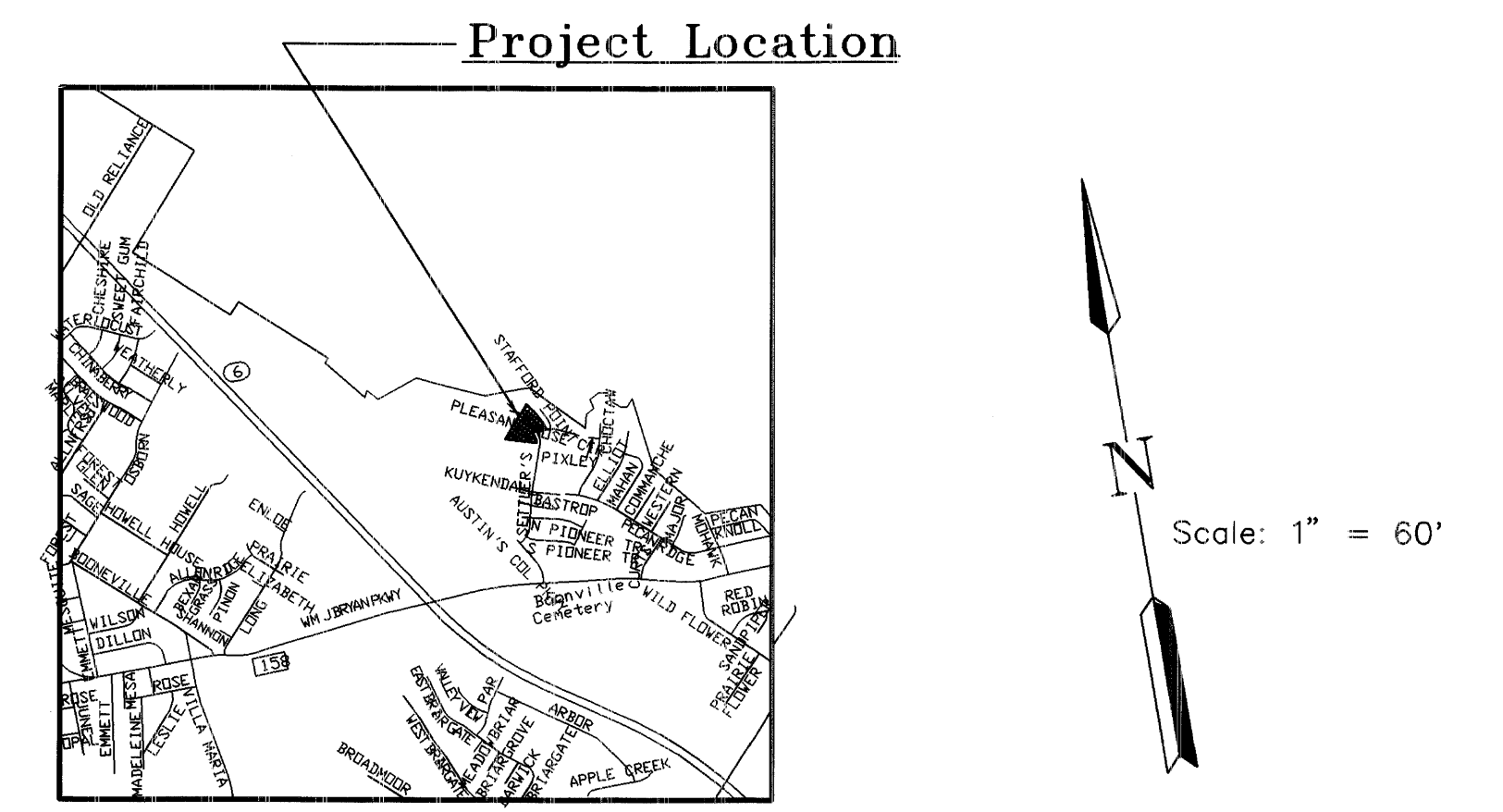


CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	12°06'03"	475.00	100.32	50.35	S 82°11'36" W	100.13
C2	94°03'23"	25.00	41.04	26.84	N 64°26'57" W	36.58
C3	13°44'55"	605.00	145.18	72.94	N 11°06'58" W	144.83
C4	14°30'57"	395.00	100.07	50.31	N 50°40'26" W	99.81
C5	01°23'46"	605.00	14.74	7.37	N 18°41'18" W	14.74
C6	01°01'20"	395.00	7.05	3.52	S 19°53'52" E	7.05
C7	12°04'57"	395.00	83.30	41.80	N 37°22'29" W	83.14
C8	10°29'04"	455.00	83.26	41.75	N 53°18'41" W	83.14
C9	01°23'46"	665.00	16.20	8.10	N 18°41'18" W	16.20
C10	39°10'01"	455.00	311.04	161.87	N 38°58'12" W	305.01
C11	10°55'29"	395.00	75.31	37.77	N 25°52'16" W	75.20
C12	37°31'23"	395.00	258.68	134.17	N 39°10'13" W	254.09
C13	03°24'19"	455.00	27.04	13.52	N 21°05'24" W	27.04
C14	08°25'33"	455.00	66.91	33.52	N 27°00'17" W	66.85
C15	08°25'33"	455.00	66.91	33.52	N 35°25'50" W	66.85
C16	08°25'33"	455.00	66.91	33.52	N 43°51'23" W	66.85
C17	10°74'56"	25.00	47.01	34.25	N 76°16'21" W	40.39
C18	49°11'58"	50.00	42.93	22.89	S 74°27'10" W	41.63
C19	50°53'12"	50.00	44.41	23.79	N 55°30'15" W	42.96
C20	50°46'28"	50.00	44.31	23.73	N 04°40'25" W	42.87
C21	45°43'51"	50.00	39.91	21.09	N 43°34'45" E	38.86
C22	109°51'37"	25.00	47.94	35.61	N 11°30'52" E	40.92
C23	196°35'29"	50.00	171.56	~	N 31°51'04" W	98.95

\*BASIS OF BEARINGS: Southerly line of Subject tract rotated to Northerly line of Block One, Austin's Colony Phase 4 plot called bearing of N 74°56'17" W. (Vol.3273,Pg.303 O.R.B.C.T.)



Vicinity Map  
NTS

FIELD NOTES

Being all of that certain tract or parcel of land containing 3.48 acres of land and situated in the John Austin Survey, A-2 in Bryan, Brazos County, Texas and being out of and a part of the remainder of a called 197.404 acre tract of land conveyed to Carraba Interests by deed of record in Volume 1510, Page 87 of the Official Records of Brazos County, Texas (O.R.B.C.T.), said 3.48 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for most southerly southeast corner in the curving westerly right-of-way line of Settler's Way, some being the northeast corner of Lot 1, Block One, Austin's Colony, Phase 4 according to the plot of record in Volume 3273, Page 303 (O.R.B.C.T.);

THENCE, N 74°56'17" W along a southerly line of said remainder of the called 197.404 acre Carraba Interests tract of land and the northerly line of said Block One, a distance of 421.06 feet to a 1/2" iron rod found for southwest corner at the northwest corner of said Block One and of Lot 4, in said Block One;

