

N 17°09'11" E 5481.85' GPS NO SWG-A53-W

S 12°36'06" W 6481.28' GPS NO. 32

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 25th DAY OF April, 2014.

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

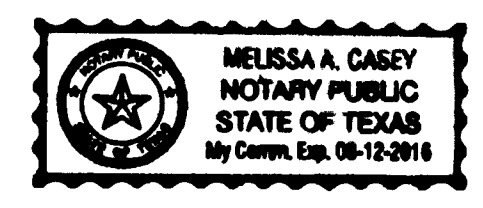
Mark Carrabba, VP  
MARK J. CARRABBA, VICE PRESIDENT OF HIGHLAND INTERESTS, INC., GENERAL PARTNER OF CARRABBA FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP.

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 25th DAY OF April, 2014.

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.

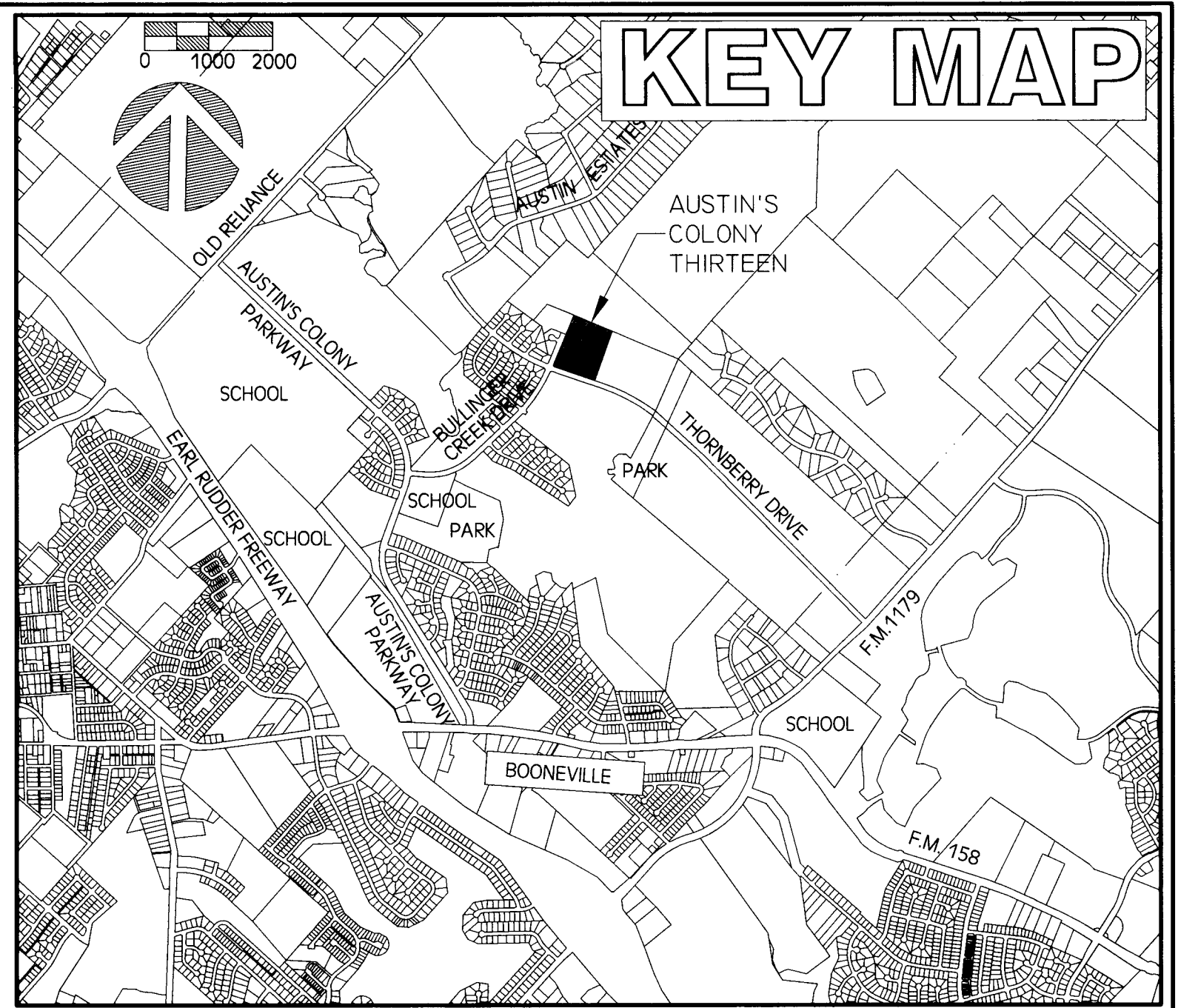
Brad Kerr, R.P.L.S. No. 4502

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 25th DAY OF April, 2014, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 11975, PAGE 70.

