

SCALE: 1"=60'

AUSTIN'S ESTATES PHASE 3A 4720/239

POINT OF BEGINNING

N 71°06'06" E 42.94'

N 33°22'08" E 42.94'

N 71°15'19" E 40.28'

S 79°09'04" E 52.57'

N 71°10'51" E 321.23'

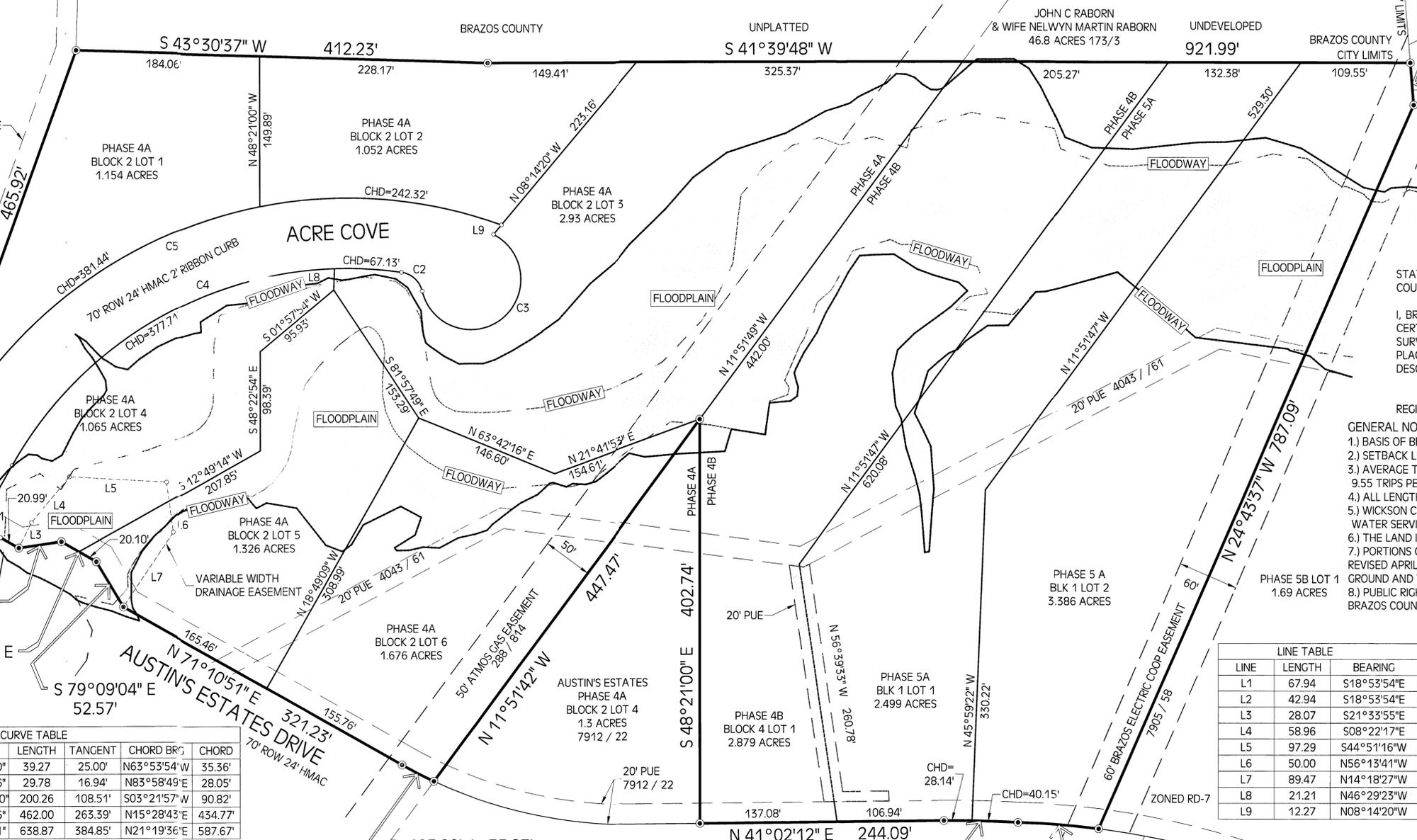
S 43°30'37" W 412.23'

