APPROVAL OF THE CITY ENGINEER

I, PAUL KASPAR, 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.

CITY ENGINEER, BRYAN, TEXAS

APPROVAL OF CITY PLANNER

I, MARTIN ZIMMERMANN, 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 _________, 2015.

CITY PLANNER, BRYAN, TEXAS

CHAIRMAN OF PLANNING & ZONING COMMISSION

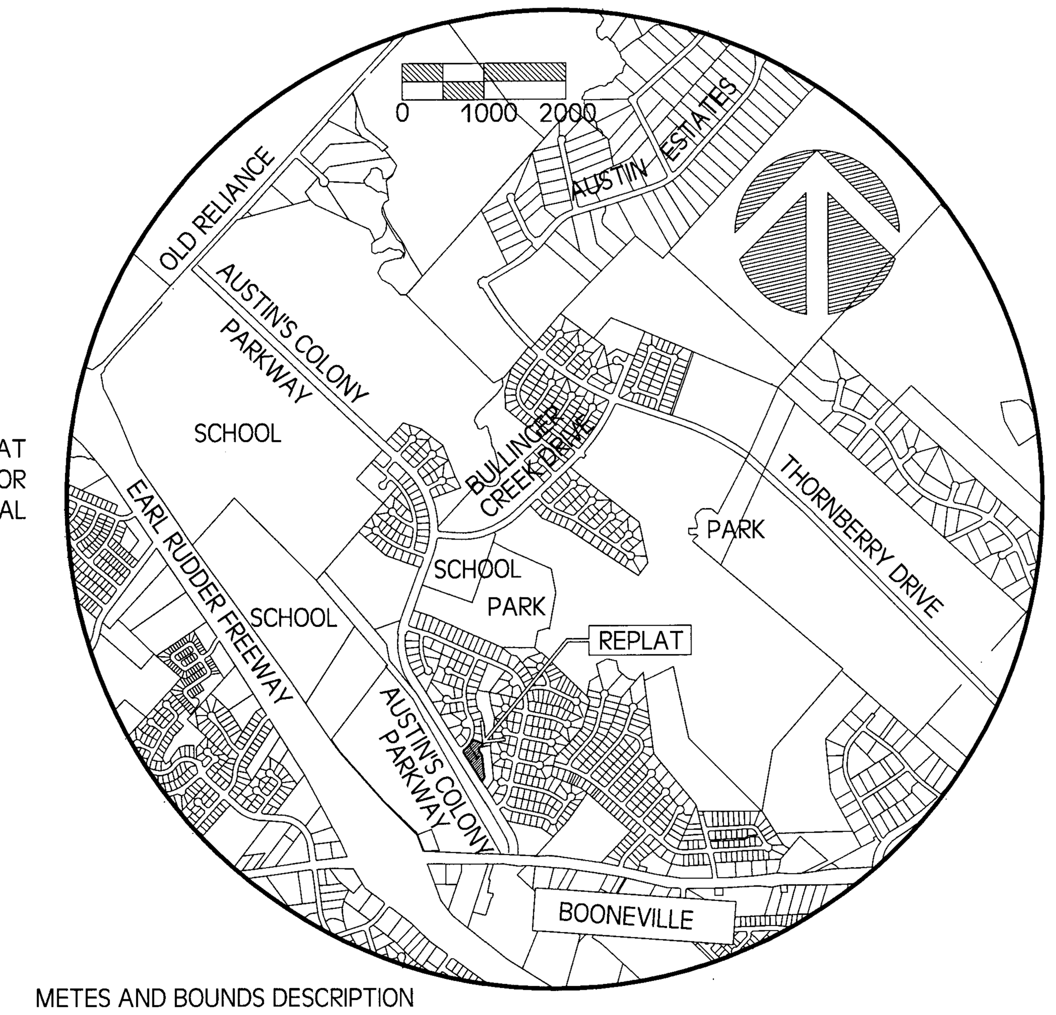
I, SCOTT HICKLE, CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN ON THE _________ DAY OF _________, 2015 AND SAME WAS DULY APPROVED ON THE _________ DAY OF _________, 2015_________ BY SAID COMMISSION.

