

Austin's Colony - Phase Two
13.10 Acres
John Austin Survey, A-2
Bryan, Brazos County, Texas

Field notes of a 13.10 acre tract or parcel of land, lying and being situated in the John Austin Survey, Abstract No. 2, and being part of the called 197.404 acre tract described in the Special Warranty Deed from Trans-Texas Interest, Inc. to Carrabba Interest, recorded in Volume 1510, Page 87, of the Official Records of Brazos County, Texas, and being more particularly described as follows:

COMMENCING at the 1/2" iron rod found at 4" x 4" fence post marking the east corner of the before-mentioned 197.404 acre tract in the southwest corner of Lot 8, Block 4, Pecan Ridge Phase I, according to the plat recorded in Volume 467, Page 291, of the Official Records of Brazos County, Texas, and also being the north corner of the 11.29 acre Boonville Cemetery, same being the east corner of Austin's Colony Phase I, according to the plat recorded in Volume 2070, Page 106, of the Official Records of Brazos County, Texas;

THENCE along the common line between the before-mentioned Pecan Ridge, Phase I, and Austin's Colony, Phase I, as follows:

N 42° 56' 34" W 80.00 feet to a 1/2" iron rod found at 4" x 4" fence post,
N 64° 45' 18" W 430.00 feet to a 1/2" iron rod found at 4" x 4" fence post marking the west corner of Lot 1, Block 4, Pecan Ridge, Phase I, and the PLACE OF BEGINNING of this description;

THENCE along the north line of the before-mentioned Austin's Colony, Phase I, as follows:

S 61° 16' 09" W 71.77 feet to a 1/2" iron rod found marking the common corner between Lot 20 and 21, Block 1,
N 74° 56' 17" W 385.52 feet to a 1/2" iron rod found marking the northwest corner of Lot 25, Block 1, in the east right-of-way line of Settler's Way - 60' right-of-way,
N 15° 03' 43" E 31.00 feet to a 1/2" iron rod found marking the northwest corner of Lot 4, Block 5, in the east line of the 1.31 acre detention facility,
N 02° 22' 08" W 240.63 feet to a 1/2" iron rod found marking the northeast corner of the 1.31 acre detention facility,
S 87° 37' 52" W 98.72 feet to a 1/2" iron rod set at the southwest corner of the proposed 2.12 acre detention facility;

THENCE along the west line of the proposed 2.12 acre detention facility as follows:

N 09° 48' 52" E 252.44 feet to a 1/2" iron rod set,
N 12° 11' 56" W 180.33 feet to a 1/2" iron rod set.

N 37° 42' 32" W 69.86 feet to a 1/2" iron rod set,
N 04° 01' 02" W 150.79 feet to a 1/2" iron rod set,
N 23° 48' 12" E 72.78 feet to a 1/2" iron rod set at the northwest corner of the proposed 2.12 acre detention facility;

THENCE along the north and east lines of the proposed 2.12 acre detention facility as follows:

S 74° 56' 17" E 144.37 feet to a 1/2" iron rod set at the northeast corner of the proposed 2.12 acre detention facility;

S 04° 01' 02" E 158.72 feet to a 1/2" iron rod set,
S 12° 11' 56" E 168.74 feet to a 1/2" iron rod set;

THENCE along the north line of the proposed Austin's Colony Phase II, as follows:

S 74° 56' 17" E 325.82 feet to a 1/2" iron rod set in the proposed west right-of-way line of Settler's Way - 60' right-of-way,
S 15° 03' 43" W 100.00 feet to a 1/2" iron rod set,
S 74° 56' 17" E 60.00 feet to a 1/2" iron rod set in the east right-of-way line of Settler's Way,
N 15° 03' 43" E 100.00 feet to a 1/2" iron rod set,
S 74° 56' 17" E 391.44 feet to a 1/2" iron rod set,
S 44° 41' 20" E 211.14 feet to a 1/2" iron rod set in the common line between the before-mentioned 197.404 acre tract and Pecan Ridge Phase I;

THENCE along the common line between the before-mentioned 197.404 acre tract and Pecan Ridge Phase I, as follows:

S 45° 18' 39" W 270.90 feet to a 1/2" iron rod found marking the north corner of the 0.0023 acre Sava and Excel Tract B, described in the Correction Substitute Trustee's Deed to William D. Fitch, recorded in Volume 1082, Page 823, of the Official Records of Brazos County, Texas, same being on angle point in Lot 1, Block 1, Pecan Ridge Phase I,

S 15° 04' 17" W 209.95 feet to the PLACE OF BEGINNING, containing 13.10 acres of land, more or less.

