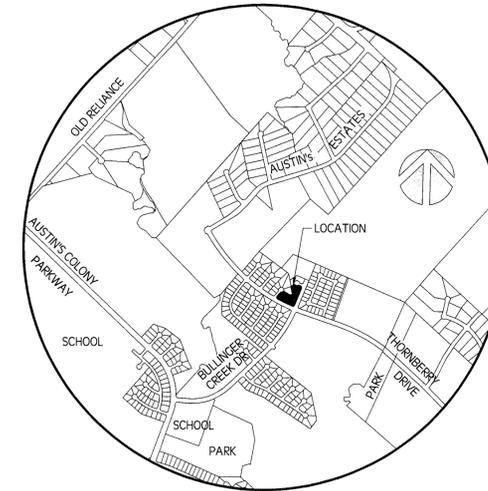
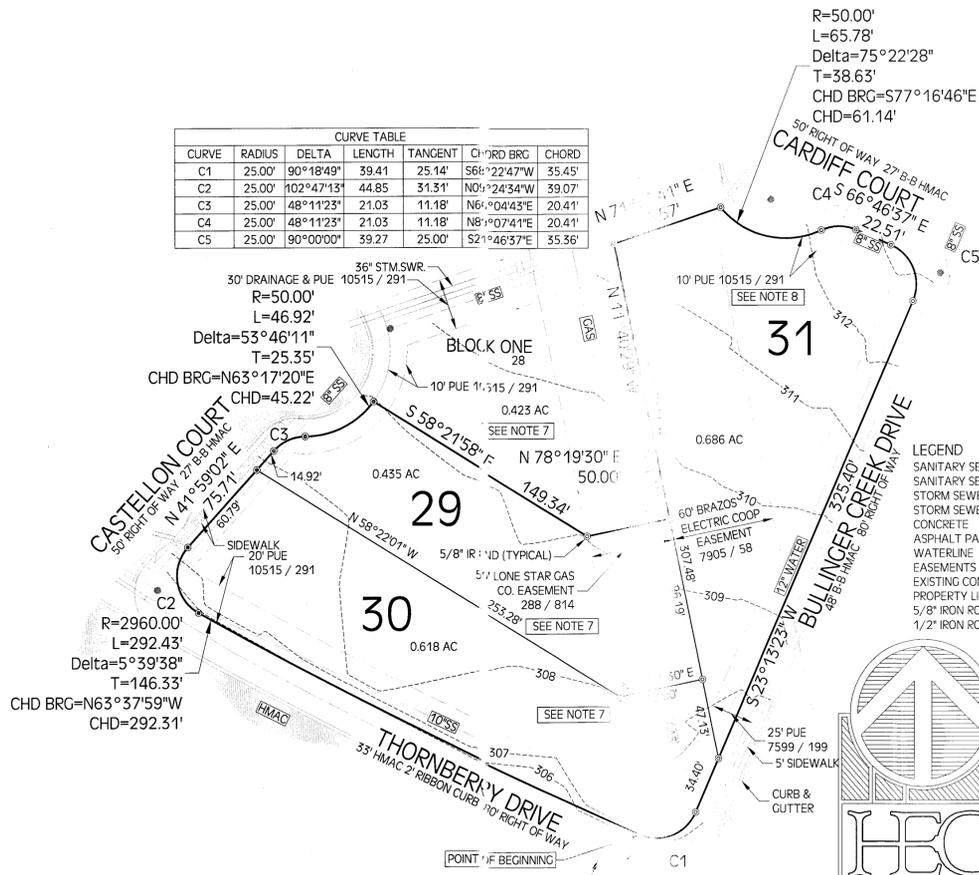


CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD BRG	CHORD
C1	25.00'	90°18'49"	39.41	25.14'	S68°22'47"W	35.45'
C2	25.00'	102°47'13"	44.85	31.31'	N09°24'34"W	39.07'
C3	25.00'	48°11'23"	21.03	11.18'	N66°04'43"E	20.41'
C4	25.00'	48°11'23"	21.03	11.18'	N89°07'41"E	20.41'
C5	25.00'	90°00'00"	39.27	25.00'	S21°46'37"E	35.36'

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD BRG	CHORD
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KEY MAP



ORIGINAL PLAT

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 \_\_\_\_\_, 2014, 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 AUSTIN'S COLONY PHASE TWELVE A AS CONVEYED TO ME IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME 10515 PAGE 291 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 \_\_\_\_\_, 2014.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

APPROVAL OF CITY ENGINEER  
 I, PAUL KASPARIS, 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.

PAUL KASPARIS  
 CITY ENGINEER, BRYAN, TEXAS

APPROVAL OF PLANNING & ZONING COMMISSION  
 I, MICHAEL BECKER, 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 \_\_\_\_\_, 2014 AND SAME WAS DULY APPROVED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

MICHAEL BECKER  
 CHAIRMAN, PLANNING & ZONING COMMISSION BRYAN, TEXAS

APPROVAL OF CITY PLANNER  
 I, MARTIN ZIMMERMAN, 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 \_\_\_\_\_, 2014.

MARTIN ZIMMERMAN  
 CITY PLANNER, BRYAN, TEXAS

METES AND BOUNDS DESCRIPTION OF A 1.739 ACRE TRACT AUSTIN'S COLONY, PHASE TWELVE A

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 1, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 29, 30 AND 31, BLOCK 1, AUSTIN'S COLONY, PHASE TWELVE A, ACCORDING TO THE PLAT RECORDED IN VOLUME 10515, PAGE 193 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 THORNBERY DRIVE (80' R.O.W.) MARKING A SOUTHERLY CORNER OF SAID LOT 30, SAID IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 2960.00 FEET;

THENCE: ALONG THE NORTHEAST LINE OF THORNBERY DRIVE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 39' 38" FOR AN ARC DISTANCE OF 292.13 FEET (CHORD BEARS: N 63° 37' 59" W - 292.31 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE AND THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 18' 49" FOR AN ARC DISTANCE OF 39.41 FEET (CHORD BEARS: N 09° 24' 34" W - 39.07 FEET) TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF CASTELLON COURT (50' R.O.W.) MARKING THE END OF SAID CURVE;

THENCE: N 41° 59' 02" E ALONG THE SOUTHEAST LINE OF CASTELLON COURT FOR A DISTANCE OF 75.71 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: CONTINUING ALONG THE SOUTHEAST LINE OF CASTELLON COURT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48° 11' 23" FOR AN ARC DISTANCE OF 21.03 FEET (CHORD BEARS: N 66° 04' 43" E - 20.41 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 50.00 FEET;

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THENCE: S 58° 21' 58" E ALONG THE COMMON LINE OF SAID LOT 29 AND SAID LOT 28 FOR A DISTANCE OF 149.34 FEET TO A 1/2 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN SAID LINE;

THENCE: N 78° 19' 30" E CONTINUING ALONG THE COMMON LINE OF SAID LOT 29 AND LOT 28 FOR A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD FOUND ON THE WEST LINE OF SAID LOT 31;

THENCE: N 11° 40' 29" W ALONG THE COMMON LINE OF SAID LOT 31 AND SAID LOT 28 FOR A DISTANCE OF 164.15 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOTS 31 AND 28 AND LOT 33, BLOCK 1;

THENCE: N 71° 27' 41" E ALONG THE COMMON LINE OF SAID LOT 31 AND SAID LOT 33 FOR A DISTANCE OF 66.57 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHERLY LINE OF CARDIFF COURT 950' R.O.W.) MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 50.00 FEET;

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THENCE: S 66° 46' 37" E CONTINUING ALONG THE SOUTHERLY LINE OF CARDIFF COURT FOR A DISTANCE OF 22.51 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