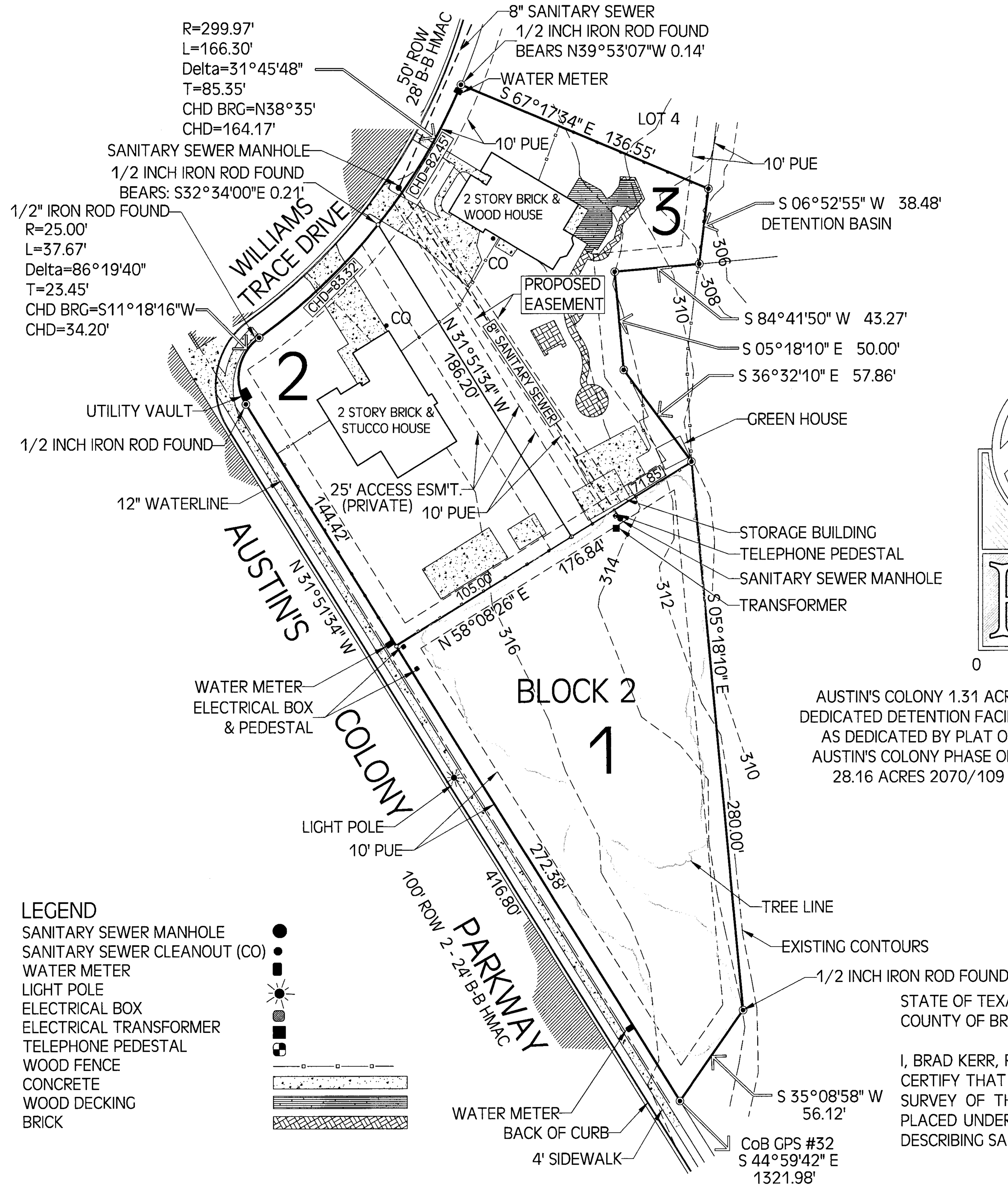
CHAIR, PLANNING & ZONING COMMISSION BRYAN, TEXAS

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 _________.

