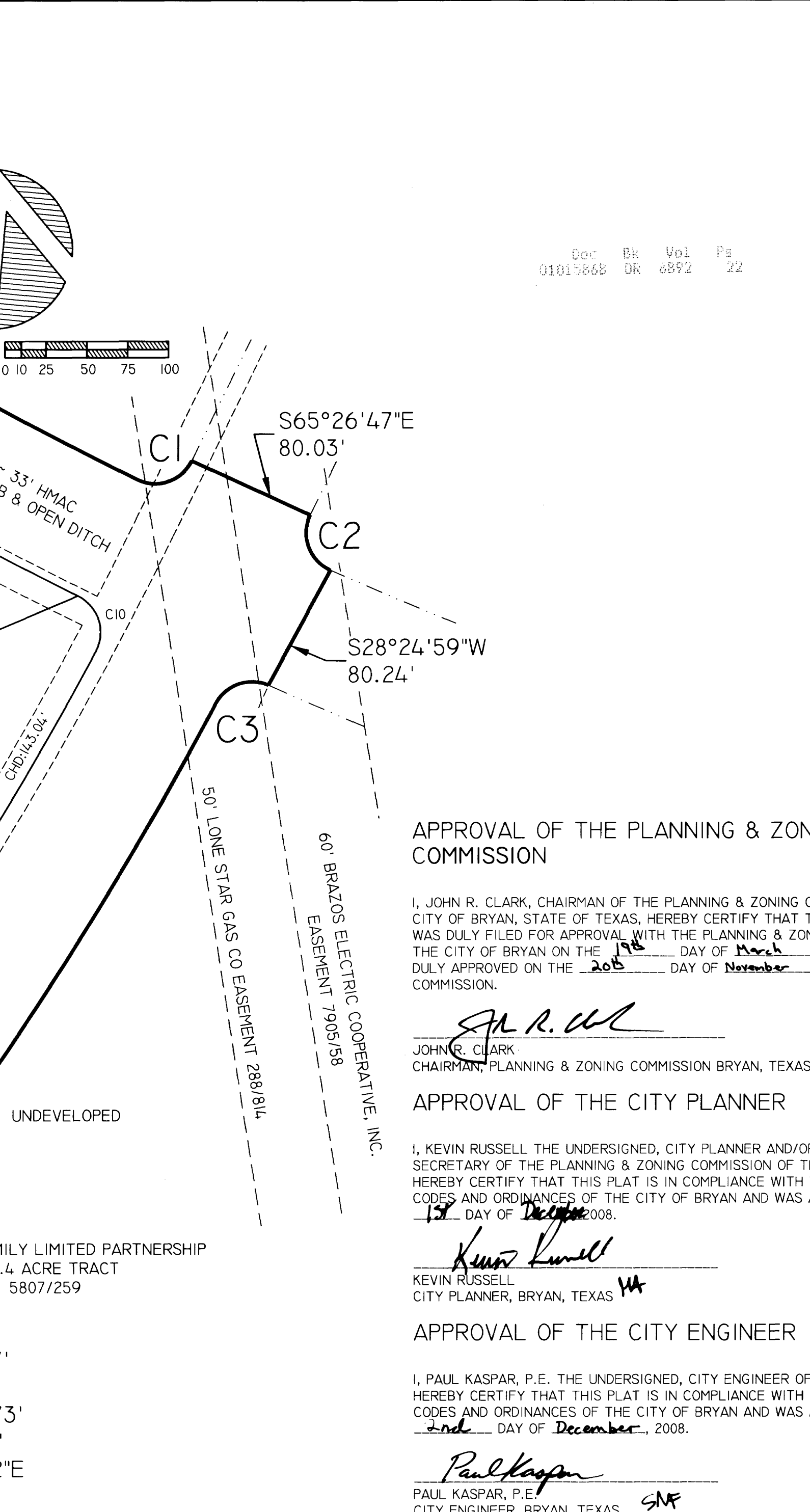
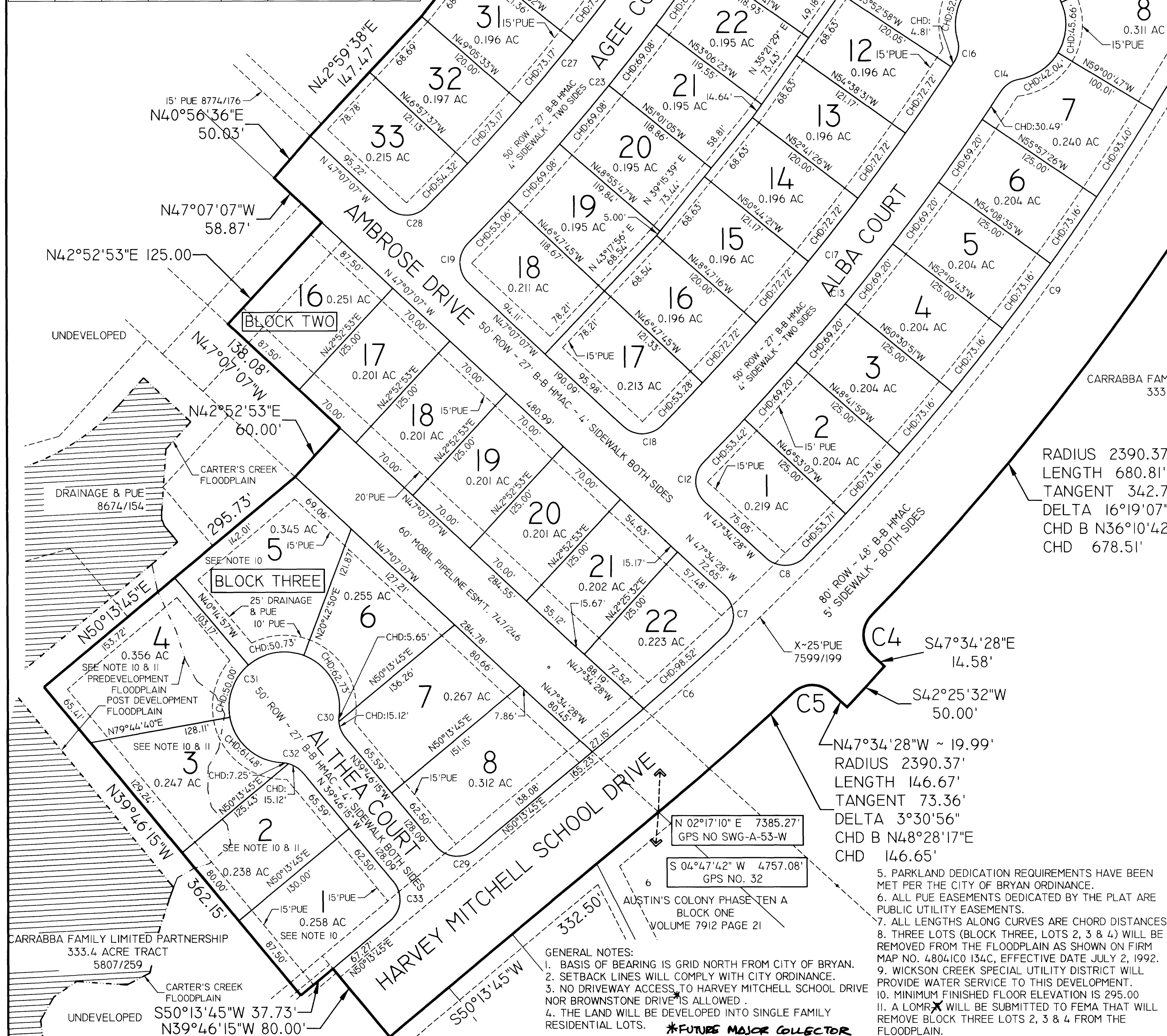


CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BRG	CHD
C1	39.41	25.00	90°18'49"	25.14	N71°15'46"E	35.45
C2	40.24	25.00	92°13'29"	25.99	S20°00'23"E	36.04
C3	37.52	25.00	85°58'55"	23.31	S71°00'36"W	34.09
C4	40.10	25.00	91°54'44"	25.85	S01°37'06"E	35.94
C5	37.40	25.00	85°42'43"	23.20	S89°34'10"W	34.01
C6	131.91	2310.37	3°16'16"	65.97	N48°35'37"E	131.89
C7	41.25	25.00	94°31'57"	27.06	N00°18'30"W	36.73
C8	38.39	25.00	87°58'44"	24.13	N88°26'10"E	34.73
C9	655.98	2310.37	16°16'05"	330.21	N36°18'45"E	653.78
C10	40.03	25.00	91°44'39"	25.77	N17°41'37"W	35.89
C11	561.55	3040.00	10°35'01"	281.58	S58°16'26"E	560.75
C12	40.18	25.00	92°05'23"	25.93	S01°31'47"E	35.99
C13	429.93	2185.37	11°16'18"	215.66	N38°52'45"E	429.23
C14	20.71	25.00	47°27'40"	10.99	S56°58'26"W	20.12
C15	24.18	50.00	276°22'15"	44.73	N57°28'52"W	66.67
C16	21.36	25.00	48°56'39"	11.38	N08°48'20"E	20.71
C17	421.72	2135.37	11°18'56"	211.55	N38°56'08"E	421.04
C18	38.52	25.00	88°17'17"	24.26	N88°44'14"E	34.82
C19	40.09	25.00	91°52'53"	25.83	S01°10'41"E	35.93
C20	93.17	3035.00	1°45'32"	46.59	S65°07'11"E	93.17
C21	20.01	2320.37	0°29'39"	10.01	N27°39'11"E	20.01
C22	94.45	3055.00	1°46'17"	47.23	S65°06'48"E	94.45
C23	379.48	1895.37	11°28'17"	190.37	N39°01'37"E	378.84
C24	20.66	25.00	47°21'01"	10.96	S56°57'59"W	20.08
C25	112.84	33.54	192°44'09"	300.57	N57°32'33"W	66.67
C26	21.41	25.00	49°03'49"	11.41	N08°48'19"E	20.76
C27	371.32	1845.37	11°31'44"	186.29	N39°06'06"E	370.69
C28	38.40	25.00	88°00'55"	24.15	N88°52'25"E	34.74
C29	39.27	25.00	90°00'00"	25.00	S84°46'15"E	35.36
C30	21.03	25.00	48°11'23"	11.18	S15°40'34"E	20.41
C31	24.19	50.00	276°22'46"	44.72	S60°13'45"W	66.67
C32	21.03	25.00	48°11'23"	11.18	N63°51'57"W	20.41
C33	39.27	25.00	90°00'00"	25.00	N05°13'45"E	35.36