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THENCE: N 11° 40' 29" W ALONG THE COMMON LINE OF SAID LOT 31 AND SAID LOT 28 FOR A DISTANCE OF 164.15 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOTS 31 AND 28 AND LOT 33, BLOCK 1;

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REPLAT

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 COUNTY OF BRAZOS  
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THENCE: N 78° 19' 30" E CONTINUING ALONG THE COMMON LINE OF SAID LOT 29 AND LOT 28 FOR A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD FOUND ON THE WEST LINE OF SAID LOT 31;

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- GENERAL NOTES:
- 1) THE COMMON AREA WILL BE MAINTAINED BY THE AUSTIN'S COLONY HOME OWNERS ASSOCIATION.
  - 2) BASIS OF BEARING IS GRID NORTH FROM CITY OF BRYAN.
  - 3) SETBACK LINES WILL COMPLY WITH CITY ORDINANCE.
  - 4) LOTS 30R & 31R SHALL TAKE DRIVEWAY ACCESS OFF ADJOINING LOCAL STREETS. NO DRIVEWAY ACCESS TO THORNBERY DRIVE AND OR BULLINGER CREEK DRIVE SHALL BE ALLOWED FROM THESE LOTS.
  - 5) ALL LENGTHS ALONG CURVES ARE CHORD DISTANCES.
  - 6) THE LAND IS ZONED RD-5.
  - 7) ATMOS PIPELINE EASEMENT: CONTACT ATMOS ENERGY PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES IN THE EASEMENT, INCLUDING FENCING.

IN ACCORDANCE WITH STATE AND FEDERAL PIPELINE SAFETY RULES, STANDARDS PERTAINING TO FENCING, VEGETATION AND STRUCTURES IN ATMOS PIPELINE EASEMENTS SHALL COMPLY WITH THE ATMOS "HELLO NEIGHBOR" ENCROACHMENT MANUAL. THE MANUAL CAN BE OBTAINED BY CALLING ATMOS ENERGY AT 1-888-286-6700.

8) BRAZOS ELECTRIC POWER COOPERATIVE, INC. OWNS A 60 FOOT EASEMENT FOR POWER LINES RECORDED AT VOLUME 7905, PAGE 58 AND VOLUME 7888, PAGE 58. OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. CONTACT @ 254-750-6323.

9) NO PORTION OF ANY LOT IS WITHIN THE 100 YEAR FLOODPLAIN PER FEMA FIRM MAP NO. 48041C0 205E MAP REVISED MAY 16, 2012.

10) PUBLIC RIGHT-OF-WAY FOR THORNBERY DRIVE WAS DEDICATED WITH THE FINAL PLAT OF AUSTIN'S COLONY SUBDIVISION - PHASE ELEVEN A & C RECORDED IN VOL. 8892, PG.22, ORBC AND WITH SEPARATE INSTRUMENTS RECORDED IN VOL. 9740, PG. 175, VOL. 9740, PG. 181 AND VOL. 9740, PG. 187 ORBC.



AUSTIN'S COLONY PHASE TWELVE A  
 1.739 ACRES  
 BLOCK 1 LOTS 29, 30 & 31  
 JOHN AUSTIN LEAGUE A-2  
 BRYAN, BRAZOS COUNTY, TEXAS  
 SCALE: 1"=50' FEBRUARY, 2014

PREPARED BY:  
 MICHAEL G. HESTER, P.E.  
 HESTER ENGINEERING COMPANY #F-3476  
 7067 EASTMARK DRIVE, SUITE 253-B  
 COLLEGE STATION, TEXAS 77840  
 979-693-1100 mhester@hester-engr.com

SURVEYED BY:  
 BRAD KERR, R.P.L.S.  
 KERR SURVEYING COMPANY  
 409 N. TEXAS AVENUE  
 BRYAN, TEXAS 77803  
 979-268-8403

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