COUNTY CLERK BRAZOS COUNTY, TEXAS _________________________

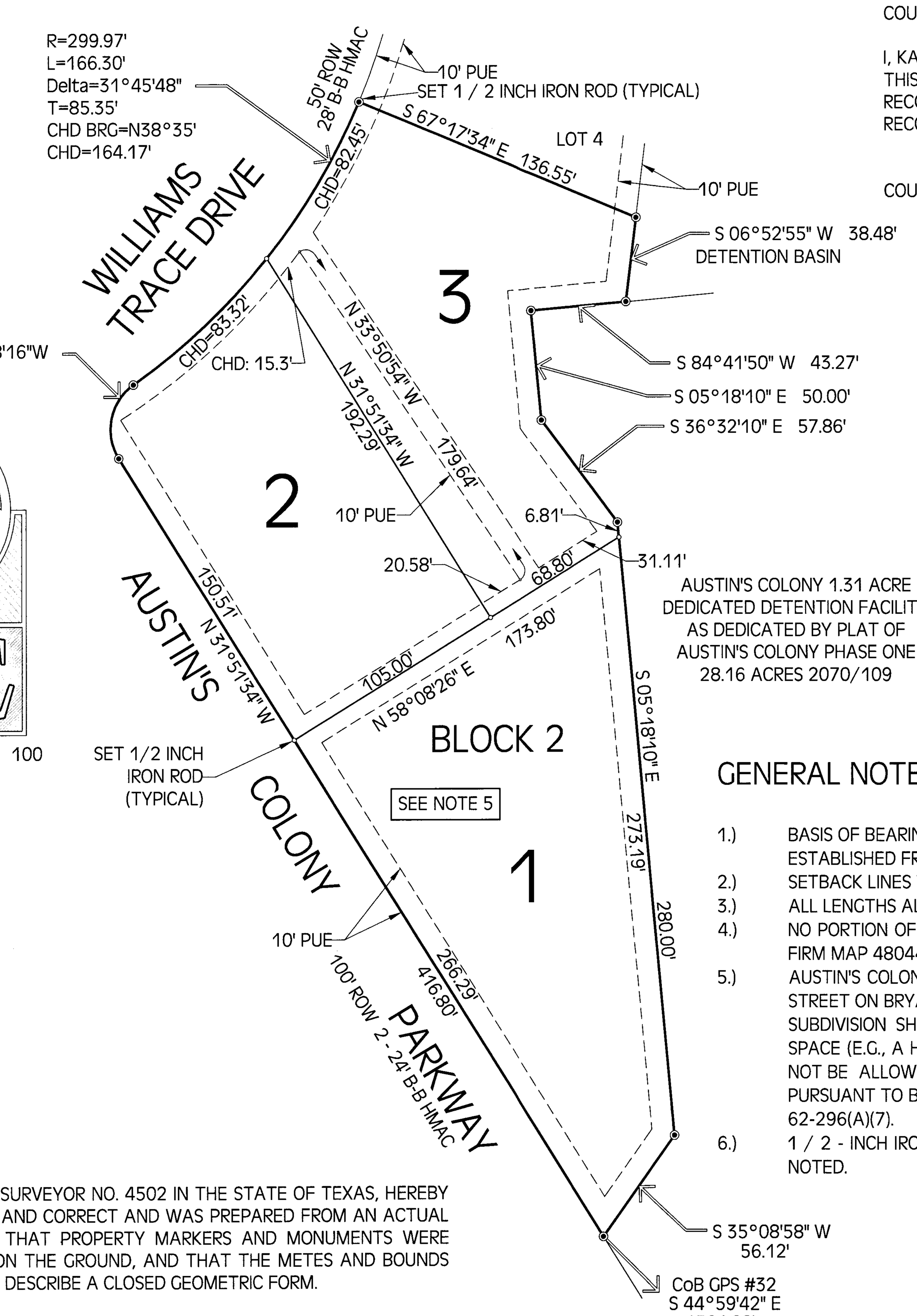




ORIGINAL PLAT

0 100

AUSTIN'S COLONY 1.31 ACRE
DEDICATED DETENTION FACILITY
AS DEDICATED BY PLAT OF
AUSTIN'S COLONY PHASE ONE
28.16 ACRES 2070/109



AUSTIN'S COLONY 1.31 ACRE
DEDICATED DETENTION FACILITY
AS DEDICATED BY PLAT OF
AUSTIN'S COLONY PHASE ONE
28.16 ACRES 2070/109

REPLAT

GENERAL NOTES:

1.) BASIS OF BEARING IS GRID NORTH FROM CITY OF BRYAN ESTABLISHED FROM GPS OBSERVATION.
2.) SETBACK LINES WILL COMPLY WITH CITY ORDINANCE.
3.) ALL LENGTHS ALONG CURVES ARE CHORD DISTANCES.
4.) NO PORTION OF ALL LOTS ARE IN THE 100-YEAR FLOODPLAIN PER FIRM MAP 480441CO 215F, REVISED APRIL 2, 2014.
5.) AUSTIN'S COLONY PARKWAY IS CLASSIFIED AS A MINOR ARTERIAL STREET ON BRYAN'S THOROUGHFARE PLAN. LOT 1 IN THIS SUBDIVISION SHALL THEREFORE HAVE ADEQUATE MANEUVERING SPACE (E.G., A HAMMERHEAD-TYPE DRIVEWAY), SO VEHICLES WILL NOT BE ALLOWED TO BACK DIRECTLY INTO ADJACENT STREETS, PURSUANT TO BRYAN CODE OF ORDINANCES SECTION 62-296(A)(7).
6.) 1 / 2 - INCH IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

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.

REGISTERED PUBLIC LAND SURVEYOR

REASON FOR THE REPLAT:
1) TO REMOVE THE ACCESS EASEMENT FROM LOTS 2 & 3.
2) TO ADJUST THE PUE TO PROVIDE APPROPRIATE COVERAGE OF THE SEWER.