S 41°39'48" W 921.99'

N 48°21'00" E 402.74'

N 11°51'42" W 447.47'

N 41°02'12" E 244.09'



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'

LINE	LENGTH	BEARING
L1	67.94	S18°53'54"E
L2	42.94	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	21.21	N46°29'23"W
L9	12.27	N08°14'20"W

LEGEND
FLOODPLAIN
FLOODWAY LINE
EASEMENT LINES
BOUNDARY CORNER
PLAT BOUNDARY LINE

STATE OF TEXAS COUNTY OF BRAZOS

I MARK J. CARRABBA, THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, STATE OF TEXAS BEING PART OF THE 405.01 TRACT OF LAND AS CONVEYED TO ME IN THE DEEDS RECORDS COUNTY OF BRAZOS 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 HIGHLAND INTERESTS, INC., A TEXAS CORPORATION MANAGING PARTNER OF 88 JOINT VENTURE, A TEXAS GENERAL 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

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 COUNTY OF BRAZOS 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.

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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.

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

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 _____

COUNTY CLERK BRAZOS COUNTY, TEXAS

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

UNPLATTED JOHN C RABORN & WIFE NELWYN MARTIN RABORN 46.8 ACRES 173/3 UNDEVELOPED 921.99'

PHASE 4A BLOCK 2 LOT 1 1.154 ACRES PHASE 4A BLOCK 2 LOT 2 1.052 ACRES PHASE 4A BLOCK 2 LOT 3 2.93 ACRES

PHASE 4A BLOCK 2 LOT 4 1.065 ACRES PHASE 4A BLOCK 2 LOT 5 1.326 ACRES PHASE 4A BLOCK 2 LOT 6 1.676 ACRES

PHASE 4A BLOCK 2 LOT 4 1.3 ACRES PHASE 4A BLOCK 2 LOT 5 1.326 ACRES PHASE 4A BLOCK 2 LOT 6 1.676 ACRES

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AUSTIN'S COLONY PHASE TWELVE A 12.975 ACRES 10515 / 281 LOT 5 N 53°06'12" W 42.30'

PHASE 5A BLK 1 LOT 1 2.499 ACRES PHASE 5A BLK 1 LOT 2 2.879 ACRES PHASE 5A BLK 1 LOT 3 2.879 ACRES

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AUSTIN'S ESTATES RE-PLAT OF PHASE 4A BLOCK 2 LOTS 1-3 & PHASE 4B BLOCK 4 LOT 1 BEING A FINAL PLAT PHASE 5A 19.140 ACRES