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, R.P.L.S. NO. 4502

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 8th DAY OF December, 2008, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 8892 PAGE 22.

Karen McQueen
KAREN MCQUEEN
COUNTY CLERK, BRAZOS COUNTY, TEXAS

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 v.p.
MARK J. CARRABBA, VICE PRESIDENT OF HIGHLAND INTERESTS, INC., GENERAL PARTNER OF CARRABBA FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP.

APPROVAL OF THE PLANNING & ZONING COMMISSION

I, JOHN R. CLARK, 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 18th DAY OF March, 2008 AND SAME WAS DULY APPROVED ON THE 20th DAY OF November, 2008 BY SAID COMMISSION.

John R. Clark
JOHN R. CLARK
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 17th DAY OF December, 2008.

Kevin Russell
KEVIN RUSSELL
CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE CITY ENGINEER

I, PAUL KASPAR, 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 2nd DAY OF December, 2008.

Paul Kaspar
PAUL KASPAR, P.E.
CITY ENGINEER, BRYAN, TEXAS

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARK J. 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 21st DAY OF Nov, 2008.

Theraine E. McKenney
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

FINAL PLAT
AUSTIN'S COLONY PHASE ELEVEN A & C
BLOCK ONE LOTS 1-33, BLOCK TWO LOTS 16-22
BLOCK THREE LOTS 1-8
17.61 ACRES
JOHN AUSTIN LEAGUE A-2
SCALE: 1"=60' ~ NOVEMBER 20, 2008

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

SHEET 1 OF 2 SHEETS

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 NOR BROWNSTONE DRIVE IS ALLOWED.
4. THE LAND 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. THREE LOTS (BLOCK THREE, LOTS 2, 3 & 4) WILL BE REMOVED FROM THE FLOODPLAIN AS SHOWN ON FIRM MAP NO. 48041C0 134C, EFFECTIVE DATE JULY 2, 1992.
9. WICKSON CREEK SPECIAL UTILITY DISTRICT WILL PROVIDE WATER SERVICE TO THIS DEVELOPMENT.
10. MINIMUM FINISHED FLOOR ELEVATION IS 295.00
11. A LOMR* WILL BE SUBMITTED TO FEMA THAT WILL REMOVE BLOCK THREE LOTS 2, 3 & 4 FROM THE FLOODPLAIN.

*FUTURE MAJOR COLLECTOR

METES AND BOUNDS DESCRIPTION
OF A
17.61 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 LEAGUE, 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.

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

BEGINNING AT A POINT ON THE NORTHWEST LINE OF AUSTIN'S COLONY PHASE TEN A, ACCORDING TO THE PLAT RECORDED IN VOLUME 7912, PAGE 21 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE NORTHEAST CORNER OF THE PLATTED RIGHT-OF-WAY OF HARVEY MITCHELL SCHOOL DRIVE (800 R.O.W.), FOR REFERENCE A 5/8 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF HARVEY MITCHELL SCHOOL DRIVE MARKING THE COMMON CORNER OF LOTS 2 AND 3, BLOCK 1, AUSTIN'S COLONY PHASE TEN A BEARS: S 50° 13' 45" W FOR A DISTANCE OF 20.50 FEET;

THENCE: N 39° 46' 15" W ALONG THE PLATTED END OF HARVEY MITCHELL SCHOOL DRIVE FOR A DISTANCE OF 80.00 FEET TO A POINT;

THENCE: S 50° 13' 45" W ALONG THE NORTHWEST LINE OF HARVEY MITCHELL SCHOOL DRIVE FOR A DISTANCE OF 37.73 FEET TO A POINT;