METES AND BOUNDS DESCRIPTION
OF A
1.56 ACRE TRACT
AUSTIN'S COLONY, PHASE SIX
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 1, 2 AND 3, BLOCK 2, AUSTIN'S COLONY, PHASE SIX, ACCORDING TO THE PLAT RECORDED IN VOLUME 3718, PAGE 195 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A POINT ON THE NORTHEAST LINE OF AUSTIN'S COLONY PARKWAY (100' R.O.W.) MARKING THE SOUTH CORNER OF SAID LOT 1 AND A WESTERLY CORNER OF A 2.12 ACRE DETENTION AREA AS DEDICATED BY THE PLAT OF AUSTIN'S COLONY, PHASE TWO, RECORDED IN VOLUME 2441, PAGE 199 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 31° 51' 34" W ALONG THE NORTHEAST LINE OF AUSTIN'S COLONY PARKWAY FOR A DISTANCE OF 416.80 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86° 19' 40" FOR AN ARC DISTANCE OF 37.67 FEET (CHORD BEARS: N 11° 18' 16" E - 34.20 FEET) TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF WILLIAMS TRACE DRIVE (50' R.O.W.) MARKING THE END OF SAID CURVE AND THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 300.00 FEET;

THENCE: ALONG THE SOUTHEAST LINE OF WILLIAMS TRACE DRIVE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31° 45' 37" FOR AN ARC DISTANCE OF 166.30 FEET (CHORD BEARS: N 38° 35' 17" E - 164.18 FEET) TO THE END OF SAID CURVE MARKING THE NORTH CORNER OF SAID LOT 3 AND THE SOUTHWEST CORNER OF LOT 4, BLOCK 2;

