



SCALE: 1"=60'

POINT OF BEGINNING

| CURVE | RADIUS  | DELTA      | LENGTH | TANGENT | CHORD BRG   | CHORD   |
|-------|---------|------------|--------|---------|-------------|---------|
| C1    | 25.00'  | 90°00'00"  | 39.27  | 25.00'  | N63°53'54"W | 35.36'  |
| C2    | 25.00'  | 68°14'56"  | 29.78  | 16.94'  | N83°58'49"E | 28.05'  |
| C3    | 50.00'  | 229°28'40" | 200.26 | 108.51' | S03°21'57"W | 90.82'  |
| C4    | 385.00' | 68°45'15"  | 462.00 | 263.39' | N15°28'43"E | 434.77' |
| C5    | 455.00' | 80°27'01"  | 638.87 | 384.85' | N21°19'36"E | 587.67' |

**LEGEND**  
 FLOODPLAIN  
 FLOODWAY LINE  
 EASEMENT LINES  
 BOUNDARY CORNER  
 PLAT BOUNDARY LINE

OWNER AND DEVELOPER  
STATE OF TEXAS  
COUNTY OF BRAZOS

I MARK J. CARRABBA, THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING PART OF THE 405.01 TRACT OF LAND AS CONVEYED TO ME IN THE DEEDS RECORDS OF BRAZOS COUNTY IN VOLUME 1029, PAGE 850, 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.

MARK J. CARRABBA, VICE PRESIDENT  
CARRABBA INTERESTS

STATE OF TEXAS  
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARK J. CARRABBA, 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 \_\_\_\_\_, 2014.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

OWNER AND DEVELOPER  
STATE OF TEXAS  
COUNTY OF BRAZOS

I MARK J. CARRABBA, THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING PART OF THE 405.01 TRACT OF LAND AS CONVEYED TO ME IN THE DEEDS RECORDS OF BRAZOS COUNTY IN VOLUME 12179, PAGE 5, 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.

MARK J. CARRABBA, VICE PRESIDENT  
CARRABBA FAMILY LIMITED PARTNERSHIP

STATE OF TEXAS  
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARK J. CARRABBA, 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 \_\_\_\_\_, 2014.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

# REPLAT

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 \_\_\_\_\_, 2014 AND SAME WAS DULY APPROVED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014 BY SAID COMMISSION.

CHAIR, PLANNING & ZONING COMMISSION BRYAN, TEXAS

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 \_\_\_\_\_, 2014.

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 \_\_\_\_\_, 2014.