JOHN AUSTIN SURVEY A-2 BRYAN, BRAZOS COUNTY, TEXAS SCALE: 1"=60' JUNE, 2014

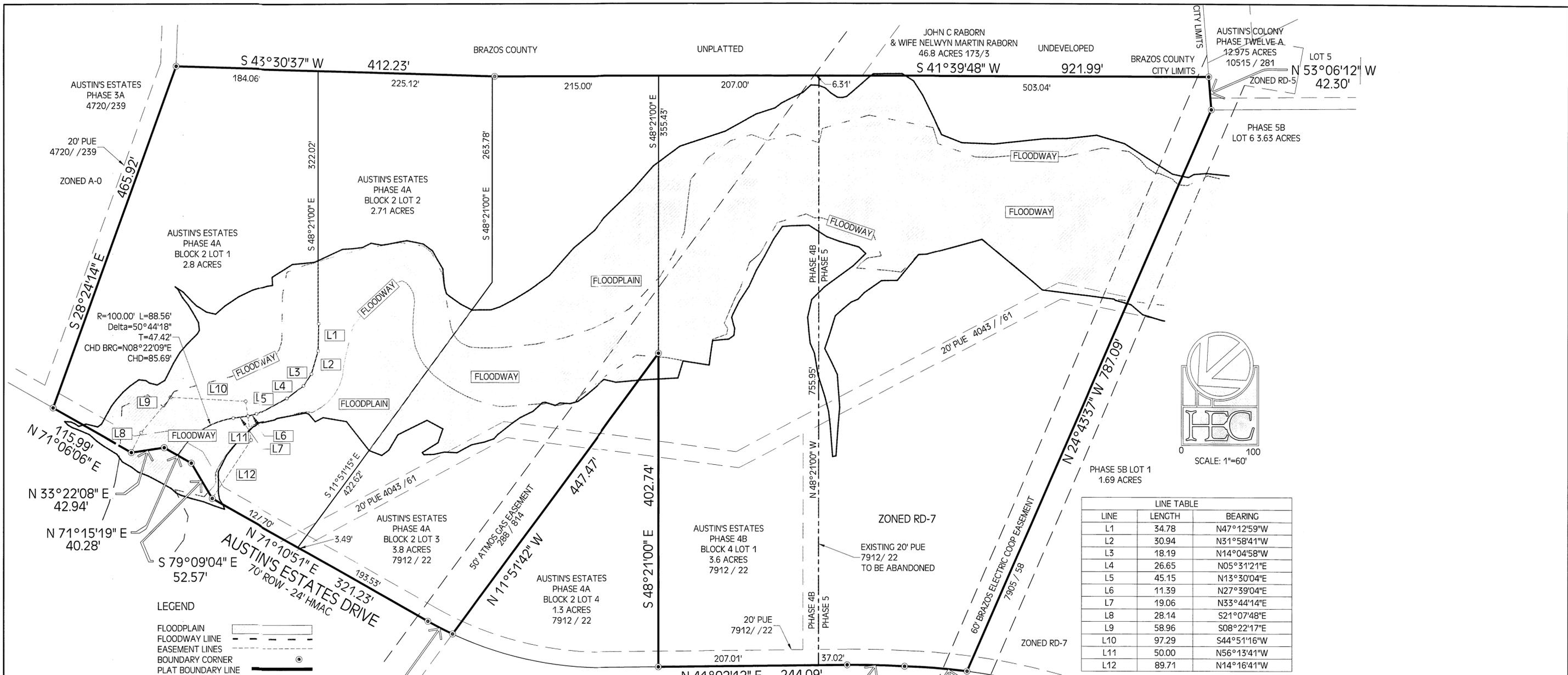
PREPARED BY: MICHAEL G. HESTER, P.E. HESTER ENGINEERING COMPANY #3476 7607 EASTMARK DRIVE, SUITE 253-B COLLEGE STATION, TEXAS 77840 979-693-1100 mhester@hester-engr.com

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

Development Started MAY 20 2014

SHEET 1 OF 3 SHEETS



ORIGINAL PLAT

AUSTIN'S ESTATES RE-PLAT OF

PHASE 4A BLOCK 2 LOTS 1-3 & PHASE 4B BLOCK 4 LOT 1
BEING A FINAL PLAT
PHASE 5A
19.140 ACRES

JOHN AUSTIN SURVEY A-2 BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1"=60' JUNE, 2014

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

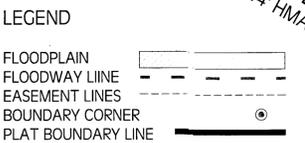
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COLLEGE STATION, TEXAS 77840
979-693-1100 mhester@hester-engr.com

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.

