

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.

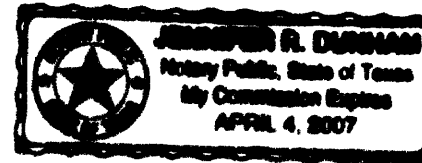
Mark J. Carrabba
MARK J. CARRABBA, VICE-PRESIDENT OF HIGHLAND INTERESTS, INC., GENERAL PARTNER OF CARRABBA FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP.

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 4th DAY OF April, 2007.

Shirley R. Durham
SHIRLEY R. DURHAM
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, P.L.S. No. 4502

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, KAREN MCOQUEEN, COUNTY CLERK IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE DAY OF April, 2007, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 7599 PAGE 21

Karen McQueen
KAREN MCOQUEEN
COUNTY CLERK, BRAZOS COUNTY, TEXAS

By: Susie Cohen
Susie Cohen

APPROVAL OF THE PLANNING & ZONING COMMISSION

I, ART HUGHES, CHAIRMAN OF THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS ONLY FILED FOR APPROVAL WITH THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN ON THE 13th DAY OF April, 2007, AND THE SAME WAS ONLY APPROVED ON THE 13th DAY OF April, 2007, BY SAID COMMISSION.

Art Hughes
ART HUGHES
CHAIRMAN, PLANNING & ZONING COMMISSION BRYAN, TEXAS

APPROVAL OF THE CITY PLANNER

I, KEVIN RUSSELL 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 13th DAY OF April, 2007.

Kevin Russell
KEVIN RUSSELL
CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE CITY ENGINEER

I, LINDA HUFF, 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 13th DAY OF April, 2007.

Linda Huff
LINDA HUFF, P.E.
CITY ENGINEER, BRYAN, TEXAS

CURVE DATA:

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	25.00	90°00'00"	39.27	25.00	S 84°46'15" E	35.36
C2	491.50	23°36'18"	202.49	102.70	S 51°34'24" E	201.06
C3	358.50	10°25'41"	65.25	32.71	S 58°09'43" E	65.16
C4	25.00	48°11'23"	21.03	11.18	S 28°51'11" E	20.41
C5	50.00	27°22'46"	24.19	44.72	N 37°03'08" E	66.67
C6	25.00	48°11'23"	21.03	11.18	N 77°02'34" W	20.41
C7	25.00	103°10'37"	45.02	31.53	N 01°21'34" W	39.18
C8	25.00	48°11'23"	21.03	11.18	N 74°19'26" E	20.41
C9	50.00	27°22'46"	24.19	44.72	N 39°46'15" W	66.67
C10	25.00	48°11'23"	21.03	11.18	S 26°08'03" W	20.41
C11	25.00	76°49'23"	33.52	19.82	S 88°38'26" W	31.07
C12	25.00	103°10'37"	45.02	31.53	N 01°21'34" W	39.18
C13	25.00	48°11'23"	21.03	11.18	N 74°19'26" E	20.41
C14	50.00	27°22'46"	24.19	44.72	N 39°46'15" W	66.67
C15	25.00	48°11'23"	21.03	11.18	S 26°08'03" W	20.41
C16	25.00	76°49'23"	33.52	19.82	S 88°38'26" W	31.07
C17	25.00	103°10'37"	45.02	31.53	N 01°21'34" W	39.18
C18	25.00	48°11'23"	21.03	11.18	N 74°19'26" E	20.41
C19	50.00	27°22'46"	24.19	44.72	N 39°46'15" W	66.67
C20	25.00	48°11'23"	21.03	11.18	S 26°08'03" W	20.41
C21	25.00	66°23'47"	28.97	16.36	S 83°25'36" W	27.38
C22	441.50	04°46'32"	36.80	18.41	N 60°59'17" W	36.79
C23	25.00	108°49'46"	47.49	34.94	N 04°11'08" W	40.66
C24	25.00	48°11'23"	21.03	11.18	N 74°19'26" E	20.41
C25	50.00	27°22'46"	24.19	44.72	N 39°46'15" W	66.67
C26	25.00	48°11'23"	21.03	11.18	S 26°08'03" W	20.41
C27	25.00	85°15'32"	37.20	23.01	N 87°08'29" W	33.86
C28	441.50	04°44'28"	36.53	18.28	N 42°08'29" W	36.52
C29	25.00	90°00'00"	39.27	25.00	N 05°13'45" E	35.36

