

8.51 Acre Tract
Austin's Colony - Phase III
John Austin Survey, A-2
Bryan, Brazos County, Texas

Field notes of an 8.51 acre tract or parcel of land, lying and being situated in the John Austin Survey, Abstract No. 2, Brazos County, Texas, an being part of the 197.404 acre tract described in the Special Warranty Deed from Trans-Texas Interests, Inc., to Carrabba Interests, as recorded in Volume 1510, Page 87, of the Official Records of Brazos County, Texas, and said 8.51 acre tract being more particularly described as follows:

COMMENCING at the 1/2" iron rod found marking the east corner of Lot 17, Block 1, of Austin's Colony - Phase Two according to the plat recorded in Volume 2441, Page 199, of the Official Records of Brazos County, Texas, same being in the northwest line of Lot 4, Block 1, of Pecan Ridge - Phase 1 (Vacating & Resubdivision) according to the plat recorded in Volume 467, Page 291, of the Deed Records of Brazos County, Texas, and same being in a southeast line of the beforementioned 197.404 acre tract;

THENCE along the common line between the beforementioned 197.404 acre tract and the beforementioned Pecan Ridge - Phase 1 (467/291) as follows:

N 45° 18' 39" E for a distance of 241.84 feet to a 1/2" iron rod found for angle point corner,
N 19° 03' 45" E for a distance of 154.85 feet to a 1/2" iron rod set for the PLACE OF BEGINNING of this description;

THENCE through the interior of the beforementioned 197.404 acre tract as follows:

S 72° 37' 26" W for a distance of 59.95 feet to a 1/2" iron rod set,
N 60° 51' 01" W for a distance of 308.69 feet to a 1/2" iron rod set,
N 74° 56' 17" W for a distance of 321.47 feet to a 1/2" iron rod set,
S 89° 07' 00" W for a distance of 63.01 feet to the proposed east right-of-way line of Settler's Way (60' right-of-way), same being in a curve, concave to the west, having a radius of 665.00 feet;

THENCE along the east right-of-way of the proposed Settler's Way as follows:

Southerly along said curve for an arc length of 185.07 feet to a 1/2" iron rod set at the end of this curve, the chord bears S 07° 05' 21" W - 184.47 feet,

S 15° 03' 43" W at a distance of 100.00 feet pass a 1/2" iron rod found marking the northwest corner of Lot 22, Block 1, Austin's Colony - Phase Two, continue on for a total distance of 200.00 feet to a 1/2" iron rod found marking the beginning of a curve concave to the northeast, having a radius of 25.00 feet;

THENCE along the common line between the beforementioned 197.404 acre tract and the beforementioned Pecan Ridge - Phase 1 (467/291) as follows:

S 16° 48' 02" W for a distance of 18.42 feet to a 1/2" iron rod found at the west corner of Lot 1, Block 3,
S 43° 07' 59" E for a distance of 65.00 feet to a 1/2" iron rod found at an interior ell corner of Lot 1, Block 3,
S 19° 03' 45" W for a distance of 184.19 feet to the PLACE OF BEGINNING, containing 8.51 acres of land, more or less.

THENCE N 74° 56' 17" W along the north end of Settler's Way as platted in the beforementioned Austin's Colony - Phase Two, for a distance of 60.00 feet to a 1/2" iron rod found marking the beginning of a curve concave to the northwest having a radius of 25.00 feet;

APPROVAL OF THE PLANNING AND ZONING COMMISSION

Richard Perkins
Richard Perkins, Chairman of the Bryan Planning and Zoning Commission, hereby certify that the attached plat was duly approved by the Commission of the City of Bryan on the 14 day of January, 1996.

Chairman of the Planning and Zoning Commission
City of Bryan, Texas

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 its certificates of authentication was filed for record in my office the 17 day of January, 1996, in the Official Records of Brazos County, Texas, in Volume 3156, Page 207.

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

Mary Ann Ward by Barbara Johnson
Mary Ann Ward, County Clerk, Brazos County

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS

STATE OF TEXAS
COUNTY OF BRAZOS

I, Mark Carrabba, Owner and Developer of the 8.51 acre tract shown on this plat, as conveyed in Volume 1510, Page 87, of the Official Records of Brazos County, Texas, and designated herein as Austin's Colony Phase 3, in the City of Bryan, Texas, Brazos County, Texas, 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 thereon shown for the purpose and consideration therein expressed.

Mark Carrabba
Owner - Mark Carrabba

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 whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal this 8 day of January, 1996.

