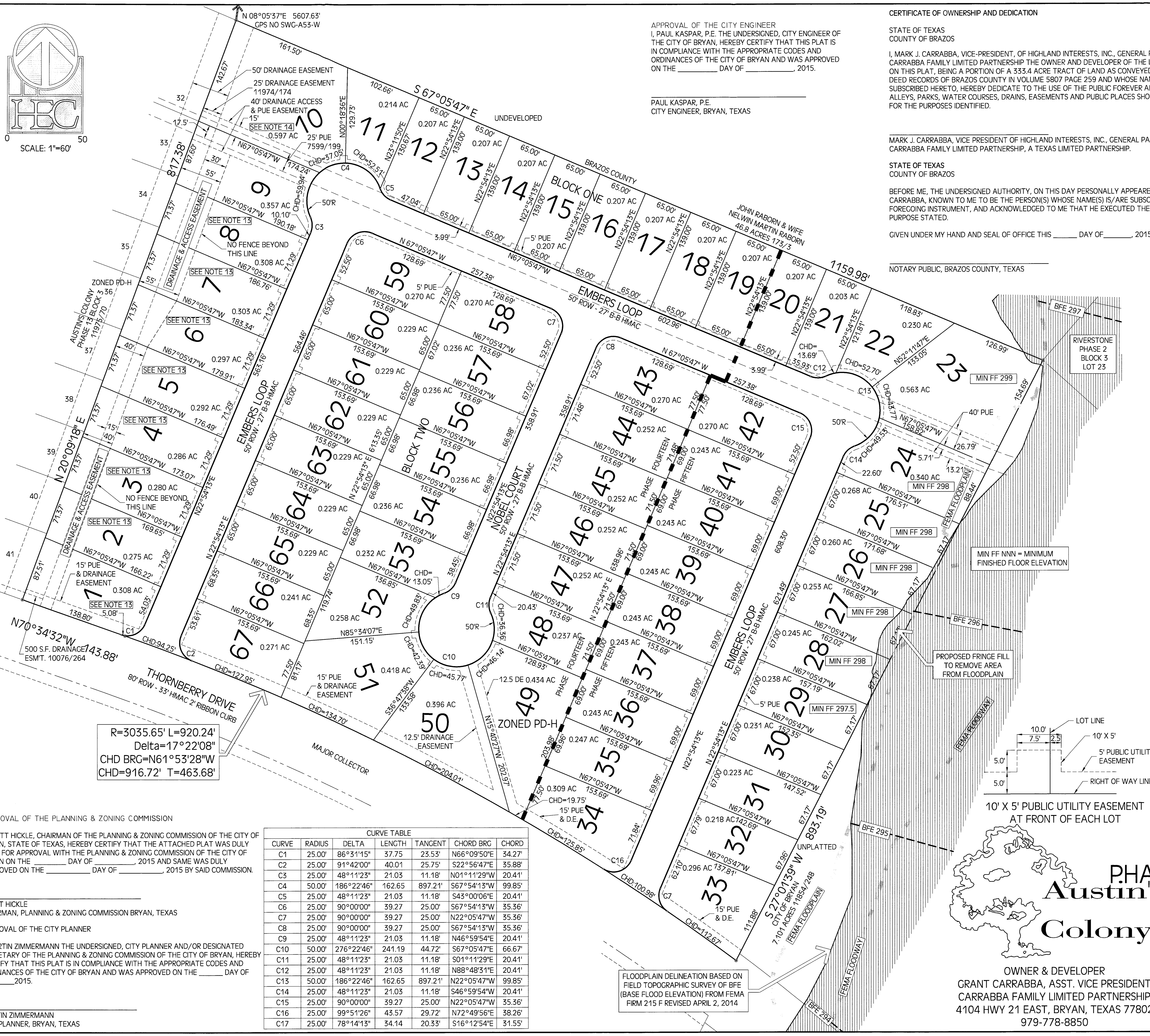


APPROVAL OF THE CITY ENGINEER

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 ____________, 2015.

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.