CARRABBA INTERESTS
REM. OF 197.404 ACRES
VOL. 1510, PG. 87

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS
I, Mary Ward, County Clerk, in and for said County, do hereby certify that this plat together with the certificates of subdivision was filed for record in my office the 11th day of August, 1995, in the Official Records of Brazos County, Texas, in Volume 1510, Page 87.

Witness my hand and official seal, at my office in Bryan, Texas.

Mary Ward, County Clerk, Brazos County

CERTIFICATE OF CITY PLANNER

I, Rafael Shanos, Ph.D., City Planner of the City of Bryan, hereby certify that the plat conforms to the City Master Plan, Major Street Plan, Land Use Plan, and the Standards and Specifications set forth in this Ordinance.

CERTIFICATE OF SURVEYOR

I, S. M. Kling, Registered Professional Engineer No. 24705, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground, and that the notes and bounds describing said subdivision do describe a closed geometric form.

S. M. Kling, R.P.E., No. 24705

CERTIFICATE OF ENGINEER

I, B. J. Kling, Registered Professional Engineer No. 24705 in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

B. J. Kling, No. 24705

OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS

STATE OF TEXAS
COUNTY OF BRAZOS
I, Mark Carrabba, Managing Partner of Carrabba Interests, owner and developer of the land shown on this plat, being part of the tract of land described herein as Austin's Colony, Phase Two, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, parks, water courses, drains, detention facilities, easements and public property thereon shown for the purpose and consideration therein expressed.

Mark Carrabba
Owner - Mark Carrabba, Managing Partner of Carrabba Interests

CITY ENGINEER APPROVAL

Before me, the undersigned authority, on this day personally appeared Mark Carrabba, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Notary Public, State of Texas
My Commission Expires: OCT. 8, 1995

Marilyn S. Dorsett
Notary Public, State of Texas
My Commission Expires: 12-3-95

CITY ENGINEER APPROVAL

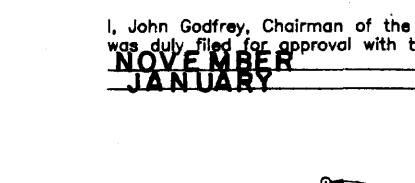
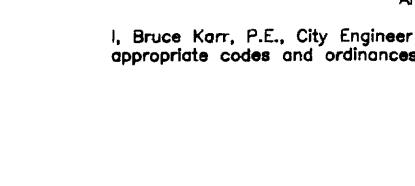
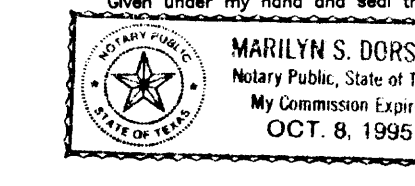
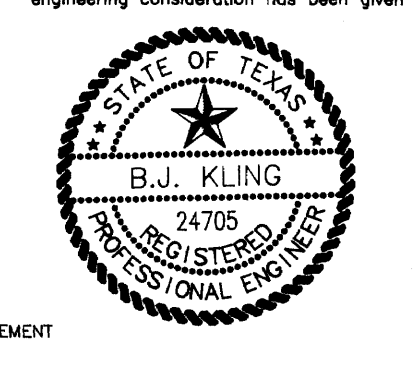
I, Bruce Karr, P.E., City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

Bruce Karr, P.E. - City Engineer
City of Bryan, Texas

CITY ENGINEER APPROVAL

I, John Godfrey, Chairman of the Bryan Planning and Zoning Commission, hereby certify that the attached plat is approved with the City Planning Commission of the City of Bryan on the 11th day of August, 1995.