CITY PLANNER, BRYAN, TEXAS

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

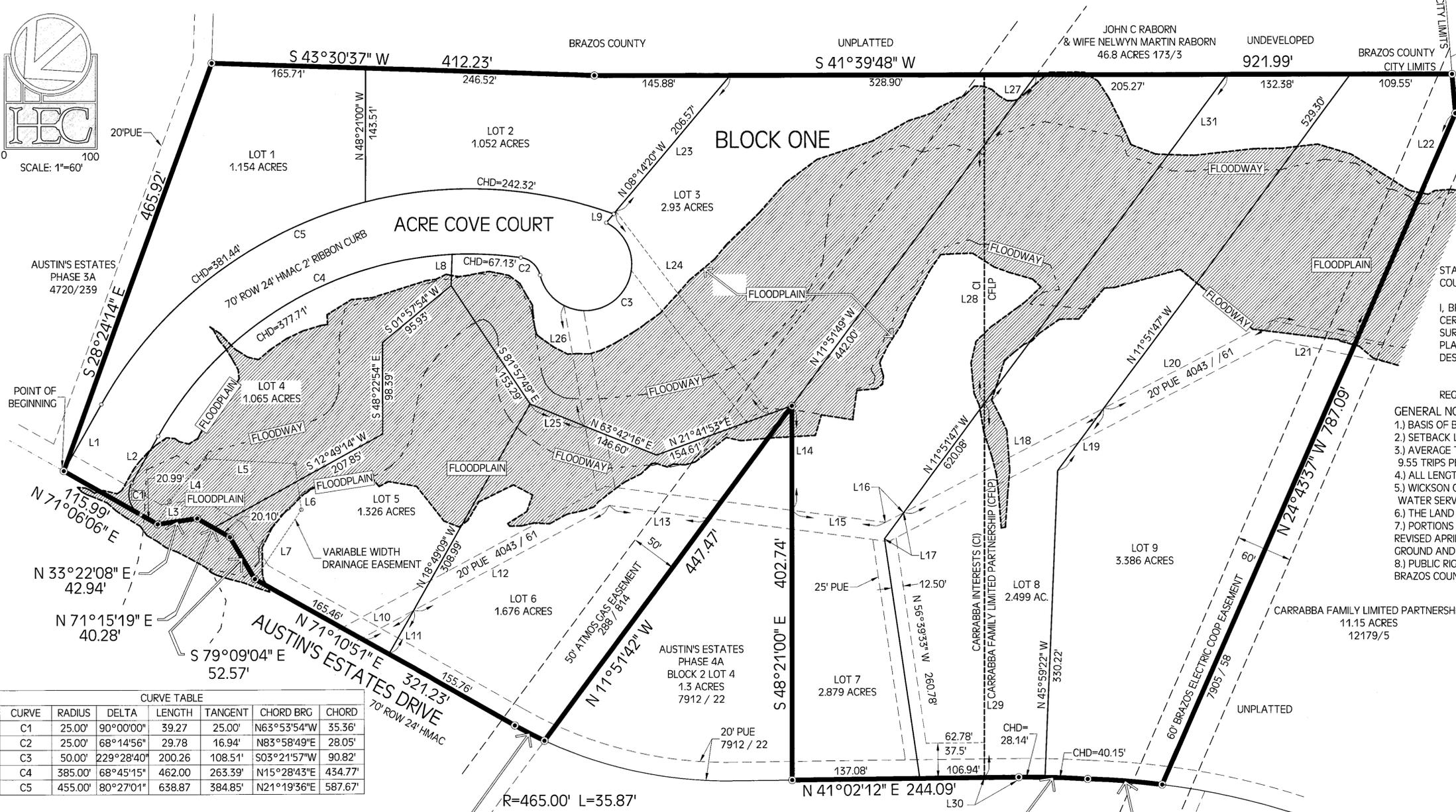
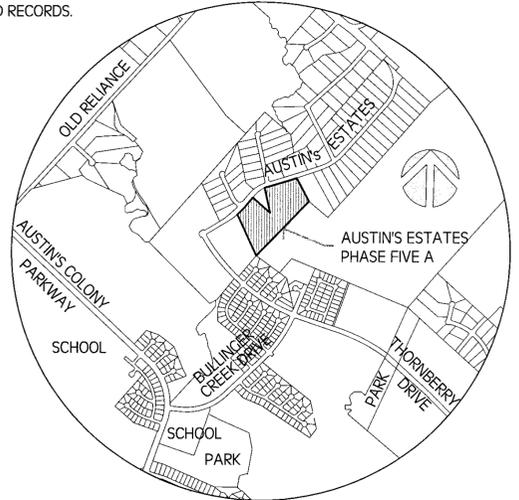
OWNER AND DEVELOPER:  
MARK J. CARRABBA, VICE PRESIDENT  
HIGHLAND INTERESTS, INC.  
4104 HWY 21 EAST  
BRYAN, TEXAS 77802  
979-778-8850

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  
SHEET 1 OF 3 SHEETS

**AUSTIN'S ESTATES**  
 RE-PLAT OF LOTS 1-3 IN BLOCK 2 OF PHASE 4A  
 AND LOT 1 IN BLOCK 4 OF PHASE 4B  
 AND 6.238 ACRES OF LAND  
 JOHN AUSTIN SURVEY A-2 BRYAN, BRAZOS COUNTY, TEXAS  
 BEING A FINAL PLAT OF  
 AUSTIN'S ESTATES SUBDIVISION PHASE 5A  
 BEING A TOTAL OF  
**19.140 ACRES**

