

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 17 DAY OF April 2014, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 11960 PAGE 57

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 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.

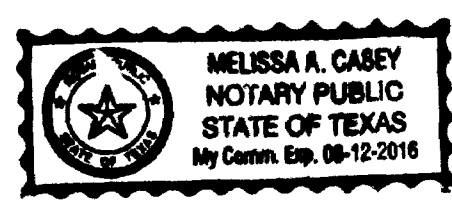
MARK J. CARRABBA, VICE PRESIDENT OF HIGHLAND INTERESTS, INC., GENERAL PARTNER OF CARRABBA FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP.

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 8 DAY OF March, 2014.

MELISSA A. CASEY
NOTARY PUBLIC, BRAZOS COUNTY, 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 16th DAY OF April, 2014.

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

APPROVAL OF THE PLANNING & ZONING COMMISSION

I, SCOTT HICKLE, 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 21st DAY OF March 2014 AND SAME WAS DULY APPROVED ON THE 20th DAY OF February 2014 BY SAID COMMISSION.

SCOTT HICKLE
CHAIRMAN, PLANNING & ZONING COMMISSION BRYAN, TEXAS

APPROVAL OF THE CITY PLANNER

I, MARTIN ZIMMERMANN 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 16th DAY OF April 2014.

MARTIN ZIMMERMANN
CITY PLANNER, BRYAN, TEXAS

- LEGEND
- SANITARY SEWER MANHOLE
- SANITARY SEWER
- STORM SEWER JUNCTION BOX
- STORM SEWER
- CONCRETE
- ASPHALT PAVEMENT (HMAC)
- WATERLINE
- EASEMENTS
- EXISTING CONTOURS
- PROPERTY LINE
- 5/8" IRON ROD FOUND
- 1/2" IRON ROD SET

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. 2, 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 292.43 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;

THENCE: CONTINUING ALONG THE SOUTHEAST LINE OF CASTELLON COURT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53° 46' 11" FOR AN ARC DISTANCE OF 46.92 FEET (CHORD BEARS: N 63° 17' 20" E - 45.22 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE MOST NORTHERLY CORNER OF SAID LOT 29 AND THE SOUTHWEST CORNER OF LOT 28, BLOCK 1;

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 EQUAL 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;

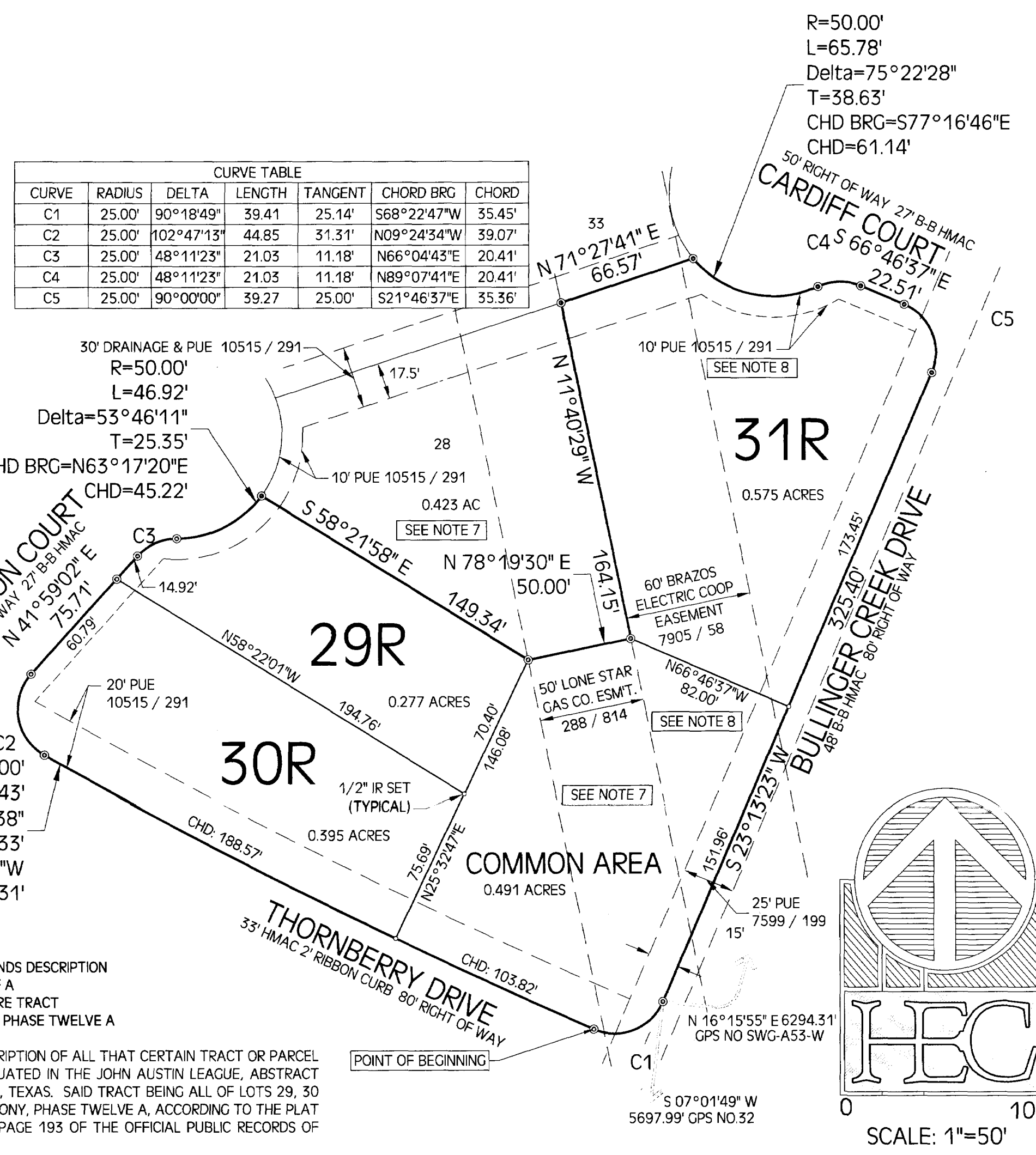
THENCE: N 11° 40' 29" W ALONG THE COMMON LINE OF SAID LOT 31 AND SAID LOT 28 FOR A DISTANCE OF 164.15 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOTS 31 AND 28 AND LOT 33, BLOCK 1;