Marilyn S. Dorsett
Marilyn S. Dorsett
Notary Public in and for the State of Texas
My Commission Expires OCTOBER 8 1999

Printed Name: Marilyn S. Dorsett
My Commission Expires: 10-8-99

CERTIFICATE OF SURVEYOR

I, S. M. Kling, Registered Professional Land Surveyor No. 2003, in the State of Texas, hereby certify that this plat is true and correct and accurately represents the lines and dimensions of the property, was prepared from an actual survey of the property made under my supervision on the ground, and that it indicates all easements as they are visible on the ground, and that there are no encroachments, conflicts or protrusions, except as shown hereon.

S.M. Kling
S. M. Kling, R.P.L.S. No. 2003

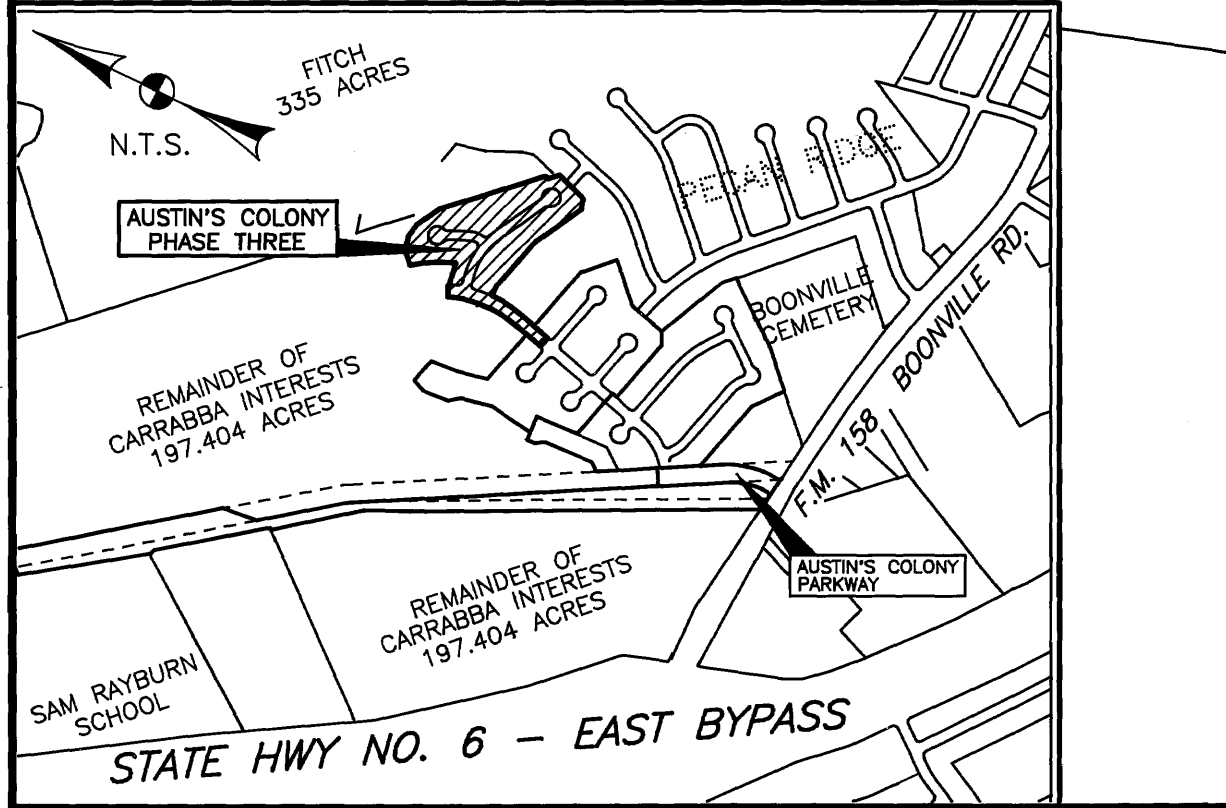


- NOTES:
- BASIS OF BEARINGS IS THE MONUMENTED SOUTHWEST LINE OF PECAN RIDGE SUBDIVISION PHASE 1 WITH CALLED BEARING OF N 45°18'39"E RECORDED IN VOL. 467 PG. 291 OF THE DEED RECORDS OF BRAZOS COUNTY.
 - ALL LOTS HAVE 5' SIDE AND REAR SETBACKS.
 - TOTAL OF 28 SINGLE FAMILY LOTS WITHIN 8.51 ACRES.
 - A PORTION OF AUSTIN'S COLONY PHASE 3 IS IN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48041C0134 C, EFFECTIVE DATE JULY 2, 1992.
 - THE 100 YR. FLOODPLAIN LINE IS TRANSFERRED FROM THE F.E.M.A. FLOODPLAIN MAP USING A "BEST FIT" METHOD WITHOUT CONSIDERATION OF ON THE GROUND ELEVATIONS.
 - LOTS 13 - 17 WILL BE FILLED TO ELEVATION 288 TO BRING THEM OUT OF THE 100 YR. FLOODPLAIN.
 - MINIMUM FINISHED FLOOR ELEVATIONS HAVE BEEN SET FOR LOTS 12-24.
 - PARKLAND DEDICATION REQUIREMENTS ARE 0.22 ACRES AND ARE TO BE PROVIDED FOR IN THE AREAS ADJACENT TO AUSTIN'S COLONY PARKWAY AS SHOWN ON THE MASTER PLAN.
 - BASIS OF ELEVATION IS F.E.M.A. BENCHMARK RM 22, "SQUARE CUT IN EAST HEADWALL OF STATE ROUTE 6 BYPASS BRIDGE OVER CARTER'S CREEK TRIBUTARY B" WITH ELEVATION 303.38.

