

Doc 01111253 Bk BR Vol 10515 Pg 291

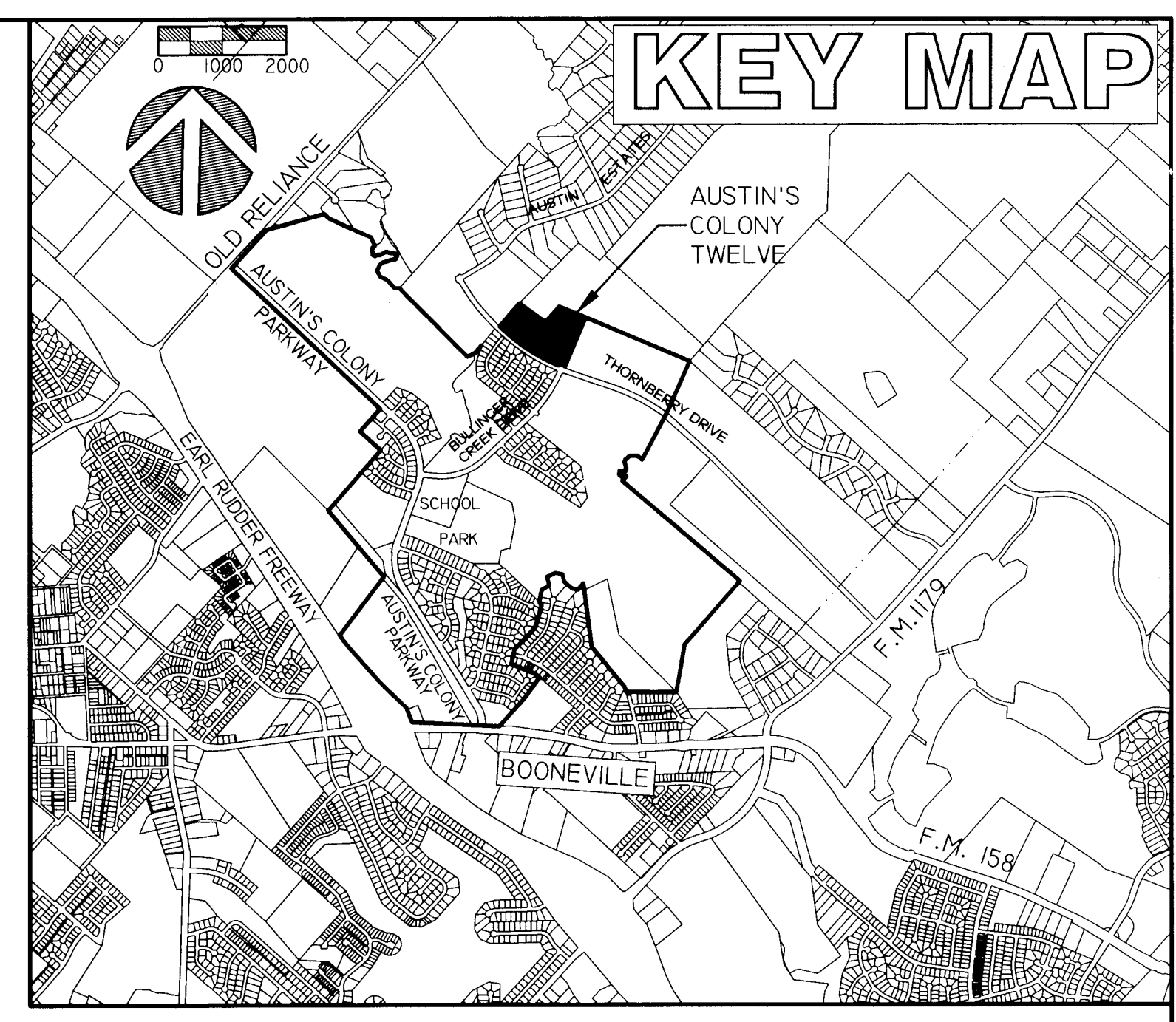
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD BRG	CHORD
C1	25.00	90°59'03"	39.70	25.43	N87°28'34"E	55.66
C2	25.00	48°11'23"	21.03	11.18	N17°53'21"E	20.41
C3	50.00	27°22'46"	241.19	44.72	N48°00'58"W	66.67
C4	25.00	48°11'23"	21.03	11.18	S66°04'45"W	20.41
C5	25.00	90°59'03"	39.69	25.43	S03°30'00"E	55.65
C6	25.00	85°07'18"	37.14	22.96	N84°32'24"E	33.82
C7	25.00	48°11'23"	21.03	11.18	N17°53'21"E	20.41
C8	50.00	27°22'46"	241.19	44.72	N48°00'58"W	66.67
C9	25.00	48°11'23"	21.03	11.18	S66°04'45"W	20.41
C10	25.00	96°50'27"	42.25	28.18	S06°26'11"E	37.40
C11	25.00	79°12'27"	34.56	20.68	N81°35'16"E	31.87
C12	25.00	48°11'23"	21.03	11.18	N17°53'21"E	20.41
C13	50.00	27°22'46"	241.19	44.72	N48°00'58"W	66.67
C14	25.00	48°11'23"	21.03	11.18	S66°04'45"W	20.41
C15	25.00	102°47'13"	44.85	31.31	S09°24'36"E	39.07
C16	25.00	90°00'00"	39.27	25.00	N21°46'37"W	55.36
C17	25.00	48°11'23"	21.03	11.18	S89°07'41"W	20.41
C18	50.00	27°22'46"	241.19	44.72	S23°13'23"W	66.67
C19	25.00	48°11'23"	21.03	11.18	S42°40'56"E	20.41
C20	25.00	90°00'00"	39.27	25.00	N68°13'23"E	55.36