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;

THENCE: ALONG THE SOUTHERLY LINE OF CARDIFF COURT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 75° 22' 28" FOR AN ARC DISTANCE OF 65.78 FEET (CHORD BEARS: S 77° 46' 46" E - 61.14 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: CONTINUING ALONG THE SOUTHERLY LINE OF CARDIFF COURT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48° 11' 23" FOR AN ARC DISTANCE OF 21.03 FEET (CHORD BEARS: N 89° 07' 41" E - 20.41 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE;

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;



REPLAT

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: S 21° 46' 37" E - 35.36 FEET) TO A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF BULLINGER CREEK DRIVE (80' R.O.W.) MARKING THE END OF SAID CURVE;

THENCE: S 25° 13' 23" W ALONG THE NORTHWEST LINE OF BULLINGER CREEK DRIVE FOR A DISTANCE OF 325.40 FEET TO A 1/2 INCH IRON ROD FOUND MARKING 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: S 68° 22' 47" W - 35.45 FEET) TO THE POINT OF BEGINNING CONTAINING 1.739 ACRES OF LAND, MORE OR LESS, BEARING SYSTEM SHOWN HEREIN IS BASED ON THE PLAT CALL BEARINGS OF AUSTIN'S COLONY, PHASE TWELVE A, 10515/193.

Filed for Record in:
BRAZOS COUNTY
On: Apr 17 2014 at 02:27P
As a
Plat
Document Number: 01190803
Amount: 67.00
Receipt Number - 506151
By:
Kara Brummer

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the Official Public records of:

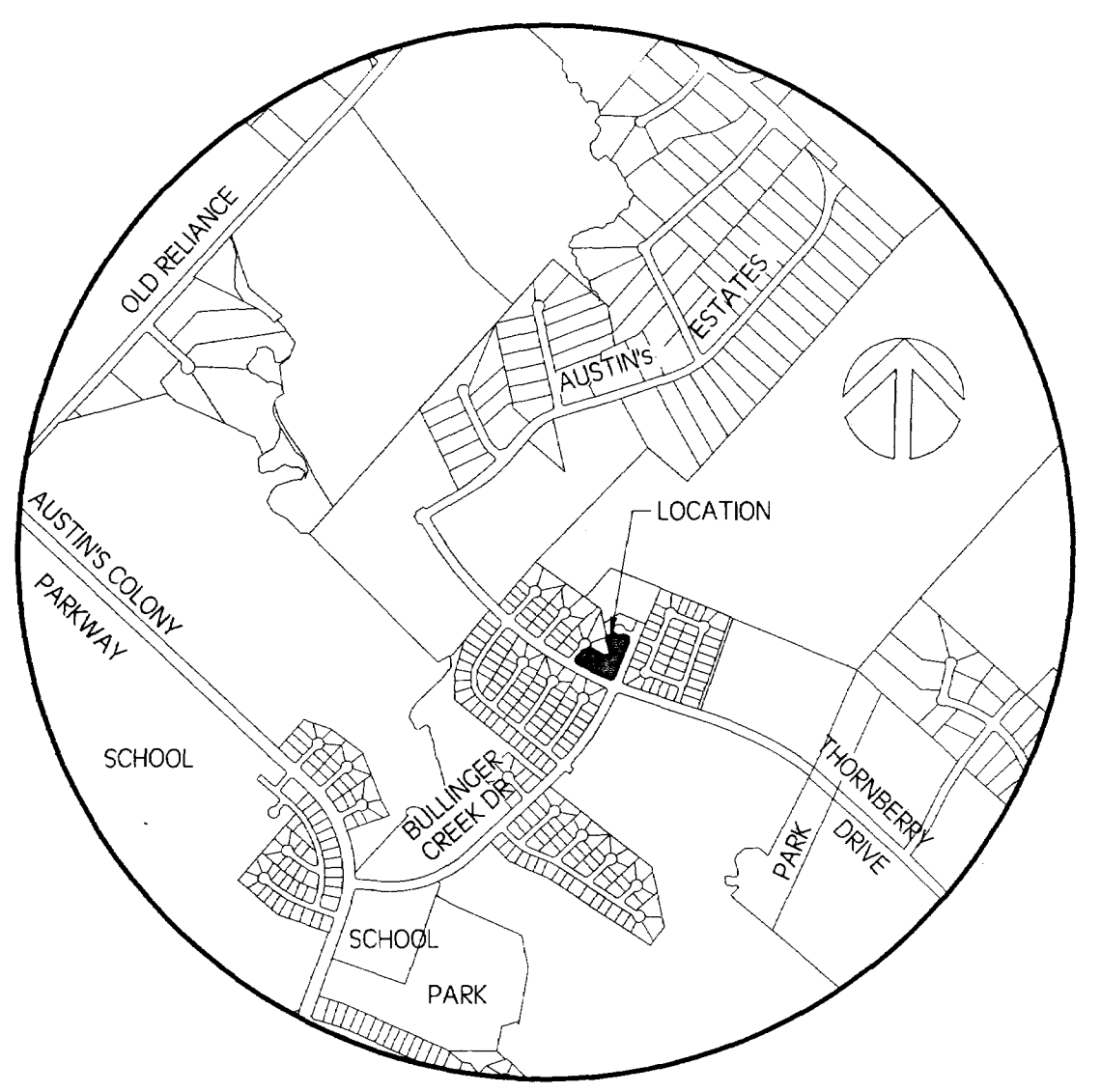
BRAZOS COUNTY
as stamped hereon by me, Doc. Bk. Vol. Pg.
Apr 17 2014 01190803 0R 11960 57

