



**CURVE DATA:**

CURVE	DELTA	RADIUS	ARC	TANGENT BEARING	CHORD
C1	19°18'14"	605.00	203.83	102.89 S 05°24'36" W	202.87
C2	99°55'41"	25.00	43.60	29.76 S 55°05'52" W	38.28
C3	48°11'23"	25.00	21.03	11.18 N 50°50'36" W	20.41
C4	276°22'46"	50.00	241.19	44.72 S 15°03'43" W	66.67
C5	48°11'23"	25.00	21.03	11.18 N 80°58'02" E	20.41
C6	90°00'00"	25.00	39.27	25.00 S 29°56'17" E	35.36
C7	90°00'00"	25.00	39.27	25.00 N 60°03'43" E	35.36
C8	14°05'16"	400.00	98.35	49.42 S 67°53'39" E	98.10
C9	48°11'23"	25.00	21.03	11.18 S 36°45'20" E	20.41
C10	276°22'46"	50.00	241.19	44.72 N 29°08'59" E	66.67
C11	48°11'23"	25.00	21.03	11.18 N 84°56'43" W	20.41
C12	14°05'16"	450.00	110.64	55.60 N 67°53'39" W	110.37
C13	81°40'01"	25.00	35.63	21.60 N 34°06'17" E	32.69
C14	15°56'43"	665.00	185.07	93.14 N 07°05'21" E	184.47

**GENERAL NOTES:**

ZONING AND LAND USE: THIS PROPERTY IS CURRENTLY ZONED SP-7, AND WILL BE USED FOR SINGLE FAMILY RESIDENTIAL LOTS.

ALL BUILDING SETBACK LINES ARE ESTABLISHED BY THE CITY OF BRYAN ZONING ORDINANCE NO. 756.

BASIS OF BEARINGS IS THE MONUMENTED SOUTHWEST CORNER OF THE MOST WESTERLY CORNER OF PECAN RIDGE, AS SHOWN ON THE VACATING AND RESUBDIVISION PLAT FOR PECAN RIDGE, PHASE ONE, VOLUME 467, PAGE 291 WITH A RECORD BEARING OF N64°45'18"W.

STORM WATER DETENTION FOR THIS PHASE WAS PROVIDED FOR DURING THE CONSTRUCTION OF PHASE ONE.

PARKLAND DEDICATION REQUIREMENTS HAVE BEEN MET PER THE CITY OF BRYAN ORDINANCE.

ALL PUE EASEMENTS DEDICATED BY THIS PLAT ARE PUBLIC UTILITY EASEMENTS.

ALL LENGTHS ALONG CURVE ARE CHORD DISTANCES.

NO PORTION OF THIS TRACT IS IN THE 100 YEAR FLOOD PLAIN PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48041C0134 C, EFFECTIVE DATE JULY, 2, 1992.

ALL CORNERS MARKED WITH 1/2" IRON RODS UNLESS OTHERWISE NOTED.

Field notes of a 2.68 acre tract or parcel of land, lying and being situated in the John Austin Survey, Abstract No. 2, Bryan, Brazos County, Texas, and being part of the called 197.404 acre tract described in the Special Warranty Deed from Trans-Texas Interest, Inc. to Carrabba Interests, recorded in Volume 1510, Page 87, of the Official Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING at the 1/2" iron rod found marking the northwest corner of Lot 11, Block 2, Austin's Colony Phase Two, according to the plat recorded in Volume 2441, Page 199, of the Official Records of Brazos County, Texas;

THENCE along the east line of a 2.12 acre Public Detention Facility as shown on the plat of Austin's Colony Phase Two, as follows:

N 12° 11' 56" W 168.74 feet to a 1/2" iron rod found,  
N 04° 01' 07" W 158.72 feet to a 1/2" iron rod set;

THENCE S 74° 56' 17" E 420.99 feet to a 1/2" iron rod set in the west right-of-way line of Settler's Way according to the plat of Austin's Colony Phase Three, recorded in Volume 2756, Page 207, of the Official Records of Brazos County, Texas, same being in a curve concave to the west having a radius of 605.00 feet;

THENCE along the west right-of-way of Settler's Way as shown on the plat of Austin's Colony Phase Three as follows:

Southerly along said curve for an arc distance of 203.83 feet to a 1/2" iron rod found marking the end of this curve, the chord bears S 05° 24' 36" W = 202.87 feet,  
S 15° 03' 43" W 100.00 feet to a 1/2" iron rod found marking the northeast corner of Lot 13, Block 2, Austin's Colony Phase Two;

THENCE N 74° 56' 17" W along the north line of Block 2, Austin's Colony Phase Two, for a distance of 325.82 feet to the PLACE OF BEGINNING, containing 2.68 acres of land, more or less.