GENERAL NOTES:
 1) AVERAGE RESIDENTIAL LOT SIZE 70' X 120'.
 2) LOCAL STREETS ARE 50' ROW - 27' B-B H/MAC PAVEMENT
 3) AVERAGE LOT DENSITY IS 2.6 LOTS PER ACRE
 4) BASIS OF BEARING IS GRID NORTH FROM CITY OF BRYAN.
 5) SETBACK LINES WILL COMPLY WITH CITY ORDINANCE.
 6) AVERAGE TRIP GENERATION PER DWELLING UNIT IS 9.55 TRIPS PER DAY.
 7) LOTS 1, 11, 22, 25, 30, 31, 32, 34 AND 43 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.
 8) ALL LENGTHS ALONG CURVES ARE CHORD DISTANCES.
 9) WICKSON CREEK SPECIAL UTILITY DISTRICT WILL PROVIDE WATER SERVICE TO THIS DEVELOPMENT.
 10) THE LAND IS ZONED RD-S.
 11) 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.
 12) 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 BR 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.
 13) NO PORTION OF ANY LOT IS WITHIN THE 100 YEAR FLOODPLAIN PER FEMA FIRM MAP NO. 48041C0 134C AFFECTIVE DATE JULY 2, 1992.
 14) 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, ORBC AND WITH SEPARATE INSTRUMENTS RECORDED IN VOL. 9740, PG. 175, VOL. 9740, PG. 181 AND VOL. 9740, PG. 187 ORBC.