Karen McQueen, Brazos County Clerk
BRAZOS COUNTY

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

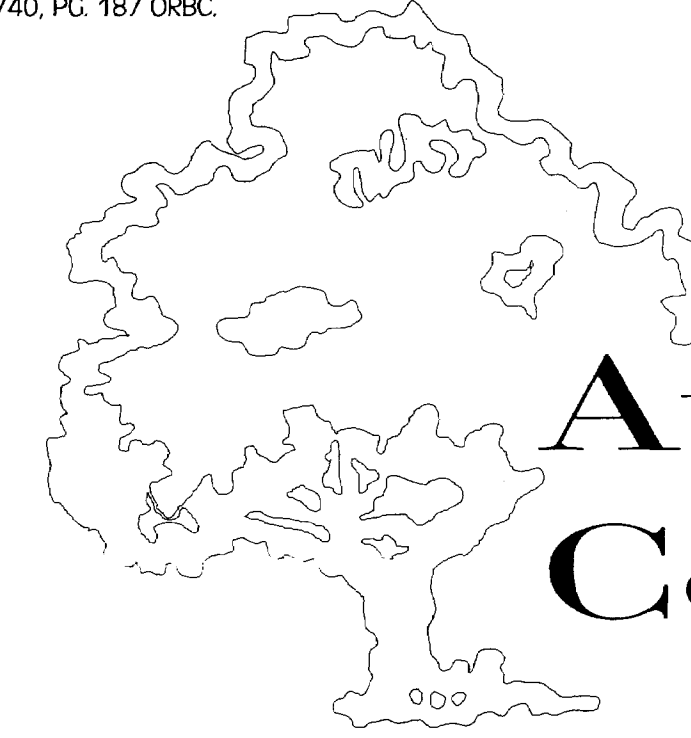
SURVEYED BY:
BRAD KERR, R.P.L.S.
KERR SURVEYING COMPANY
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
979-268-3195

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



KEY MAP

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.
FOR FURTHER INFORMATION ON THE PROHIBITIONS AND RESTRICTIONS CONTAINED WITHIN THESE EASEMENTS REGARDING THE GROWING OF TREES, THE PLACING OF BUILDINGS, STRUCTURES OR OBSTRUCTIONS WITHIN THE EASEMENT AND ALLOWING ACCESS TO THE EASEMENT, INCLUDING 16" REMOVABLE FENCE SECTIONS OR GATES ON ALL FENCES PLACED IN OR ACROSS SAID RIGHT OF WAY, PLEASE READ THE RECORDED EASEMENT DOCUMENT. IF YOU HAVE ANY QUESTIONS REGARDING THE EASEMENT OR WOULD LIKE TO REQUEST A COPY OF THE DOCUMENT, CONTACT BRAZOS ELECTRIC COOP, TRANSMISSION DIVISION, RIGHT OF WAY DEPARTMENT AT 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, ORC AND WITH SEPARATE INSTRUMENTS RECORDED IN VOL. 9740, PG. 175, VOL. 9740, PG. 181 AND VOL. 9740, PG. 187 ORC.



REPLAT

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