SCALE: 1"=60' AUGUST, 2014

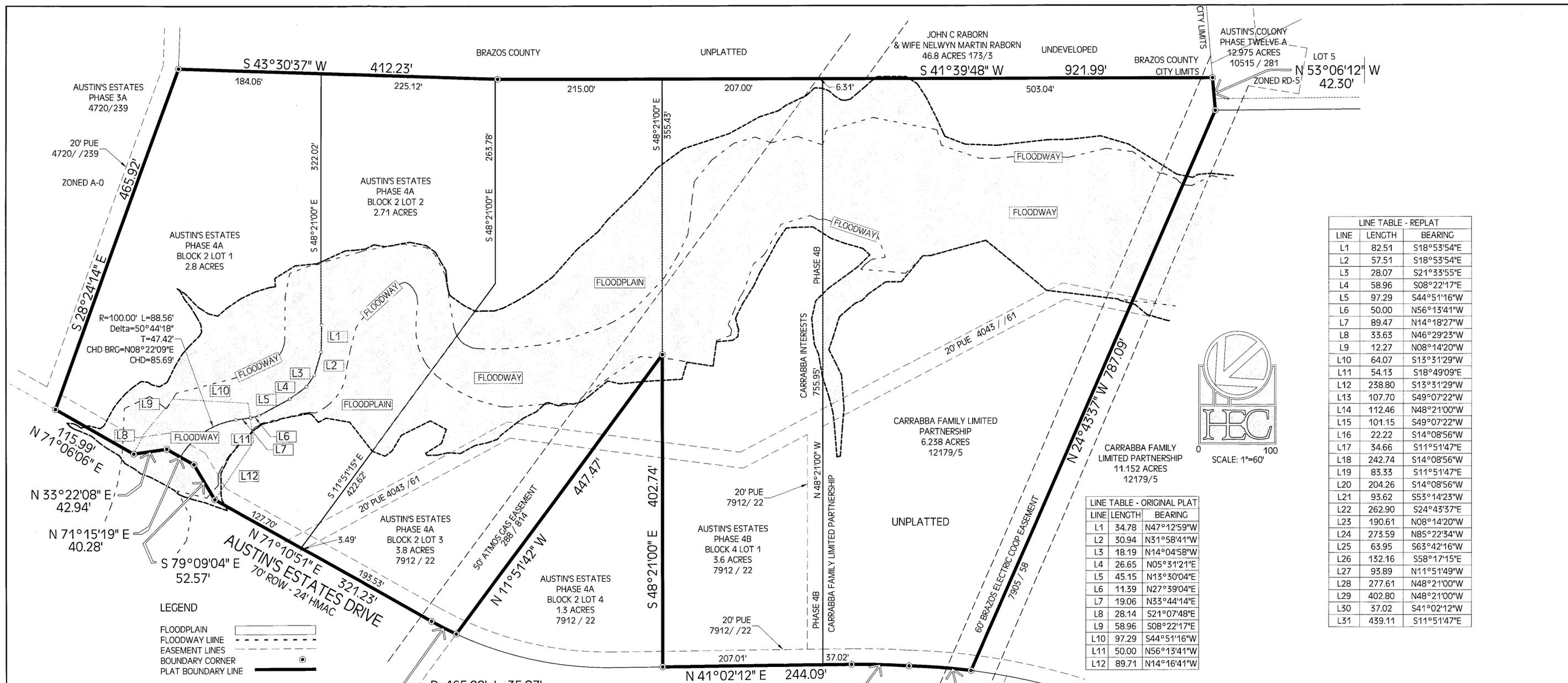
RECEIVED  
AUG 06 2014



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 \_\_\_\_\_, 2014, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_.  
COUNTY CLERK BRAZOS COUNTY, TEXAS

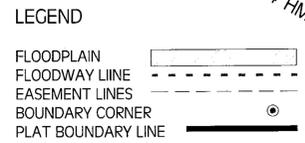
I, BRAD KERR, REGISTERED PUBLIC SURVEYOR NO. 4502 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND, AND THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED GEOMETRIC FORM.