FILED
97 JAN 17 PM 4:09
Brazos County Clerk
BRYAN, TEXAS
BY *JoAnn*
DEPUTY
621687

CURVE TABLE:

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
1	4°18'32"	665.00	50.01	50.00	25.02 S 20°08'42"E	
2	94°29'19"	25.00	41.23	36.71	27.04 S 64°39'55"E	
3	12°05'05"	475.00	100.19	100.00	50.28 N 82°12'27"E	
4	15°54'31"	665.00	185.07	184.47	23.14 S 07°05'21"W	
5	33°03'08"	605.00	349.01	344.19	179.51 N 01°27'51"W	
6	12°18'47"	475.00	102.08	101.88	51.24 S 85°35'37"E	
7	95°43'46"	25.00	41.77	37.08	27.63 N 52°41'53"E	
8	29°43'06"	75.00	38.90	38.47	19.90 N 10°01'33"W	
9	29°46'37"	25.00	12.99	12.85	6.65 N 39°46'25"W	
10	18°24'46"	25.00	8.03	8.00	4.05 N 63°52'06"W	
11	69°05'41"	50.00	60.30	56.71	34.43 N 38°31'38"W	
12	58°27'56"	50.00	51.02	48.84	27.98 N 29°15'11"E	
13	58°27'56"	50.00	51.02	48.84	27.98 N 83°43'07"E	
14	90°21'12"	50.00	78.85	70.93	50.31 S 21°52'19"E	
15	48°11'23"	25.00	21.03	20.41	11.18 S 00°47'25"E	
16	18°26'39"	125.00	40.24	40.07	20.29 S 15°39'47"E	
17	18°58'07"	125.00	41.38	41.19	20.88 S 03°02'37"W	
18	80°24'33"	25.00	35.09	32.28	21.13 S 27°40'36"E	
19	70°15'27"	475.00	58.29	58.25	28.18 S 64°21'57"E	
20	48°11'23"	25.00	21.03	20.41	11.18 S 84°56'43"E	
21	49°53'04"	50.00	43.53	42.17	23.25 S 84°32'02"E	
22	62°37'52"	50.00	54.66	51.98	30.42 S 28°16'34"E	
23	57°17'45"	50.00	50.00	47.94	27.32 S 31°41'14"W	
24	57°17'45"	50.00	50.00	47.94	27.32 S 88°58'59"W	
25	49°16'20"	50.00	43.00	41.69	22.93 N 37°43'58"W	
26	48°44'46"	25.00	18.60	18.36	9.87 N 34°12'02"W	
27	5°06'37"	25.00	2.23	2.23	1.12 N 58°17'43"W	
28	74°03'31"	425.00	56.93	56.89	28.51 N 64°41'17"W	
29	9°37'39"	425.00	71.41	71.33	35.79 N 73°20'22"W	
30	8°42'06"	425.00	64.55	64.48	32.34 N 82°30'14"W	
31	10°42'41"	425.00	79.45	79.34	39.84 S 87°47'23"W	
32	6°53'48"	425.00	51.16	51.13	25.61 S 78°59'08"W	
33	83°15'19"	25.00	36.33	33.21	22.22 S 31°56'54"W	
34	8°32'15"	665.00	99.09	99.00	49.64 S 09°24'38"E	



CERTIFICATE OF CITY PLANNER

I, *Debbie K. Johnson*, 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.

Debbie K. Johnson
City Planner, City of Bryan, Texas

APPROVAL OF THE DEVELOPMENT ENGINEER

I, Linda Huff, Development 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.

Linda Huff
Linda Huff - Development Engineer
City of Bryan, Texas

FINAL PLAT

AUSTIN'S COLONY
PHASE THREE

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

OWNED AND DEVELOPED BY:
CARRABBA INTERESTS
MARK CARRABBA - MANAGING PARTNER
1104 HWY 21 EAST
BRYAN, TEXAS 77802
(409) 778-8850

SCALE: 1"=60' DECEMBER, 1996

PREPARED BY:
KLING ENGINEERING & SURVEYING
4103 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH. 409/846-6212