Doc Bk Vol Pg
00959535 OR 7912 21

Filed for Record in:
BRAZOS COUNTY

On: Apr 13 2007 at 02:10P

As a
Plat

Document Number: 00959535

Amount \$6.00

Receipt Number - 313587

By:
Susie Cohen

STATE OF TEXAS COUNTY OF BRAZOS

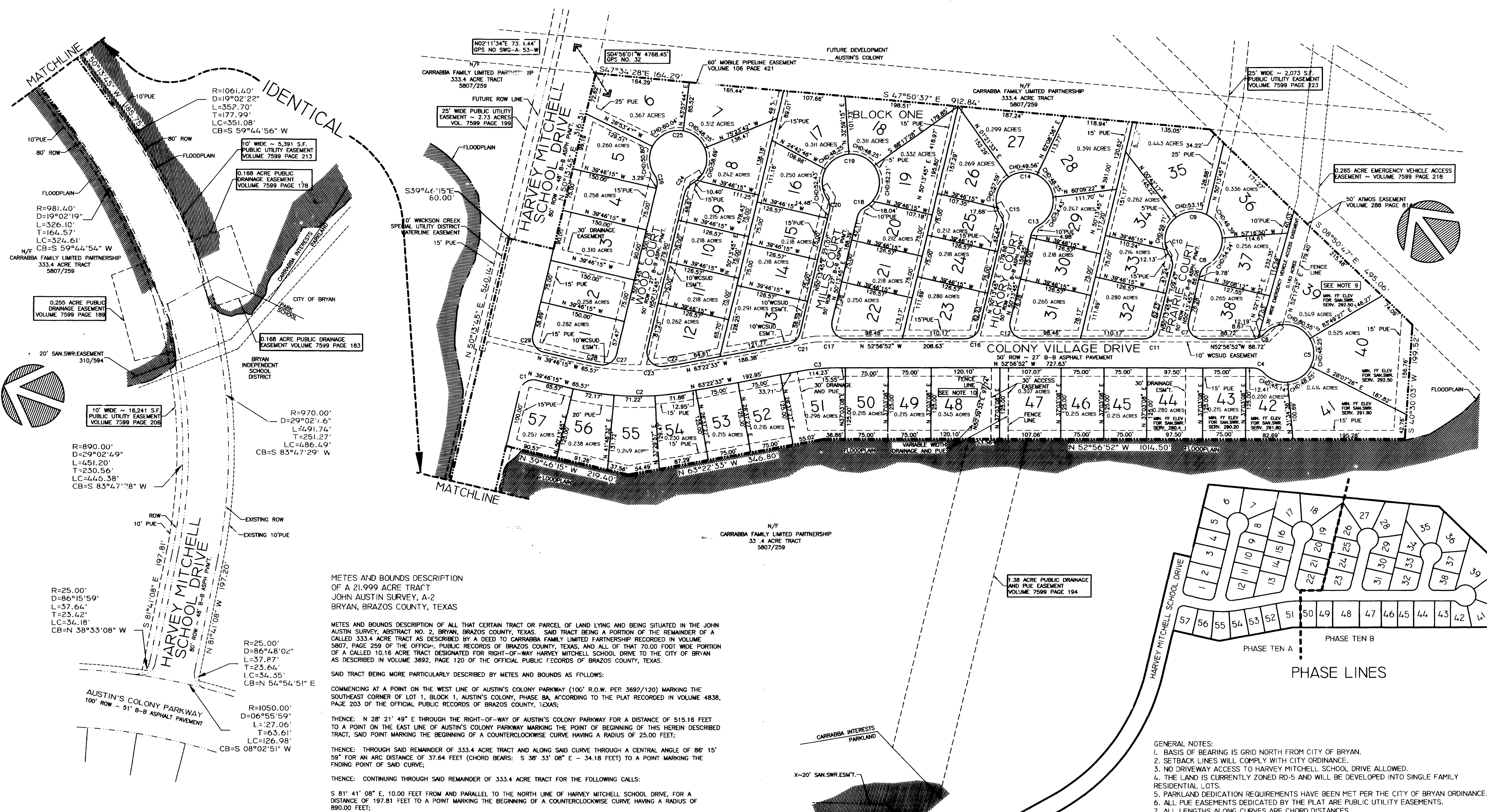
I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the Official Public Records of:

BRAZOS COUNTY

as stamped hereon by me.

Apr 13 2007

HONORABLE KAREN MCOQUEEN, COUNTY CLERK
BRAZOS COUNTY



METES AND BOUNDS DESCRIPTION
OF A 21.999 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 SURVEY, 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, AND ALL OF THAT 70.00 FOOT WIDE PORTION OF A CALLED 10.16 ACRE TRACT DESIGNATED FOR RIGHT-OF-WAY HARVEY MITCHELL SCHOOL DRIVE TO THE CITY OF BRYAN AS DESCRIBED IN VOLUME 3692, PAGE 120 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT A POINT ON THE WEST LINE OF AUSTIN'S COLONY PARKWAY (100' R.O.W. PER 3692/120) MARKING THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, AUSTIN'S COLONY, PHASE BA, ACCORDING TO THE PLAT RECORDED IN VOLUME 4836, PAGE 203 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 28° 21' 49" E THROUGH THE RIGHT-OF-WAY OF AUSTIN'S COLONY PARKWAY FOR A DISTANCE OF 515.16 FEET TO A POINT ON THE EAST LINE OF AUSTIN'S COLONY PARKWAY MARKING THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT, SAID POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: THROUGH SAID REMAINDER OF 333.4 ACRE TRACT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86° 15' 59" FOR AN ARC DISTANCE OF 37.64 FEET (CHORD BEARS: S 38° 33' 08" E - 34.18 FEET) TO A POINT MARKING THE FINISHING POINT OF SAID CURVE;