- REGISTERED PUBLIC LAND SURVEYOR \_\_\_\_\_
- GENERAL NOTES:  
 1.) BASIS OF BEARING IS GRID NORTH FROM CITY OF BRYAN.  
 2.) SETBACK LINES WILL COMPLY WITH CITY ORDINANCE.  
 3.) AVERAGE TRIP GENERATION PER DWELLING UNIT IS 9.55 TRIPS PER DAY.  
 4.) ALL LENGTHS ALONG CURVES ARE CHORD DISTANCES.  
 5.) WICKSON CREEK SPECIAL UTILITY DISTRICT WILL PROVIDE WATER SERVICE TO THIS DEVELOPMENT.  
 6.) THE LAND IS ZONED RD-7.  
 7.) PORTIONS OF ALL LOTS ARE IN THE 100-YEAR FLOODPLAIN PER FIRM MAP 480441C0 205F, REVISED APRIL 2, 2014. THE FLOODPLAIN SHOWN IS FROM A TOPOGRAPHIC SURVEY OF THE GROUND AND THE BASE FLOOD ELEVATIONS.  
 8.) PUBLIC RIGHT OF WAY FOR AUSTIN'S COLONY DRIVE WAS DEDICATED IN VOLUME 9740 PAGE 181 BRAZOS COUNTY DEED RECORDS.



| LINE TABLE - REPLAT |        |             |
|---------------------|--------|-------------|
| LINE                | LENGTH | BEARING     |
| L1                  | 82.51  | S18°53'54"E |
| L2                  | 57.51  | S18°53'54"E |
| L3                  | 28.07  | S21°33'55"E |
| L4                  | 58.96  | S08°22'17"E |
| L5                  | 97.29  | S44°51'16"W |
| L6                  | 50.00  | N56°13'41"W |
| L7                  | 89.47  | N14°18'27"W |
| L8                  | 33.63  | N46°29'23"W |
| L9                  | 12.27  | N08°14'20"W |
| L10                 | 64.07  | S13°31'29"W |
| L11                 | 54.13  | S18°49'09"E |
| L12                 | 238.80 | S13°31'29"W |
| L13                 | 107.70 | S49°07'22"W |
| L14                 | 112.46 | N48°21'00"W |
| L15                 | 101.15 | S49°07'22"W |
| L16                 | 22.22  | S14°08'56"W |
| L17                 | 34.66  | S11°51'47"E |
| L18                 | 242.74 | S14°08'56"W |
| L19                 | 83.33  | S11°51'47"E |
| L20                 | 204.26 | S14°08'56"W |
| L21                 | 93.62  | S53°14'23"W |
| L22                 | 262.90 | S24°43'37"E |
| L23                 | 190.61 | N08°14'20"W |
| L24                 | 273.59 | N85°22'34"W |
| L25                 | 63.95  | S63°42'16"W |
| L26                 | 132.16 | S58°17'15"E |
| L27                 | 93.89  | N11°51'49"W |
| L28                 | 277.61 | N48°21'00"W |
| L29                 | 402.80 | N48°21'00"W |
| L30                 | 37.02  | S41°02'12"W |
| L31                 | 439.11 | S11°51'47"E |

| LINE TABLE - ORIGINAL PLAT |        |             |
|----------------------------|--------|-------------|
| LINE                       | LENGTH | BEARING     |
| L1                         | 34.78  | N47°12'59"W |
| L2                         | 30.94  | N31°58'41"W |
| L3                         | 18.19  | N14°04'58"W |
| L4                         | 26.65  | N05°31'21"E |
| L5                         | 45.15  | N13°30'04"E |
| L6                         | 11.39  | N27°39'04"E |
| L7                         | 19.06  | N33°44'14"E |
| L8                         | 28.14  | S21°07'48"E |
| L9                         | 58.96  | S08°22'17"E |
| L10                        | 97.29  | S44°51'16"W |
| L11                        | 50.00  | N56°13'41"W |
| L12                        | 89.71  | N14°16'41"W |