John Godfrey, Chairman, Bryan Planning and Zoning Commission
City of Bryan, Texas



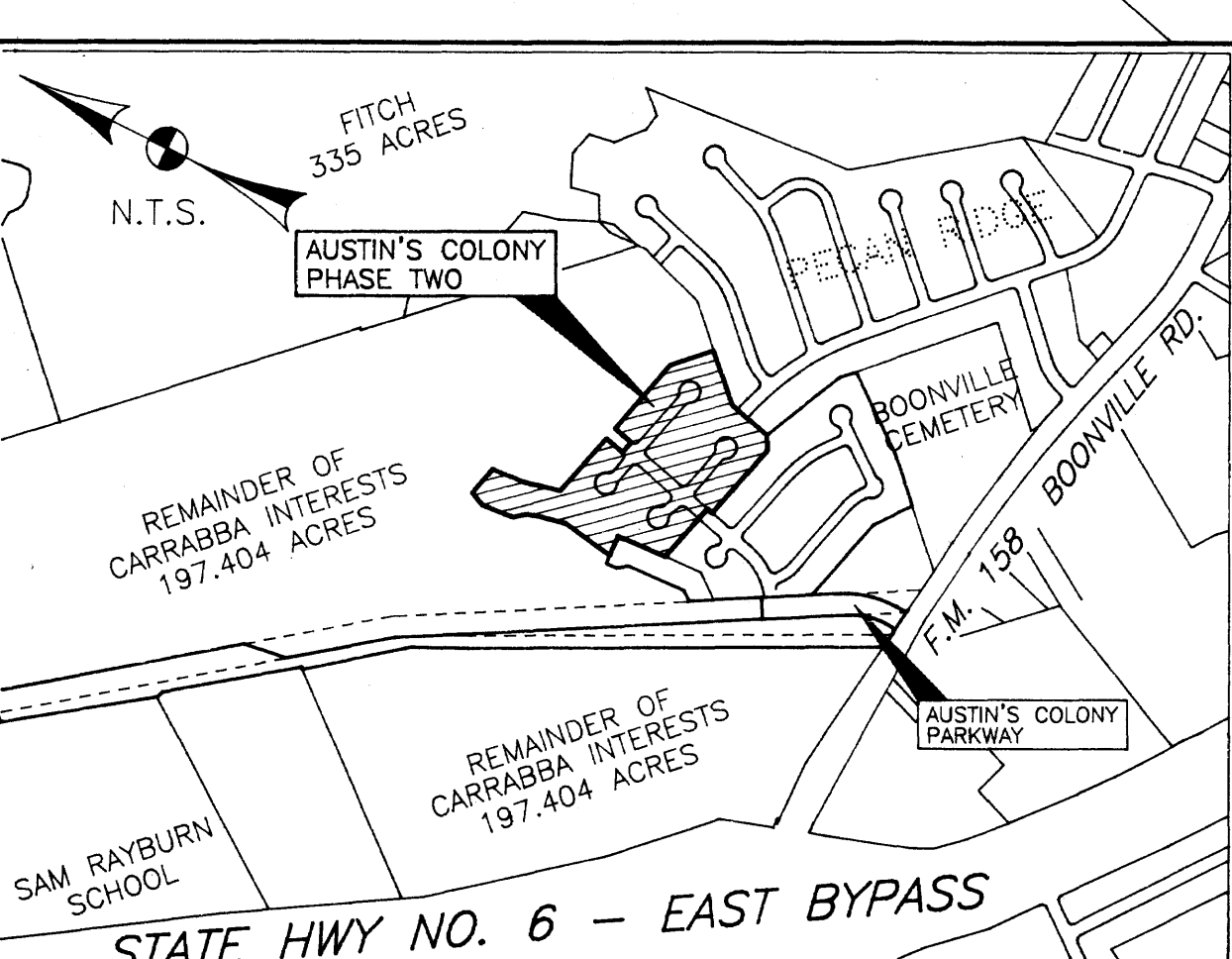
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DETENTION FACILITY TO BE MAINTAINED BY THE CITY OF BRYAN
2.12 ACRES

CARRABBA INTERESTS
REM. OF 197.404 ACRES
VOL. 1510, PG. 87

- NOTES:
- 1/2" IRON RODS SET AT ALL CORNERS UNLESS AS SHOWN OTHERWISE.
 - BASIS OF BEARINGS IS THE MONUMENTED SOUTHWEST LINE BEGINNING AT THE MOST WESTERLY CORNER OF PECAN RIDGE, AS SHOWN ON THE VACATING AND RESUBDIVISION PLAT FOR PECAN RIDGE, PHASE I, VOL. 467, PAGE 291 WITH A RECORD BEARING OF N 64°45'18" W.
 - NO PORTION OF THE AUSTIN'S COLONY PHASE TWO IS IN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY NO. 480082, PANEL NO. 0134 C, MAP NO. 48041C0134C, EFFECTIVE DATE: JULY 2, 1992.
 - ALL LOTS SHALL HAVE A SIDELINE SETBACK AND REAR LINE SETBACK OF 5'.
 - THE DETENTION POND IS TO BE MAINTAINED BY THE CITY OF BRYAN PER THE DIRECTOR OF PUBLIC WORKS.