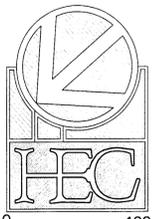


METES AND BOUNDS DESCRIPTION OF A 19.140 ACRE TRACT JOHN AUSTIN SURVEY, A-2 BRYAN, BRAZOS COUNTY, TEXAS

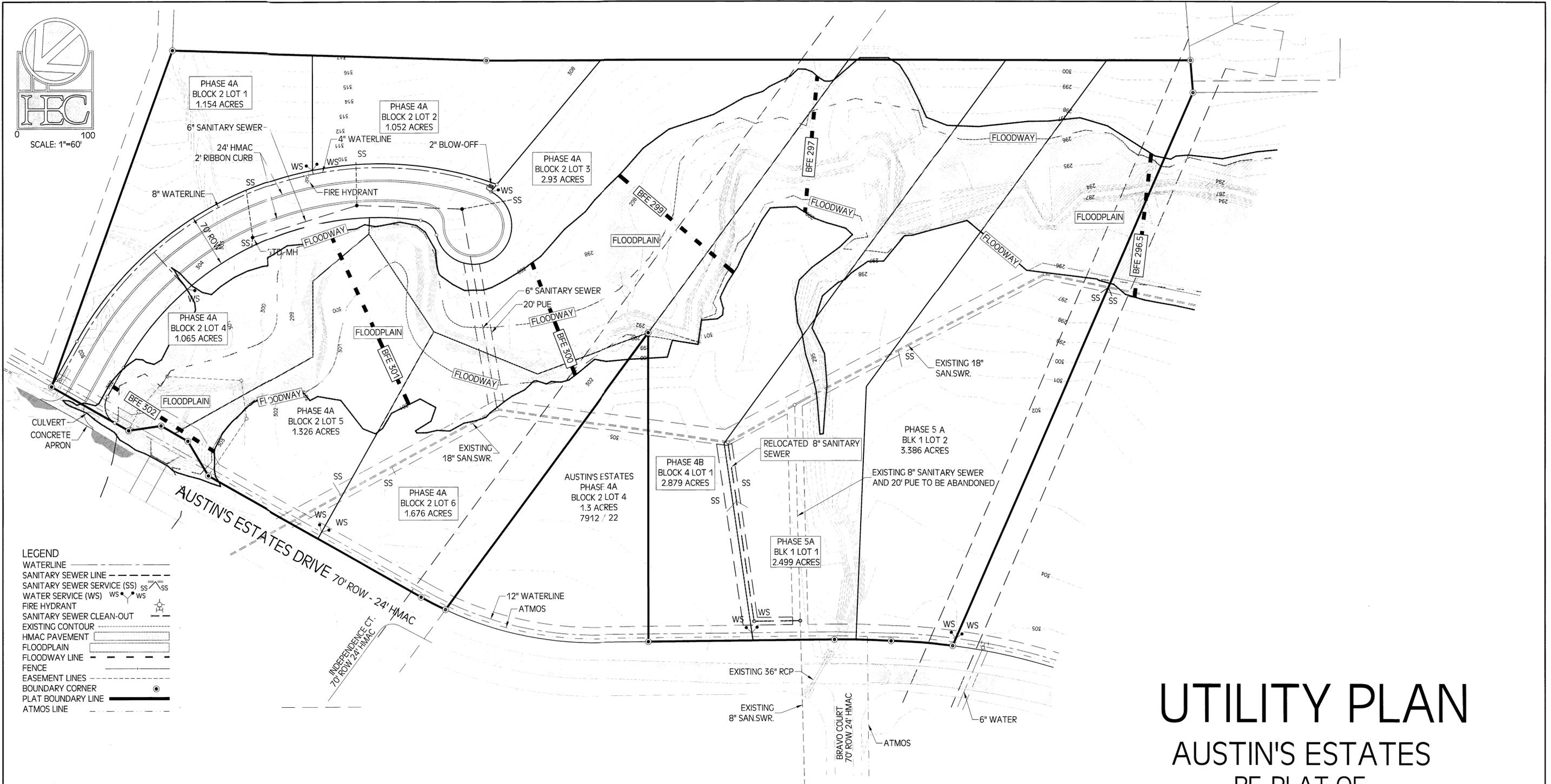
R=465.00' L=35.87'
Delta=4°25'10" T=17.94'
CHD BRG=N68°53'54"E
CHD=35.86'

R=1035.00' L=74.09'
Delta=4°06'06" T=37.10'
CHD BRG=N43°05'28"E
CHD=74.08'

R=798.18' L=80.28'
Delta=5°45'45" T=40.17'
CHD BRG=N45°57'51"E
CHD=80.24'



SCALE: 1"=60'



- 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

UTILITY PLAN

AUSTIN'S ESTATES

RE-PLAT OF

PHASE 4A BLOCK 2 LOTS 1-3 & PHASE 4B BLOCK 4 LOT 1
BEING A FINAL PLAT

PHASE 5A

19.140 ACRES

JOHN AUSTIN SURVEY A-2 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=60' JUNE, 2014

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

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