METES AND BOUNDS DESCRIPTION OF A 19.140 ACRE TRACT JOHN AUSTIN SURVEY, 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 SURVEY, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 1, 2 AND 3, BLOCK 2, AUSTIN'S ESTATES, PHASE 4A, AND ALL OF LOT 1, BLOCK 4, AUSTIN'S ESTATES, PHASE 4B, ACCORDING TO THE PLAT RECORDED IN VOLUME 7912, PAGE 22 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND A PORTION OF THE REMAINDER OF A CALLED 405.010 ACRE TRACT AS DESCRIBED BY A DEED TO 88 JOINT VENTURE RECORDED IN VOLUME 1029, PAGE 850 OF THE OFFICIAL 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 SOUTHERLY LINE OF AUSTIN'S ESTATES DRIVE (70' R.O.W.) MARKING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 2, PHASE 4A, AND THE NORTHWEST CORNER OF AUSTIN'S ESTATES, PHASE 3A, ACCORDING TO THE PLAT RECORDED IN VOLUME 4720, PAGE 239 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 28° 24' 14" E ALONG THE COMMON LINE OF SAID PHASE 4A AND SAID PHASE 3A FOR A DISTANCE OF 465.92 FEET TO THE NORTH CORNER OF A CALLED 46.8 ACRE TRACT AS DESCRIBED BY A DEED TO JOHN C. RABORN AND WIFE, NELWYNN MARTIN RABORN RECORDED IN VOLUME 173, PAGE 3 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 5/8 INCH IRON ROD FOUND BEARS: S 58° 11' 25" E FOR A DISTANCE OF 0.57 FEET;

THENCE: S 43° 30' 37" W ALONG THE COMMON LINE OF SAID PHASE 4A AND SAID 46.8 ACRE TRACT FOR A DISTANCE OF 412.23 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOTS 2 AND 3, BLOCK 2;

THENCE: S 41° 39' 48" W CONTINUING ALONG THE COMMON LINE OF SAID PHASE 4A AND SAID 46.8 ACRE TRACT, SAME BEING THE SOUTHWEST LINE OF SAID PHASE 4B AND SAID REMAINDER OF 405.010 ACRE TRACT, FOR A DISTANCE OF 921.99 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF AUSTIN'S COLONY, PHASE TWELVE A, ACCORDING TO THE PLAT RECORDED IN VOLUME 10515, PAGE 281 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS MARKING THE COMMON CORNER OF SAID 46.8 ACRE TRACT AND SAID REMAINDER OF 405.010 ACRE TRACT;

THENCE: N 53° 06' 12" W ALONG THE COMMON LINE OF SAID REMAINDER OF 405.010 ACRE TRACT AND SAID PHASE TWELVE A FOR A DISTANCE OF 42.30 FEET TO THE NORTH CORNER OF SAID PHASE TWELVE A, FOR REFERENCE A 1/2 INCH IRON ROD FOUND BEARS: S 09° 03' 05" E FOR A DISTANCE OF 0.41 FEET;

THENCE: N 24° 43' 37" W THROUGH SAID REMAINDER OF 405.010 ACRE TRACT FOR A DISTANCE OF 787.09 FEET TO A POINT ON THE SOUTHERLY LINE OF AUSTIN'S ESTATES DRIVE MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 798.18 FEET;