THENCE: CONTINUING THROUGH SAID REMAINDER OF 333.4 ACRE TRACT FOR THE FOLLOWING CALLS:
S 81° 41' 08" E, 10.00 FEET FROM AND PARALLEL TO THE NORTH LINE OF HARVEY MITCHELL SCHOOL DRIVE, FOR A DISTANCE OF 197.81 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 89.00 FEET;

ALONG SAID CURVE, 10.00 FEET FROM AND PARALLEL TO THE NORTH LINE OF HARVEY MITCHELL SCHOOL DRIVE AND THE EXTENSION THEREOF, THROUGH A CENTRAL ANGLE OF 29° 02' 46" FOR AN ARC DISTANCE OF 451.18 FEET (CHORD BEARS: N 83° 47' 28" E - 446.38 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE AND THE BEGINNING OF ANOTHER COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 981.40 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19° 02' 19" FOR AN ARC DISTANCE OF 326.10 FEET (CHORD BEARS: N 59° 44' 54" E - 324.61 FEET) TO THE ENDING POINT OF SAID CURVE;

N 50° 13' 45" E FOR A DISTANCE OF 540.14 FEET TO A POINT;
S 39° 46' 15" E FOR A DISTANCE OF 80.00 FEET TO A POINT;

N 50° 13' 45" E FOR A DISTANCE OF 316.31 FEET TO A POINT;
S 47° 34' 28" E FOR A DISTANCE OF 164.29 FEET TO A POINT;

S 47° 50' 37" E FOR A DISTANCE OF 912.84 FEET TO A POINT;
S 08° 30' 47" E FOR A DISTANCE OF 495.06 FEET TO A POINT;

S 40° 19' 03" W FOR A DISTANCE OF 199.52 FEET TO A POINT;
N 52° 56' 52" W FOR A DISTANCE OF 1014.50 FEET TO A POINT;

N 63° 22' 33" W FOR A DISTANCE OF 346.80 FEET TO A POINT;
S 39° 46' 15" W FOR A DISTANCE OF 219.40 FEET TO A POINT;