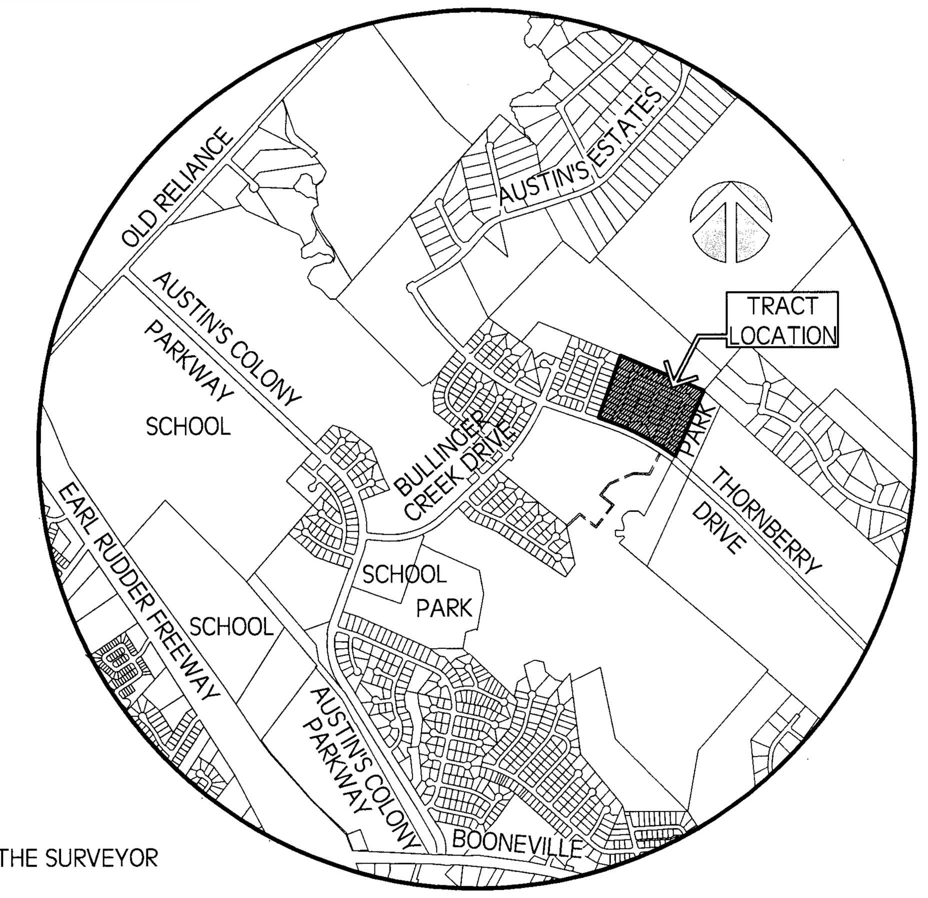
MARK J. CARRABBA, VICE PRESIDENT OF HIGHLAND INTERESTS, INC., GENERAL PARTNER OF CARRABBA FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP.

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_______, 2015.

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_________________, 2015, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME __________ PAGE_________________.

KAREN MCQUEEN
COUNTY CLERK, BRAZOS COUNTY, 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 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 PD-H.
11.) A PORTION OF THE DEVELOPMENT IS WITHIN THE 100 YEAR FLOODPLAIN PER FEMA FIRM MAP 48041C0 205 F & 215 F, REVISED APRIL 2, 2014.
12.) PUBLIC RIGHT-OF-WAY FOR THORNBERRY DRIVE WAS DEDICATED IN VOLUME 9740 PAGE 181 BRAZOS COUNTY DEED RECORDS.
13.) LOTS 1-9 FENCING SHALL NOT BE PERMITTED IN THE 25' DRAINAGE EASEMENT NOR THE DRAINAGE & ACCESS EASEMENT ALONG THE REAR LOTS, LOT 9 SHALL PROVIDE A 12-FOOT WIDE ACCESS GATE TO THE DRAINAGE EASEMENT (IF FENCED)
14.) LOT 10 FENCING SHALL NOT BE PERMITTED IN THE 25-FOOT WIDE DRAINAGE EASEMENT.
15.) 1/2 INCH IRON ROD SET AT ALL CORNERS AND ANGLE POINTS UNLESS OTHERWISE NOTED.

SEP 09 2015

APPROVAL OF THE PLANNING & ZONING COMMISSION

I, SCOTT HICKLE, 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 __________, 2015 AND SAME WAS DULY APPROVED ON THE ___________ DAY OF ___________, 2015 BY SAID COMMISSION.

SCOTT HICKLE
CHAIRMAN, PLANNING & ZONING COMMISSION BRYAN, TEXAS

APPROVAL OF THE CITY PLANNER

I, MARTIN ZIMMERMANN 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 ________2015.