APPROVAL OF THE PLANNING & ZONING COMMISSION
 I, MICHAEL BECKENDORF, 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 5th DAY OF January, 2012 AND SAID COMMISSION WAS DULY APPROVED ON THE 5th DAY OF January, 2012 BY SAID COMMISSION.
 Michael Beckendorf
 MICHAEL BECKENDORF
 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 26th DAY OF January, 2012.
 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 26th DAY OF January, 2012.
 Paul Kaspar
 PAUL KASPAR, P.E.
 CITY ENGINEER, BRYAN, TEXAS



METES AND BOUNDS DESCRIPTION OF A 12.975 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 353.4 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 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.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT A POINT ON THE NORTHEASTLY LINE OF THORNBERY DRIVE (80' R.O.W.) MARKING THE ENDING POINT OF A TRANSITIONAL CURVE AT THE INTERSECTION OF SAID LINE WITH THE EXTENSION OF THE NORTHWEST LINE OF HARVEY MITCHELL SCHOOL DRIVE (80' R.O.W.) AS DEPICTED ON THE PLAT OF AUSTIN'S COLONY, PHASE ELEVEN A & C, RECORDED IN VOLUME 8892, PAGE 22 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID POINT MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 2960.00 FEET;

THENCE: ALONG THE NORTHEASTLY LINE OF THORNBERY DRIVE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21° 22' 20" FOR AN ARC DISTANCE OF 1104.12 FEET (CHORD BEARS: N 55° 46' 38" W - 1097.73 FEET) TO A POINT MARKING THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 53° 06' 12" E THROUGH SAID REMAINDER OF 405.01 ACRE TRACT FOR A DISTANCE OF 477.66 FEET TO THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 53° 06' 12" E CONTINUING THROUGH SAID REMAINDER OF 405.01 ACRE TRACT, ALONG THE COMMON LINE OF SAID REMAINDER OF 353.4 ACRE TRACT AND A CALLED 46.8 ACRE TRACT AS DESCRIBED BY A DEED TO JOHN RABORN AND WIFE, NEWLIN MARTIN RABORN RECORDED IN VOLUME 173, PAGE 3 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND THEN THROUGH SAID REMAINDER OF 353.4 ACRE TRACT FOR A DISTANCE OF 586.05 FEET;

THENCE: CONTINUING THROUGH SAID REMAINDER OF 353.4 ACRE TRACT FOR THE FOLLOWING CALLS:

- N 78° 19' 31" E FOR A DISTANCE OF 50.00 FEET;
- S 11° 40' 29" E FOR A DISTANCE OF 56.66 FEET;
- S 53° 06' 12" E FOR A DISTANCE OF 58.99 FEET;
- S 23° 05' 54" W FOR A DISTANCE OF 68.44 FEET;
- N 78° 19' 31" E FOR A DISTANCE OF 60.00 FEET;
- N 57° 36' 29" E FOR A DISTANCE OF 85.23 FEET;

S 67° 05' 47" E FOR A DISTANCE OF 237.71 FEET TO A POINT MARKING THE MOST EASTERLY CORNER OF THIS HEREIN DESCRIBED TRACT;

S 23° 13' 23" W FOR A DISTANCE OF 503.86 FEET TO THE PLATTED END OF HARVEY MITCHELL SCHOOL DRIVE (PLAT 8892/22);

THENCE: N 68° 19' 47" W ACROSS THE PLATTED END OF HARVEY MITCHELL SCHOOL DRIVE FOR A DISTANCE OF 80.03 FEET TO THE BEGINNING OF THE AFOREMENTIONED TRANSITIONAL 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 12.975 ACRES OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

FINAL PLAT AUSTIN'S COLONY PHASE TWELVE A 12.975 ACRES JOHN AUSTIN LEAGUE A-2 SCALE 1"=60' JANUARY 5, 2012

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

SURVEYED BY:
 KERR SURVEYING COMPANY
 409 N. Texas Avenue
 Bryan, TX 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

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 353.4 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 HERE TO, 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, VP.
 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 _____ DAY OF _____, 2012.

Notary Public, Brazos County, Texas
 Melissa A. Casey
 Notary Public, State of Texas
 My Comm. Expires 06/12/2012

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 1st DAY OF February, 2012, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 10515, PAGE 291.

Karen McQueen
 KAREN MCQUEEN
 COUNTY CLERK, BRAZOS COUNTY, TEXAS