THENCE, N 40°08'28" E, leaving said northerly line of Block One and with a line across and through the interior of said remainder of the called 197.404 acre Carraba Interests tract of land, a distance of 327.38 feet to a 1/2" iron rod set for angle point on the curving southerly right-of-way line of future Settler's Way;

THENCE, N 27°21'39" E, continuing with a line across and through the interior of said remainder of the called 197.404 acre Carraba Interests tract of land, across said future right-of-way of Settler's Way, a distance of 60.18 feet to a 1/2" iron rod set for angle point on the curving northerly right-of-way line of said future Settler's Way;

THENCE, N 21°52'21" E, continuing with a line across and through the interior of said remainder of the called 197.404 acre Carraba Interests tract of land, a distance of 146.74 feet to a 1/2" iron rod set for northwest and most northerly corner of the herein described tract of land;

THENCE, S 77°50'25" E, continuing with a line across and through the interior of said remainder of the called 197.404 acre Carraba Interests tract of land, a distance of 67.16 feet to a 1/2" iron rod set for angle point;

THENCE, S 35°24'15" E, continuing with a line across and through the interior of said remainder of the called 197.404 acre Carraba Interests tract of land, a distance of 110.61 feet to a 1/2" iron rod found at the most westerly corner of Block One and of Lot 25, Block One, Austin's Colony Phase 3, according to the plot of record in Volume 2756, Page 207 (O.R.B.C.T.);

Thence, along the southwest lines of said Block One, Austin's Colony, Phase 3, the following courses:

- 1.) S 35°24'15" E, a distance of 78.04 feet to a 1/2" iron rod found for angle point at the most southerly corner of said Lot 25 and the most westerly corner of Lot 26;
- 2.) S 30°09'07" E, a distance of 71.42 feet to a 1/2" iron rod found for angle point;
- 3.) S 24°54'55" E, a distance of 71.29 feet to a 1/2" iron rod found for angle point; and;
- 4.) S 19°17'14" E, a distance of 102.23 feet to a point for most easterly corner at the most southerly southwest corner of said Block One and the southwest corner of Lot 28, of said Block One, same being a point in the curving northerly right-of-way line of Pleasant Rose Circle;