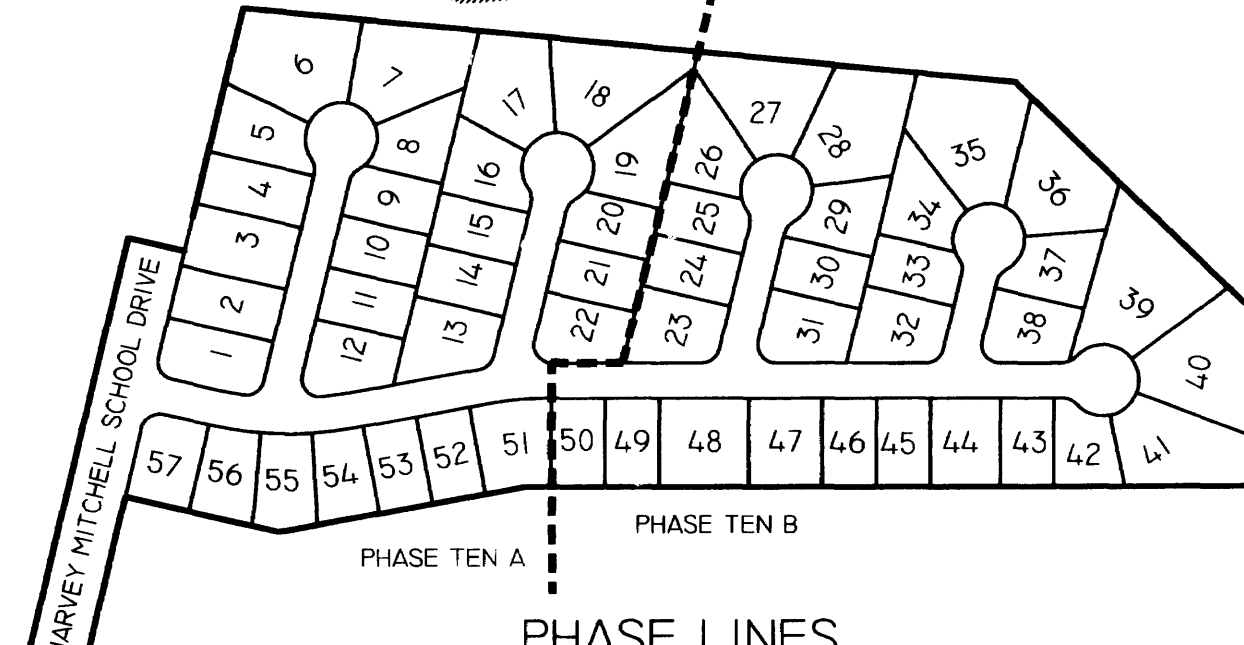
N 50° 13' 45" W FOR A DISTANCE OF 185.75 FEET TO A POINT MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 1061.40 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19° 02' 22" FOR AN ARC DISTANCE OF 352.70 FEET (CHORD BEARS: S 59° 44' 56" W - 351.08 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE AND THE BEGINNING OF ANOTHER COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 970.00 FEET, SAID POINT MARKING THE NORTHWEST CORNER OF A CALLED 10.54 ACRE TRACT AS DESCRIBED BY A DEED TO BRYAN I.S.O. PUBLIC UTILITY CORPORATION RECORDED IN VOLUME 3105, PAGE 1 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE NORTHERLY LINE OF SAID 10.54 ACRE TRACT, SAME BEING THE SOUTH LINE OF HARVEY MITCHELL SCHOOL DRIVE, AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29° 02' 46" FOR AN ARC DISTANCE OF 491.74 FEET (CHORD BEARS: S 83° 47' 29" W - 486.49 FEET) TO THE ENDING POINT OF SAID CURVE;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86° 48' 02" FOR AN ARC DISTANCE OF 37.87 FEET (CHORD BEARS: S 54° 54' 51" W - 34.35 FEET) TO A POINT ON THE EAST LINE OF AUSTIN'S COLONY PARKWAY MARKING THE ENDING POINT OF SAID CURVE, SAID POINT BEING IN A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 1050.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06° 55' 59" FOR AN ARC DISTANCE OF 127.05 FEET (CHORD BEARS: N 08° 02' 51" E - 126.89 FEET) TO THE POINT OF BEGINNING CONTAINING 21.999 ACRES OF LAND, MORE OR LESS, BEARING SYSTEM SHOWN HEREON IS BASED ON THE DEED CALL BEARINGS OF SAID 10.54 ACRE BRYAN I.S.O. TRACT, 3155/1, AND SAID 10.16 ACRE RIGHT-OF-WAY TRACT, 3692/120.



- GENERAL NOTES:
1. BASIS OF BEARING IS GRID NORTH FROM CITY OF BRYAN.
2. SETBACK LINES WILL COMPLY WITH CITY ORDINANCE.
3. NO DRIVEWAY ACCESS TO HARVEY MITCHELL SCHOOL DRIVE ALLOWED.
4. THE LAND IS CURRENTLY ZONED RD-5 AND WILL BE DEVELOPED INTO SINGLE FAMILY RESIDENTIAL LOTS.
5. PARKLAND DEDICATION REQUIREMENTS HAVE BEEN MET PER THE CITY OF BRYAN ORDINANCE.
6. ALL PUE EASEMENTS DEDICATED BY THE PLAT ARE PUBLIC UTILITY EASEMENTS.
7. ALL LENGTHS ALONG CURVES ARE CHORD DISTANCES.
8. FLOODPLAIN IS DELINEATED FROM FIRM MAP NO. 48040C I&C, EFFECTIVE DATE JULY 2, 1992.
9. LOT 39 HAS A 20-FOOT WIDE PAVED EMERGENCY VEHICLE ACCESS DRIVE, NO PARKED VEHICLES, NO FENCING NOR STRUCTURE OF ANY TYPE CAN BE BUILT IN THIS ACCESS DRIVE EASEMENT.
10. NO FENCE SHALL BE CONSTRUCTED CROSSING THE 30-FOOT WIDE ACCESS EASEMENT BETWEEN LOTS 17 AND 48.
11. WICKSON CREEK SPECIAL UTILITY DISTRICT WILL PROVIDE WATER SERVICE TO THIS DEVELOPMENT.

FINAL PLAT
AUSTIN'S COLONY PHASE TEN A & B
21.999 ACRES

JOHN AUSTIN LEAGUE A-2
SCALE: 1"=100' ~ APRIL 10, 2007

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

SURVEYED BY:
KERR SURVEYING COMPANY
505 CHURCH STREET
COLLEGE STATION, TX 77842
979-268-3195

PREPARED BY:
HESTER ENGINEERING COMPANY
7607 EASTMARK DRIVE, SUITE 253-B
COLLEGE STATION, TX 77840
979-693-1100