EXIST. DETENTION FACILITY FOR AUSTIN'S COLONY PHASE ONE

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CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRS
C1	90°00'00"	25.00	35.14	32.32	21.18	N 25°12'25" W
C2	90°00'00"	25.00	21.03	20.41	11.18	N 89°34'14" W
C3	90°00'00"	25.00	7.63	6.61	3.82	N 70°34'58" E
C4	90°00'00"	25.00	59.88	56.44	34.18	S 70°34'58" E
C5	90°00'00"	25.00	44.74	43.27	24.00	N 79°18'56" E
C6	90°00'00"	25.00	59.88	56.44	34.19	N 79°18'56" E
C7	90°00'00"	25.00	44.74	43.27	24.00	S 40°41'58" W
C8	90°00'00"	25.00	59.88	56.44	34.19	N 79°18'56" E
C9	90°00'00"	25.00	24.13	23.80	12.31	N 37°08'43" W
C10	90°00'00"	25.00	31.10	30.41	11.18	N 79°18'56" E
C11	90°00'00"	25.00	44.40	42.15	22.51	N 64°42'35" E
C12	90°00'00"	25.00	14.64	14.43	7.50	N 88°17'50" W
C13	90°00'00"	25.00	38.89	36.80	21.75	S 85°40'50" E
C14	90°00'00"	25.00	53.22	50.74	28.44	S 72°00'00" W
C15	90°00'00"	25.00	33.22	30.74	28.44	S 28°30'50" W
C16	90°00'00"	25.00	53.22	50.74	28.44	S 28°30'50" W
C17	90°00'00"	25.00	33.22	30.74	28.44	S 89°37'00" W
C18	90°00'00"	25.00	38.23	36.23	20.89	N 37°24'55" W
C19	90°00'00"	25.00	38.27	35.36	25.00	N 80°03'43" E
C20	90°00'00"	25.00	38.27	35.36	25.00	S 80°03'43" E
C21	90°00'00"	25.00	38.27	35.36	25.00	S 80°03'43" E
C22	90°00'00"	25.00	21.03	20.41	11.18	N 80°58'02" E
C23	90°00'00"	25.00	15.87	15.81	6.80	S 80°58'02" E
C24	90°00'00"	25.00	52.36	50.00	28.87	N 74°56'17" W
C25	90°00'00"	25.00	52.36	50.00	28.87	N 45°03'43" E
C26	90°00'00"	25.00	52.36	50.00	28.87	N 74°56'17" W
C27	90°00'00"	25.00	15.87	15.81	6.80	S 35°30'58" E
C28	90°00'00"	25.00	15.87	15.81	6.80	S 35°30'58" E
C29	90°00'00"	25.00	15.87	15.81	6.80	S 35°30'58" E
C30	90°00'00"	25.00	15.87	15.81	6.80	S 35°30'58" E
C31	90°00'00"	25.00	15.87	15.81	6.80	S 35°30'58" E
C32	90°00'00"	25.00	15.87	15.81	6.80	S 35°30'58" E
C33	90°00'00"	25.00	15.87	15.81	6.80	S 35°30'58" E
C34	90°00'00"	25.00	48.56	47.55	25.00	S 89°07'18" W
C35	90°00'00"	25.00	48.56	47.55	25.00	N 14°56'17" E
C36	90°00'00"	25.00	48.56	47.55	25.00	S 79°45'18" E
C37	90°00'00"	25.00	48.56	47.55	25.00	S 79°45'18" E
C38	90°00'00"	25.00	21.03	20.41	11.18	S 30°20'58" W
C39	90°00'00"	25.00	21.03	20.41	11.18	S 30°20'58" W
C40	90°00'00"	25.00	38.27	35.36	25.00	S 60°03'43" E

FINAL PLAT

AUSTIN'S COLONY PHASE TWO

13.10 ACRES

JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
CARRABBA INTERESTS
MARK CARRABBA - MANAGING PARTNER
4104 HWY 7 EAST
BRYAN, TEXAS 77802
(409) 778-8850

SCALE: 1"=50' AUGUST, 1995
PREPARED BY:
KLING ENGINEERING & SURVEYING
4103 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.409/846-6212