THENCE, 100.32 feet along said northerly right-of-way line of Pleasant Rose Circle, with said curve to the left having a radius of 475.00 feet, a central angle of 12°06'03", and a chord bearing and distance of S 82°11'36" W - 100.13 feet to a 1/2" iron rod set for the point of reverse curvature into the easterly right-of-way line of aforesaid Settler's Way;

THENCE, 41.04 feet along said curve to the right having a radius of 25.00 feet, a central angle of 94°03'23", and a chord bearing and distance of N 64°26'57" W - 36.58 feet to a 1/2" iron rod set for the end of said curve in said easterly right-of-way line of Settler's way at the end of said existing right-of-way;

THENCE, S 72°00'35" W, along said end of the existing right-of-way of Settler's Way, across said right-of-way, a distance of 60.00 feet to a 1/2" iron rod set in the aforesaid curving westerly right-of-way line of Settler's Way;

THENCE, 145.18 feet along said curving westerly right-of-way line with said curve to the right having a radius of 605.00 feet, a central angle of 13°44'55", and a chord bearing and distance of S 11°06'58" E - 144.83 feet to the POINT OF BEGINNING, and containing 3.48 acres of land, more or less.

0708177

Filed for Record in:  
BRAZOS COUNTY,  
On: Feb 10, 2000 at 08:28AM  
As a  
Plats  
Document Number: 0708177  
Amount 55.00  
Receipt Number - 146190  
By:  
Sylvia Polansky

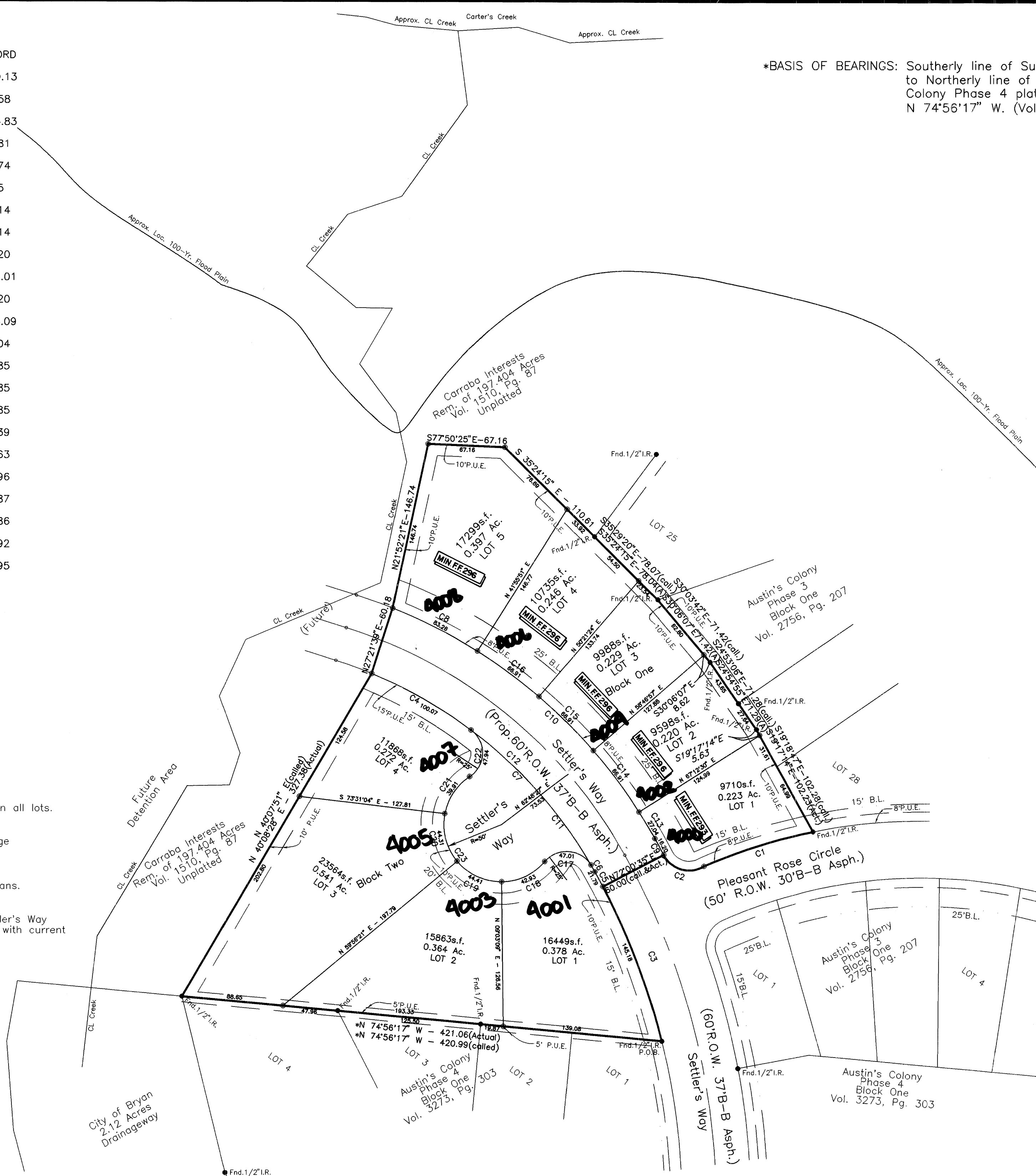
STATE OF TEXAS COUNTY OF BRAZOS  
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of:  
BRAZOS COUNTY,  
as stamped hereon by me.  
Feb 10, 2000