THENCE: ALONG THE SOUTHERLY LINE OF AUSTIN'S ESTATES DRIVE FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 45' 45" FOR AN ARC DISTANCE OF 80.28 FEET (CHORD BEARS: N 45° 57' 51" E - 80.24 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE AND THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 1035.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 06' 06" FOR AN ARC DISTANCE OF 74.09 FEET (CHORD BEARS: N 43° 05' 28" E - 74.08 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE;

N 41° 02' 12" E FOR A DISTANCE OF 244.09 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF LOT 4, BLOCK 2, AUSTIN'S ESTATES, PHASE 4A;

THENCE: S 48° 21' 00" E ALONG THE COMMON LINE OF SAID LOT 1, BLOCK 4, PHASE 4B, AND SAID LOT 4, BLOCK 2, PHASE 4A, FOR A DISTANCE OF 402.74 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF SAID LOT 3, BLOCK 2, PHASE 4A, MARKING THE SOUTH CORNER OF SAID LOT 4;

THENCE: N 11° 51' 42" W ALONG THE COMMON LINE OF SAID LOTS 3 AND 4, BLOCK 2, PHASE 4A, FOR A DISTANCE OF 447.47 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHERLY LINE OF AUSTIN'S ESTATES DRIVE MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 465.00 FEET;

THENCE: ALONG THE SOUTHERLY LINE OF AUSTIN'S ESTATES DRIVE FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 25' 10" FOR AN ARC DISTANCE OF 35.87 FEET (CHORD BEARS: N 68° 53' 54" E - 35.86 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE;

N 71° 10' 51" E FOR A DISTANCE OF 321.23 FEET TO A 1/2 INCH IRON ROD FOUND;

S 79° 09' 04" E FOR A DISTANCE OF 52.57 FEET TO A 1/2 INCH IRON ROD FOUND;

N 71° 15' 19" E FOR A DISTANCE OF 40.28 FEET TO A 1/2 INCH IRON ROD FOUND;

N 33° 22' 08" E FOR A DISTANCE OF 42.94 FEET TO A 1/2 INCH IRON ROD FOUND;

N 71° 06' 06" E FOR A DISTANCE OF 115.99 FEET TO THE POINT OF BEGINNING CONTAINING 19.140 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