THENCE: THROUGH SAID REMAINDER OF 333.4 ACRE TRACT FOR THE FOLLOWING CALLS:

N 39° 46' 15" W FOR A DISTANCE OF 362.15 FEET TO A POINT;

N 50° 13' 45" E FOR A DISTANCE OF 295.73 FEET TO A POINT;

N 42° 52' 53" E FOR A DISTANCE OF 60.00 FEET TO A POINT;

N 47° 07' 07" W FOR A DISTANCE OF 138.08 FEET TO A POINT;

N 42° 52' 53" E FOR A DISTANCE OF 125.00 FEET TO A POINT;

N 47° 07' 07" W FOR A DISTANCE OF 58.87 FEET TO A POINT;

N 40° 56' 36" E FOR A DISTANCE OF 50.03 FEET TO A POINT;

N 42° 59' 38" E FOR A DISTANCE OF 147.47 FEET TO A POINT;

N 38° 38' 08" E FOR A DISTANCE OF 136.80 FEET TO A POINT;

N 34° 03' 54" E FOR A DISTANCE OF 138.40 FEET TO A POINT;

N 29° 11' 00" E FOR A DISTANCE OF 248.46 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 2960.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 48' 41" FOR AN ARC DISTANCE OF 558.54 FEET (CHORD BEARS: S 58° 10' 28" E - 557.71 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE AND THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 18' 49" FOR AN ARC DISTANCE OF 39.41 FEET (CHORD BEARS: N 71° 15' 46" E - 35.45 FEET) TO THE ENDING POINT OF SAID CURVE;

S 65° 26' 47" E FOR A DISTANCE OF 80.03 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92° 13' 29" FOR AN ARC DISTANCE OF 40.24 FEET (CHORD BEARS: S 20° 00' 23" E - 36.04 FEET) TO THE ENDING POINT OF SAID CURVE;

S 28° 24' 59" W FOR A DISTANCE OF 80.24 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85° 58' 55" FOR AN ARC DISTANCE OF 37.52 FEET (CHORD BEARS: S 71° 00' 36" W - 34.09 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE AND THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 2390.37 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16° 19' 07" FOR AN ARC DISTANCE OF 680.81 FEET (CHORD BEARS: S 36° 10' 42" W - 678.51 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE AND THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91° 54' 44" FOR AN ARC DISTANCE OF 40.10 FEET (CHORD BEARS: S 01° 37' 06" E - 35.94 FEET) TO THE ENDING POINT OF SAID CURVE;

S 47° 34' 28" E FOR A DISTANCE OF 14.58 FEET TO A POINT;

S 42° 25' 32" W FOR A DISTANCE OF 50.00 FEET TO A POINT;

N 47° 34' 28" W FOR A DISTANCE OF 19.99 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85° 42' 43" FOR AN ARC DISTANCE OF 37.40 FEET (CHORD BEARS: S 89° 34' 10" W - 34.01 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE AND THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 2390.37 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 30' 56" FOR AN ARC DISTANCE OF 146.67 FEET (CHORD BEARS: S 48° 28' 17" W - 146.65 FEET) TO THE ENDING POINT OF SAID CURVE;

THENCE: S 50° 13' 45" W CONTINUING THROUGH SAID REMAINDER OF 333.4 ACRE TRACT, AT 16.19 FEET PASS A 5/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID AUSTIN'S COLONY PHASE TEN A, CONTINUE ON ALONG THE COMMON LINE OF SAID REMAINDER OF 333.4 ACRE TRACT AND SAID PHASE TEN A, SAME BEING THE EXTENSION OF THE SOUTHEAST LINE OF HARVEY MITCHELL SCHOOL DRIVE, FOR A TOTAL DISTANCE OF 332.50 FEET TO THE POINT OF BEGINNING CONTAINING 17.61 ACRES OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE PLAT CALL BEARINGS OF AUSTIN'S COLONY PHASE TEN A & B, 7912/21.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4502

D:/WORK/MAB/08-356.MAB

Doc Br Vol Pg
01015868 OR 8892 23

Filed for Record in:
BRAZOS COUNTY

On: Dec 08, 2008 at 03:22P

As a
PLAT

Document Number: 01015868

Amount 58.00

Receipt Number - 355413

By:
Ashlie Peters

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.

Dec: 08, 2008

HONORABLE KAREN MCGUIRE, COUNTY CLERK
BRAZOS COUNTY

FINAL PLAT
AUSTIN'S COLONY PHASE ELEVEN A & C
BLOCK ONE LOTS 1-33, BLOCK TWO LOTS 16-22
BLOCK THREE LOTS 1-8
17.61 ACRES
JOHN AUSTIN LEAGUE A-2
SCALE: 1"=60' ~ NOVEMBER 20, 2008

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

SURVEYED BY:
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