Karen McQueen, County Clerk, Brazos County, 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 26th DAY OF June, 2013 AND SAME WAS DULY APPROVED ON THE 15th DAY OF August, 2013 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 24th DAY OF April, 2014.

Martin Zimmermann, City Planner, Bryan, Texas

FINAL PLAT  
AUSTIN'S COLONY PHASE THIRTEEN  
12.355 ACRES  
JOHN AUSTIN LEAGUE A-2

SCALE 1"=60' APRIL, 2014

OWNER & DEVELOPER  
MARK J. CARRABBA, VICE PRESIDENT  
CARRABBA FAMILY LIMITED PARTNERSHIP

4104 HWY 21 EAST  
BRYAN, TEXAS 77802

979-778-8850  
PREPARED BY:

HESTER ENGINEERING COMPANY  
7607 EASTMARK DRIVE, SUITE 253-B  
COLLEGE STATION, TEXAS, 77840

979-693-1100  
SURVEYOR

BRAD KERR, R.P.L.S.  
KERR SURVEYING COMPANY

409 N TEXAS AVE  
BRYAN TEXAS 77803

979-268-3195

R=25.00' L=40.24'  
Delta=92°13'30"  
T=25.99' CHD=36.04  
CHD BRG=S22°53'22"E

Table with 6 columns: CURVE, RADIUS, DELTA, LENGTH, TANGENT, CHORD BRG, CHORD. It lists curve data for curves C1 through C22.

METES AND BOUNDS DESCRIPTION  
OF A  
12.355 ACRE TRACT  
JOHN AUSTIN LEAGUE, A-2  
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT 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:

COMMENCING AT A 1/2 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID REMAINDER OF 333.4 ACRE TRACT AND THE SOUTHEAST CORNER OF A CALLED 46.8 ACRE TRACT AS DESCRIBED BY A DEED TO JOHN C. RABORN AND WIFE, NELWYN MARTIN RABORN RECORDED IN VOLUME 173, PAGE 3 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 67° 05' 47" W ALONG THE COMMON LINE OF SAID REMAINDER OF 333.4 ACRE TRACT AND SAID 46.8 ACRE TRACT FOR A DISTANCE OF 1134.95 FEET TO THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 20° 09' 18" W THROUGH SAID REMAINDER OF 333.4 ACRE TRACT FOR A DISTANCE OF 817.38 FEET TO THE NORTHEAST LINE OF THORNBERRY DRIVE (80' R.O.W.) AND THE EXTENSION THEREOF;

THENCE: N 70° 28' 46" W CONTINUING THROUGH SAID REMAINDER OF 333.4 ACRE TRACT AND ALONG THE NORTHEAST LINE OF THORNBERRY DRIVE FOR A DISTANCE OF 640.22 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92° 13' 30" FOR AN ARC DISTANCE OF 40.24 FEET (CHORD BEARS: N 22° 53' 22" W - 36.04 FEET) TO THE END OF SAID CURVE ON THE SOUTHEAST LINE OF BULLINGER CREEK DRIVE (80' R.O.W.) ACCORDING TO THE PLAT OF AUSTIN'S COLONY, PHASE TWELVE A, RECORDED IN VOLUME 10515, PAGE 193 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 67° 05' 47" E ALONG THE COMMON LINE OF SAID REMAINDER OF 333.4 ACRE TRACT AND SAID 46.8 ACRE TRACT FOR A DISTANCE OF 621.12 FEET TO THE POINT OF BEGINNING CONTAINING 12.355 ACRES OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

STATE OF TEXAS COUNTY OF BRAZOS  
I hereby certify that this instrument was filed on the 25th day of April, 2014 at 02:25P  
as a piece  
Brazos County  
Document Number: 01191655 as stamped hereon by me.  
Amount: 67.00  
Receipt Number - 367040  
Date: Apr 25, 2014  
Filed for Record in: BRAZOS COUNTY  
Date: Apr 25, 2014 at 02:25P  
As a piece  
Brazos County  
Document Number: 01191655 as stamped hereon by me.  
Amount: 67.00  
Receipt Number - 367040  
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