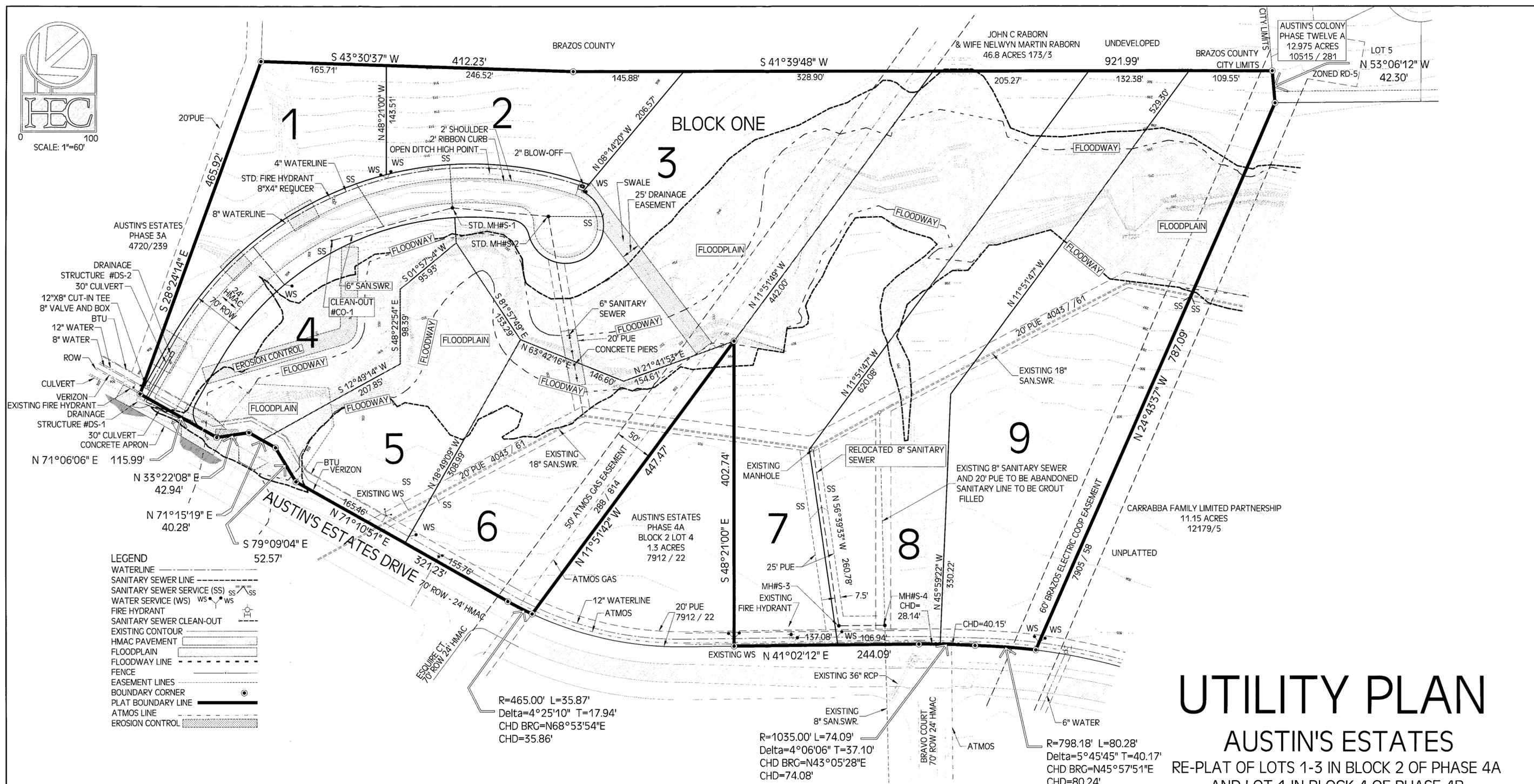
# ORIGINAL PLAT AUSTIN'S ESTATES

RE-PLAT OF LOTS 1-3 IN BLOCK 2 OF PHASE 4A  
AND LOT 1 IN BLOCK 4 OF PHASE 4B  
AND 6.238 ACRES OF LAND  
JOHN AUSTIN SURVEY A-2 BRYAN, BRAZOS COUNTY, TEXAS  
BEING A FINAL PLAT OF  
AUSTIN'S ESTATES SUBDIVISION PHASE 5A  
BEING A TOTAL OF  
**19.140 ACRES**  
SCALE: 1"=60' AUGUST, 2014

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

OWNER AND DEVELOPER:  
MARK J. CARRABBA, VICE PRESIDENT  
HIGHLAND INTERESTS, INC.  
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



- LEGEND**
- WATERLINE
  - SANITARY SEWER LINE
  - SANITARY SEWER SERVICE (SS)
  - WATER SERVICE (WS)
  - FIRE HYDRANT
  - SANITARY SEWER CLEAN-OUT
  - EXISTING CONTOUR
  - HMAC PAVEMENT
  - FLOODPLAIN
  - FLOODWAY LINE
  - FENCE
  - EASEMENT LINES
  - BOUNDARY CORNER
  - PLAT BOUNDARY LINE
  - ATMOS LINE
  - EROSION CONTROL

# UTILITY PLAN

## AUSTIN'S ESTATES

RE-PLAT OF LOTS 1-3 IN BLOCK 2 OF PHASE 4A  
 AND LOT 1 IN BLOCK 4 OF PHASE 4B  
 AND 6.238 ACRES OF LAND  
 JOHN AUSTIN SURVEY A-2 BRYAN, BRAZOS COUNTY, TEXAS  
 BEING A FINAL PLAT OF  
 AUSTIN'S ESTATES SUBDIVISION PHASE 5A  
 BEING A TOTAL OF  
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**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