MARTIN ZIMMERMANN
CITY PLANNER, BRYAN, TEXAS

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD BRG	CHORD
C1	25.00'	86°31'15"	37.75	23.53'	N66°09'50"E	34.27'
C2	25.00'	91°42'00"	40.01	25.75'	S22°56'47"E	35.88'
C3	25.00'	48°11'23"	21.03	11.18'	N01°11'29"W	20.41'
C4	50.00'	186°22'46"	162.65	897.21'	S67°54'13"W	99.85'
C5	25.00'	48°11'23"	21.03	11.18'	S43°00'06"E	20.41'
C6	25.00'	90°00'00"	39.27	25.00'	S67°54'13"W	35.36'
C7	25.00'	90°00'00"	39.27	25.00'	N22°05'47"W	35.36'
C8	25.00'	90°00'00"	39.27	25.00'	S67°54'13"W	35.36'
C9	25.00'	48°11'23"	21.03	11.18'	N46°59'54"E	20.41'
C10	50.00'	276°22'46"	241.19	44.72'	S67°05'47"E	66.67'
C11	25.00'	48°11'23"	21.03	11.18'	S01°11'29"E	20.41'
C12	25.00'	48°11'23"	21.03	11.18'	N88°48'31"E	20.41'
C13	50.00'	186°22'46"	162.65	897.21'	N22°05'47"W	99.85'
C14	25.00'	48°11'23"	21.03	11.18'	S46°59'54"W	20.41'
C15	25.00'	90°00'00"	39.27	25.00'	N22°05'47"W	35.36'
C16	25.00'	99°51'26"	43.57	29.72'	N72°49'56"E	38.26'
C17	25.00'	78°14'13"	34.14	20.33'	S16°12'54"E	31.55'

FINAL PLAT
AUSTIN'S COLONY
PHASES FOURTEEN & FIFTEEN
21.012 ACRES
JOHN AUSTIN LEAGUE A-2
SCALE 1"=60' SEPTEMBER, 2015

OWNER & DEVELOPER
GRANT CARRABBA, ASST. 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
979-693-11005

SURVEYOR
BRAD KERR, R.P.L.S.
KERR SURVEYING COMPANY
409 N TEXAS AVE BRYAN TEXAS
77803 979-268-3195

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

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL 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:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF THORNBERRY DRIVE (80' R.O.W.) MARKING THE SOUTHEAST CORNER OF LOT 41, BLOCK 3, AUSTIN'S COLONY, PHASE THIRTEEN, ACCORDING TO THE PLAT RECORDED IN VOLUME 11975, PAGE 70 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND A WEST CORNER OF SAID REMAINDER OF 333.4 ACRE TRACT;

THENCE: N 20° 09' 18" E ALONG THE COMMON LINE OF SAID REMAINDER OF 333.4 ACRE TRACT AND SAID PHASE THIRTEEN FOR A DISTANCE OF 817.38 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF A CALLED 46.8 ACRE TRACT AS DESCRIBED BY A DEED TO JOHN RABORN AND WIFE, NELWIN MARTIN RABORN RECORDED IN VOLUME 173, PAGE 3 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE NORTHEAST CORNER OF SAID PHASE THIRTEEN;

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 1159.98 FEET TO THE NORTHWEST CORNER OF A CALLED 7.101 ACRE TRACT AS DESCRIBED BY A DEED TO THE CITY OF BRYAN RECORDED IN VOLUME 11854, PAGE 248 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 27°01' 39" W ALONG THE COMMON LINE OF SAID REMAINDER OF 333.4 ACRE TRACT AND SAID 7.101 ACRE TRACT FOR A DISTANCE OF 893.19 FEET TO THE NORTHEAST LINE OF THORNBERRY DRIVE MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 3035.65 FEET;

THENCE: ALONG THE NORTHEAST LINE OF THORNBERRY DRIVE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 22' 08" FOR AN ARC DISTANCE OF 920.24 FEET (CHORD BEARS: N 61° 53' 28" W - 916.72 FEET) TO THE END OF SAID CURVE;

THENCE: N 70° 34' 32" W CONTINUING ALONG THE NORTHEAST LINE OF THORNBERRY DRIVE FOR A DISTANCE OF 143.88 FEET TO THE POINT OF BEGINNING CONTAINING 21.012 ACRES OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

FINAL PLAT
AUSTIN'S COLONY
PHASES FOURTEEN & FIFTEEN
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SCALE 1"=60' SEPTEMBER, 2015

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