

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 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 THERIN EXPRESSED.

> mark Canabba CARRABBA INTERESTS

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 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.

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. PLANNING ADMINISTRATOR, BRYAN, TEXAS

CERTIFICATION BY THE ENGINEER

CERTIFICATION BY THE COUNTY CLERK STATE OF TEXAS COUNTY OF BRAZOS Karen Mª Queen

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

THENCE S 04° 01' 07" E along the common line between the beforementioned 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 northwesterly right—of—way line of Williams Glen Drive (50' right—of—way), same being in a cul—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 cul-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 beforementioned 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

rod found marking the original west corner of

distance of 67.58 feet to a 1/2" iron rod set;

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.

1, Austin's Colony, Phase 6;

ORIGINAL PLAT 0.987 ACRES

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FUTURE DEVELOPMENT AUSTIN'S COLONY PHASE SEVEN B

AUSTIN'S COLONY PHASE SIX

3718/195

50' ROW ~ 31' B-B ASPHALT PAVEMENT

R=50.00'

L=109.33'

LC=88.81

T = 96.63'

 $\Delta = 125^{\circ}16'54''$

GENERAL NOTES:

IAMS GLEN DRIVE

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 467, PAGE 291 WITH A RECORD BEARING OF N64'45'18"W.

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. 48041CO134 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.

0747491

`\$85°45'48"W 134.7

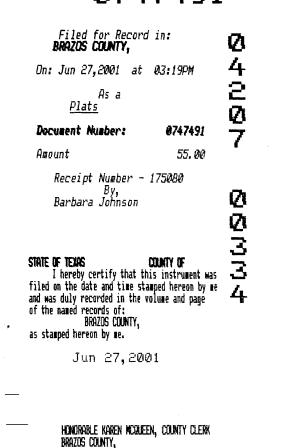
AUSTIN'S COLONY

AUSTIN'S COLONY PHASE SEVEN C BLOCK FOUR

N 29°17'15" 20.03'

N 27°47'48"

73.06



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: I"=50' JANUARY 22, 2001

OWNER & DEVELOPER CARRABBA INTERESTS MARK CARRABBA, MANAGING PARTNER 4104 HYW 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