



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 11th DAY OF March, 2010, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 4330 PAGE 80

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
 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, Michael Belmont, 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 7th DAY OF October, 2009 AND SAME WAS DULY APPROVED ON THE 5th DAY OF November, 2009 BY SAID COMMISSION.

Michael Belmont
 MICHAEL BELMONT
 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 3rd DAY OF March, 2010.

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 3rd DAY OF March, 2010.

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 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 5th DAY OF March, 2010.

Nicholas Belmont
 NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

FINAL PLAT
 AUSTIN'S COLONY PHASE ELEVEN B
 BLOCK ONE LOTS 34-55, BLOCK TWO LOTS 1-15
 10.369 ACRES

JOHN AUSTIN LEAGUE A-2
 SCALE: 1"=60' ~ JANUARY, 2010
 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

Doc 01054756 Bk DR Vol 9530 Pgs 86
 Filed for Record in: BRAZOS COUNTY
 On: Mar 11/2010 at 09:36A
 As a Plats
 Document Number: 01054756
 Amount: 63.00
 Receipt Number: 385578 By: Kim Green
 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.
 Mar 11/2010
 HONORABLE KAREN MCQUEEN, COUNTY CLERK
 BRAZOS COUNTY

R=3040.00'
 L=598.59'
 TAN=300.27'
 Δ=11°16'54"
 CHD. BEARING=S47°20'28"E
 CHD:=597.62'

N24°23'22"E 6299.19'
 GPS NO SWG-A-53-W

THORNBERRY RIGHT-OF-WAY WAS DEDICATED WITH THE FINAL PLAT OF AUSTIN'S COLONY PHASE ELEVEN A & C.

S4°13'02"W 5841.93'
 GPS NO. 32

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 405.01 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, AND 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 THE MOST NORTHERLY CORNER OF LOTS 26 AND 27, BLOCK 1, AUSTIN'S COLONY, PHASE ELEVEN A, ACCORDING TO THE PLAT RECORDED IN VOLUME 8892, PAGE 22 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 333.4 ACRE TRACT AND AUSTIN'S COLONY, PHASE ELEVEN A, FOR THE FOLLOWING CALLS:

- S 29° 11' 00" W FOR A DISTANCE OF 167.69 FEET;
- S 34° 03' 54" W FOR A DISTANCE OF 138.40 FEET;
- S 38° 38' 08" W FOR A DISTANCE OF 136.80 FEET;
- S 42° 59' 38" W FOR A DISTANCE OF 147.47 FEET;
- S 40° 56' 36" W ACROSS THE RIGHT-OF-WAY OF AMBROSE DRIVE (50' R.O.W.) FOR A DISTANCE OF 50.03 FEET;
- S 47° 07' 07" E ALONG THE SOUTHWEST LINE OF AMBROSE DRIVE FOR A DISTANCE OF 58.87 FEET;
- S 42° 52' 53" W FOR A DISTANCE OF 125.00 FEET TO THE WEST CORNER OF LOT 16, BLOCK 2, AUSTIN'S COLONY, PHASE ELEVEN A;

THENCE: THROUGH SAID REMAINDER OF 333.4 ACRE TRACT AND SAID REMAINDER OF 405.01 ACRE TRACT FOR THE FOLLOWING CALLS:

- N 47° 07' 07" W FOR A DISTANCE OF 475.47 FEET;
- N 01° 40' 58" E FOR A DISTANCE OF 215.26 FEET;
- N 20° 05' 20" E FOR A DISTANCE OF 283.90 FEET;
- N 42° 35' 20" E FOR A DISTANCE OF 332.52 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 3040.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11° 16' 54" FOR AN ARC DISTANCE OF 598.59 FEET (CHORD BEARS: S 47° 20' 28" E - 597.62 FEET) TO THE POINT OF BEGINNING CONTAINING 10.369 ACRES OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 4502

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. NO LOTS ARE IN THE REGULATORY FLOODPLAIN AS SHOWN ON FIRM MAP NO. 48041C0134C, EFFECTIVE DATE JULY 2, 1992.
9. WICKSON CREEK SPECIAL UTILITY DISTRICT WILL PROVIDE WATER SERVICE TO THIS DEVELOPMENT.
10. THE THORNBERRY DRIVE RIGHT-OF-WAY WILL BE DEDICATED BY SEPARATE INSTRUMENT.

- 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 THORNBERRY DRIVE IS ALLOWED.
 4. THE LAND WILL BE DEVELOPED INTO SINGLE FAMILY RESIDENTIAL LOTS.