THENCE: S 67° 17' 34" E ALONG THE COMMON LINE OF SAID LOT 3 AND SAID LOT 4 FOR A DISTANCE OF 136.55 FEET TO THE WEST LINE OF SAID DETENTION AREA;

THENCE: ALONG THE COMMON LINE OF SAID LOT 3, SAID LOT 1 AND SAID DETENTION AREA FOR THE FOLLOWING CALLS:

S 06° 52' 55" W FOR A DISTANCE OF 38.48 FEET;

S 84° 41' 50" W FOR A DISTANCE OF 43.27 FEET;

S 05° 18' 10" E FOR A DISTANCE OF 50.00 FEET;

S 36° 32' 10" E FOR A DISTANCE OF 57.86 FEET;

S 05° 18' 10" E FOR A DISTANCE OF 280.00 FEET;

S 35° 08' 58" W FOR A DISTANCE OF 56.12 FEET TO THE POINT OF BEGINNING CONTAINING 1.56 ACRES OF LAND, MORE OF LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

STATE OF TEXAS
COUNTY OF BRAZOS

I GRANT CARRABBA, THE OWNER OF LOT 1 BLOCK 2 OF THE LAND SHOWN ON THIS PLAT, BEING PART OF THE AUSTIN'S COLONY SUBDIVISION PHASE 6 AS CONVEYED TO ME IN THE DEEDS RECORDS OF BRAZOS COUNTY IN VOLUME 3718, PAGE 195, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

GRANT CARRABBA, ASST. VICE PRESIDENT
CARRABBA INTERESTS

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GRANT CARRABBA, ASST. V.P., KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _________ DAY OF ______, 2015.

NOTARY PUBLIC, BRAZOS COUNTY, TEXA S_______________________

STATE OF TEXAS
COUNTY OF BRAZOS

I MARCUS W. RAMIREZ, THE OWNER OF LOT 2 BLOCK 2 OF THE LAND SHOWN ON THIS PLAT, BEING PART OF THE AUSTIN'S COLONY SUBDIVISION PHASE 6 AS CONVEYED TO ME IN THE DEEDS RECORDS OF BRAZOS COUNTY IN VOLUME 8909, PAGE 42, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

MARCUS W. RAMIREZ

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARCUS W. RAMIREZ, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _________ DAY OF ______, 2015.

NOTARY PUBLIC, BRAZOS COUNTY, TEXA S_______________________

STATE OF TEXAS
COUNTY OF BRAZOS

I ANDREW J. BURDA, THE OWNER OF LOT 3 BLOCK 2 OF THE LAND SHOWN ON THIS PLAT, BEING PART OF THE AUSTIN'S COLONY SUBDIVISION PHASE 6 AS CONVEYED TO ME IN THE DEEDS RECORDS OF BRAZOS COUNTY IN VOLUME 11292 PAGE 291, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

ANDREW J. BURDA

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANDREW J. BURDA KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _________ DAY OF ______, 2015.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS_______________________

JUL 31 2015

REPLAT
AUSTIN'S COLONY PHASE 6
BLOCK TWO LOTS 1-3
1.560 ACRES
JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1"=50' AUGUST, 2015

SURVEYOR
BRAD KERR, R.P.L.S.
KERR SURVEYING COMPANY
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
979-269-3195

OWNER AND DEVELOPER:
GRANT CARRABBA, ASST. VICE PRESIDENT
CARRABBA INTERESTS
4104 HWY 21 EAST
BRYAN, TEXAS 77802
979-778-8850

PREPARED BY:
MICHAEL G. HESTER, P.E.
HESTER ENGINEERING COMPANY #3476
7607 EASTMARK DRIVE, SUITE 253-B
COLLEGE STATION, TEXAS 77840
979-693-1100 mhester@hester-engr.com