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

Field notes of a 4.76 acre tract or parcel of land, lying and being situated in the John Austin Survey, Abstract No. 2, Bryan, Brazos County, Texas, and being part of the called 197.404 acre tract described in the Special Warranty Deed from Trans-Texas Interest, Inc. to Carrabba Interests, recorded in Volume 1510, Page 87, of the Official Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING at the 1/2" iron rod found marking the northwest corner of Lot 22, Block 1, 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 east right-of-way line of Settler's Way as shown on the plat of Austin's Colony Phase Three recorded in Volume 2756, Page 207, of the Official Records of Brazos County, Texas;

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

N 15° 03' 43" E 100.00 feet to a 1/2" iron rod set at the beginning of a curve concave to the west having a radius of 665.00 feet,  
Northerly along said curve for an arc distance of 185.07 feet to a 1/2" iron rod found marking the southwest corner of Lot 1, Block 1, Austin's Colony Phase Three, the chord bears N 07° 05' 21" E = 184.47 feet;

THENCE along the south line of Austin's Colony Phase Three as follows:

N 89° 07' 00" E 63.01 feet to a 1/2" iron rod found,  
N 74° 56' 17" E 321.47 feet to a 1/2" iron rod found,  
S 60° 51' 01" E 308.69 feet to a 1/2" iron rod found,  
N 72° 37' 26" E 59.95 feet to a 1/2" iron rod found marking the southeast corner of Lot 12, Block 1 and in the west line of Block 1, Pecan Ridge Phase One according to the plat recorded in Volume 467, Page 291, of the Deed Records of Brazos County, Texas;

THENCE along the west line of Block 1, Pecan Ridge Phase One as follows:

S 19° 03' 45" W 154.85 feet to a 1/2" iron rod found,  
S 45° 18' 39" W 241.14 feet to a 1/2" iron rod found marking the east corner of Lot 17, Block 1, Austin's Colony Phase Two;

THENCE along the north line of Block 1, Austin's Colony Phase Two as follows:

N 44° 41' 20" W 211.14 feet to a 1/2" iron rod found,  
N 74° 56' 17" W 391.44 feet to the PLACE OF BEGINNING, containing 4.76 acres of land, more or less.

**CERTIFICATION OF THE 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 WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED GEOMETRIC FORM.

*S.M. Kling*  
S.M. KLING, R.P.L.S. NO. 2003

**CERTIFICATION BY THE ENGINEER**  
I, MICHAEL G. HESTER, REGISTERED PROFESSIONAL ENGINEER NO. 69104 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 METES AND BOUNDS DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED GEOMETRIC FORM.



*Michael G. Hester*  
MICHAEL G. HESTER, P.E.  
9.22.98

**CERTIFICATION BY THE COUNTY CLERK**  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, MARY ANN 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 DAY OF SEPTEMBER, 1998, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 2756, PAGE 207.

*Mary Ann Ward*  
COUNTY CLERK, BRAZOS COUNTY, TEXAS

**APPROVAL OF THE DEVELOPMENT ENGINEER**  
I, 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.

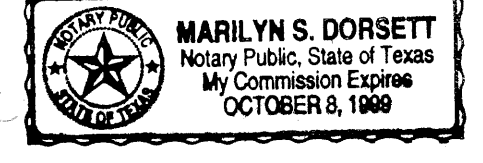
*Linda Huff*  
LINDA HUFF, P.E.  
CITY ENGINEER, BRYAN, TEXAS

Filed for Record in:  
BRAZOS COUNTY,  
On: Oct 01, 1998 at 02:33P  
As a  
Plat  
Document Number: 0667867  
Amount 55.00  
Receipt Number - 118937  
By:  
BJ Endler

**OWNERS ACKNOWLEDGEMENT AND DEDICATIONS AND NOTARY**  
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 IN VOL. 1510, PAGE 87, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS AND DESIGNATED HEREIN AS AUSTIN'S COLONY, PHASE FOUR, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, DETENTION FACILITIES, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

*Mark Carrabba*  
MARK CARRABBA, MANAGING PARTNER  
CARRABBA INTERESTS

STATE OF TEXAS  
COUNTY OF BRAZOS  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED W.R. PANKONEN, 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 PURPOSE AND CONSIDERATION THEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22nd DAY OF Sept., 1998.



*Marilyn S. Dorsett*  
NOTARY PUBLIC IN AND FOR BRAZOS COUNTY, TEXAS

**APPROVAL OF THE PLANNING COMMISSION**  
I, Richard Jenkins, CHAIRMAN OF THE CITY PLANNING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE CITY PLANNING COMMISSION OF THE CITY OF BRYAN ON THE 22nd DAY OF APRIL, 1998 AND SAME WAS DULY APPROVED ON THE 22nd DAY OF June, 1998 BY SAID COMMISSION.

*Richard Jenkins*  
CHAIRMAN, CITY PLANNING COMMISSION, BRYAN, TEXAS

**CERTIFICATION OF PLANNING ADMINISTRATOR**  
I, THE UNDERSIGNED, 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 THE ORDINANCE.

*Joe Smith*  
JOE SMITH  
PLANNING ADMINISTRATOR, BRYAN, TEXAS

STATE OF TEXAS  
COUNTY OF BRAZOS  
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of:  
BRAZOS COUNTY,  
as stamped hereon by me.  
Oct 01, 1998

HONORABLE MARY ANN WARD, COUNTY CLERK  
BRAZOS COUNTY,

**FINAL PLAT**  
**AUSTIN'S COLONY**  
**PHASE FOUR**  
BLOCK ONE LOTS 1-8  
2.681 ACRES  
BLOCK TWO LOTS 1-17  
4.756 ACRES  
JOHN AUSTIN SURVEY, A-2  
BRYAN, BRAZOS COUNTY, TEXAS  
SCALE: 1"=50' SEPTEMBER, 1998

OWNER & DEVELOPER  
CARRABBA INTERESTS  
MARK CARRABBA,  
MANAGING PARTNER  
4104 HWY 21 EAST  
BRYAN, TEXAS 77802  
(409)778-8850

PREPARED BY  
HESTER ENGINEERING COMPANY  
7607 EASTMARK DRIVE, SUITE 253-B  
COLLEGE STATION, TX 77840  
(409)693-1100

0667867

WORLDWIDE