HONORABLE MARY ANN WARD, COUNTY CLERK  
BRAZOS COUNTY,

LEGEND:  
● Set 1/2" I.R.  
● Fnd. 1/2" I.R.

GENERAL NOTES:

- 1.) 1/2" Iron Rods to be set at all lot corners.
- 2.) All improvements shown are existing, unless otherwise noted.
- 3.) Minimum seven and one-half (7.5) foot wide rear and side yard setback on all lots.
- 4.) No portion of this subdivision is within the 100-year flood hazard area as per FEMA Community Panel Map No. 48041c-0134c-7/2/92.
- 5.) All drainage design to be in accordance with City of Bryan current drainage ordinances and policies.
- 6.) Subject property currently zoned SF-5.
- 7.) Solid waste pickup to be curb-side pickup.
- 8.) Proposed development to be single-family homes per approved building plans.
- 9.) Lots 1 & 4, Block 2 must take access from bulb of Settler's Way.
- 10.) Lot 1, Block 1 must take access from Pleasant Rose Circle.
- 11.) Four (4) foot wide concrete sidewalks will be built on both sides of Settler's Way for the entire length of street across entirety of Phase 5A in compliance with current subdivision regulations.



STATE OF TEXAS COUNTY OF BRAZOS  
I, Mark J. Carraba, owner and developer of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us, us) in the deed records of Brazos County in Volume 1510, Page 87, and designated herein as the Austin's Colony Phase 5A in the City of Bryan, 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 J. Carraba  
Owner

CERTIFICATION OF THE PLANNING ADMINISTRATOR  
I, the undersigned, Planning Administrator 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.

Donna D. Garrett  
Planning Administrator, Bryan, Texas

APPROVAL OF PLANNING & ZONING COMMISSION  
I, Donna D. Garrett, Chairman of the City Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the 12th day of February, 2000 and same was duly approved on the 12th day of February, 2000 by said commission.

Donna D. Garrett  
Chairman of the Planning & Zoning Commission, Bryan, Texas

APPROVAL OF THE CITY ENGINEER  
I, the undersigned, City Engineer of the City of Bryan, Texas, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

W. Paul Kasper, P.E.  
City Engineer, Bryan, Texas

STATE OF TEXAS COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day personally appeared Mark J. Carraba, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for purpose and consideration therein stated.

Given under my hand and seal on this 11th day of January, 2000

Donald D. Garrett  
Notary Public, State of Texas  
My Commission Expires 9-10

CERTIFICATE OF SURVEYOR  
I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972, of 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.

Donald D. Garrett  
Donald D. Garrett, R.P.L.S. No. 2972

CERTIFICATE OF THE ENGINEER  
I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

Donald D. Garrett  
Donald D. Garrett, P.E. No. 22790

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 10th day of February, 2000 and the deed is duly recorded in the volume and page of the Official Records of Brazos County, Texas, in Volume 1510, Page 87.

Mary Ann Ward  
County Clerk, Brazos County, Texas  
Deputy Clerk

Final Plat  
Of  
Austin's Colony  
Phase 5A  
3.48 Acres  
VOLUME 1510, PAGE 87  
JOHN AUSTIN SURVEY, ABSTRACT NO. 2  
BRYAN, BRAZOS COUNTY, TEXAS  
SCALE: 1" = 60'  
JANUARY, 2000

OWNER/DEVELOPER: CARRABA INTERESTS  
MARK CARRABA  
4104 HWY. 21 EAST  
BRYAN, TEXAS 77802  
(409) 778-8850

GARRETT ENGINEERING  
Consulting Engineering & Land Surveying  
4444 Carter Creek Parkway Suite 108  
Bryan, Texas 77802  
Phone: 409 / 846 - 2688