



**AMENDING PLAT
1.159 ACRES**

**ORIGINAL PLAT
0.987 ACRES**

Amending Plat
Austin's Colony, Phase 6
Block 1, Lots 10 & 11
1.159 Acres
John Austin Survey, A-2
Bryan, Brazos County, Texas

Field notes of a 1.159 acre tract or parcel of land, lying and being situated in the John Austin Survey, Abstract No. 2, Bryan, Brazos County, Texas, and being all of the original Lots 10 and 11, Block 1, of Austin's Colony, Phase 6 according to the plat recorded in Volume 1510, Page 87, of the Official Records of Brazos County, Texas, and being part of the called 197.404 acre tract described in the 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 1.159 acre tract being more particularly described as follows:

BEGINNING at the 1/2" iron rod found marking the southwest corner of Lot 10, Block 1, of the aforementioned Austin's Colony, Phase 6, same being the northwest corner of Lot 9, Block 1, Phase 6, and some being in the northeasterly right-of-way line of Austin's Colony Parkway (100' wide right-of-way);

THENCE along the northeast right-of-way line of Austin's Colony Parkway and along the southwest line of the aforementioned Lot 10, Block 1, as follows:

N 27° 47' 48" W for a distance of 73.06 feet to a 1/2" iron rod found for angle point corner,
N 29° 17' 15" W at a distance of 20.03 feet, pass a 1/2" iron rod found marking the original west corner of Lot 10, Block 1, continue on for a total distance of 67.58 feet to a 1/2" iron rod set;

THENCE N 27° 58' 01" E through the interior of the aforementioned 197.404 acre tract, parallel with and 40 feet northwest of the original northwest line of Lots 10 and 11, Block 1, Austin's Colony, Phase 6, for a distance of 172.60 feet to a 1/2" iron rod set;

THENCE S 68° 23' 45" E at a distance of 40.25 feet, pass a 1/2" iron rod found marking the original north corner of Lot 11, Block 1, Austin's Colony, Phase 6, continue on along the northeast line of said Lot 11 for a total distance of 188.00 feet to a 1/2" iron rod found marking the common corner of Lots 11 and 12, Block 1, Austin's Colony, Phase 6;

THENCE S 04° 01' 07" E along the common line between the aforementioned Lots 11 and 12, Block 1, Austin's Colony, Phase 6, for a distance of 135.27 feet to a 1/2" iron rod found marking the common corner between said lots in the northeasterly right-of-way line of Williams Glen Drive (50' right-of-way), same being in a cut-de-sac curve, concave to the southeast, having a radius of 50.00 feet;

Westerly and Southwesterly along the northwesterly right-of-way line of said Williams Glen Drive, along said cut-de-sac curve for an arc length of 109.33 feet to a 1/2" iron rod found marking the common corner of Lots 10 and 9, Block 1, Austin's Colony, Phase 6, the chord bears S 45° 48' 34" W - 88.81 feet;

THENCE S 85° 45' 48" W along the common line between the aforementioned Lots 10 and 9, Block 1, Austin's Colony, Phase 6, for a distance of 134.77 feet to the PLACE OF BEGINNING, containing 1.159 acres of land, more or less.

GENERAL NOTES:
ZONING AND LAND USE: THIS PROPERTY IS CURRENTLY ZONED SF-7, AND WILL BE USED FOR SINGLE FAMILY RESIDENTIAL LOTS.
ALL BUILDING SETBACK LINES ARE ESTABLISHED BY THE CITY OF BRYAN ZONING ORDINANCE NO. 766.
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 ONE, VOLUME 487, PAGE 291 WITH A RECORD BEARING OF N64°45'18"W.
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.
NO FENCING NOR OBSTRUCTIONS SHALL BE CONSTRUCTED IN THE 65' DRAINAGE EASEMENT BETWEEN LOTS 10 & 11.

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, OFICIAL RECORDS OF BRAZOS COUNTY, TEXAS AND DESIGNATED HEREIN AS AUSTIN'S COLONY, PHASE SIX, 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.

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 PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22nd DAY OF June, 2001.

James D. Lampley, Jr.
JAMES D. LAMPLEY, JR.
Notary Public, State of Texas
My Commission Expires
OCTOBER 16, 2001

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 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 CERTIFICATION AND AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 27th DAY OF June, 2001, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 4811, PAGE 354.

Karen McQueen
By: *Jaime Kelley*
KAREN McQueen
COUNTY CLERK, BRAZOS COUNTY, 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.

Joey Dunn
JOEY DUNN
PLANNING ADMINISTRATOR, BRYAN, TEXAS

CERTIFICATION BY THE ENGINEER

I, MICHAEL G. HESTER, REGISTERED PROFESSIONAL ENGINEER NO. 69104 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

Michael G. Hester
MICHAEL G. HESTER, P.E.
1-22-01

W. Paul Wasp
W. PAUL WASP, P.E.
ACTING CITY ENGINEER, BRYAN, TEXAS

APPROVAL OF THE CITY 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.

W. Paul Wasp
W. PAUL WASP, P.E.
ACTING CITY ENGINEER, BRYAN, TEXAS

0747491

Filed for Record in:
BRAZOS COUNTY,
On: Jun 27, 2001 at 03:19PM
As a
Plat
Document Number: 0747491
Amount: \$5.00
Receipt Number - 175080
By:
Barbara Johnson

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 herein by me.

Jun 27, 2001

HONORABLE KAREN McQUEEN, COUNTY CLERK, BRAZOS COUNTY,

**AMENDING PLAT
AUSTIN'S COLONY
PHASE SIX**

**BLOCK ONE LOTS 10 & 11
1.159 ACRES
JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1"=50' JANUARY 22, 2001**

OWNER & DEVELOPER
CARRABBA INTERESTS
MARK CARRABBA,
MANAGING PARTNER
4104 HWY 21 EAST
BRYAN, TEXAS 77802
(979)778-8850

PREPARED BY
HESTER ENGINEERING COMPANY
7607 EASTMARK DRIVE, SUITE 253-B
COLLEGE STATION, TX 77840
(979)693-1100