

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

Field notes of an 11.05 acre tract or parcel of land, lying and being situated in the John Austin Survey, Abstract No. 2, Bryan, Brazos County, Texas, and being a part of the 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 southwest corner of the 1.31 acre detention facility as shown on the plat of Austin's Colony Phase One, recorded in Volume 2070, Page 109, of the Official Records of Brazos County, Texas, said 1/2" iron rod also being in the east right-of-way line of Austin's Colony Parkway - 100' right-of-way, same being the east line of a 100' wide Gulf States Utilities easement, recorded in Volume 130, Page 368, and Volume 135, Page 293, of the Deed Records of Brazos County, Texas;

THENCE along the east right-of-way line of Austin's Colony Parkway - 100' right-of-way, as follows:

N 28° 55' 32" W 918.94 feet to a 1/2" iron rod set,
N 27° 47' 48" W 299.24 feet to a 1/2" iron rod set,
N 29° 17' 15" W 20.03 feet to a 1/2" iron rod set;

THENCE N 27° 58' 01" E 202.79 feet to a 1/2" iron rod set;

THENCE S 68° 23' 45" E 351.33 feet to a 1/2" iron rod set in the proposed west right-of-way line of Williams Trace Drive - 50' right-of-way, same being in a curve, concave to the east having a radius of 450.00 feet;

THENCE Northerly along said curve for an arc distance of 80.98 feet to a 1/2" iron rod set at the end of Williams Trace Drive, the chord bears N 13° 21' 38" E - 80.87 feet;

THENCE S 71° 29' 03" E along the end of Williams Trace Drive, for a distance of 50.00 feet to a 1/2" iron rod set in the east right-of-way line of Williams Trace Drive, same being in a curve, concave to the east, having a radius of 400.00 feet;

THENCE Southerly along said curve for an arc distance of 16.37 feet to a 1/2" iron rod set at the end of this curve, the chord bears S 17° 20' 37" W - 16.36 feet;

THENCE S 73° 50' 26" E 140.02 feet to a 1/2" iron rod set in the west line of a 1.44 acre detention facility;

THENCE N 23° 46' 42" E along the west line of the beforementioned 1.44 acre detention facility for a distance of 326.03 feet to a 1/2" iron rod set in the proposed southwest right-of-way line of Settler's Way Drive;

THENCE along the southwest line of the proposed Settler's Way Drive, as follows:

S 62° 46' 19" E 201.90 feet to a 1/2" iron rod set at the beginning of a curve, concave to the southwest, having a radius of 335.00 feet,

Southeasterly along said curve for an arc distance of 33.37 feet to a 1/2" iron rod set at the north corner of Lot 4, Block 2, Austin's Colony, Phase Five, according to the plat recorded in Volume Page of the Official Records of Brazos County, Texas, the chord bears S 60° 21' 07" E - 33.36 feet;

THENCE S 40° 07' 51" W along the common line between the beforementioned Austin's Colony, Phase Five and the 1.44 acre detention facility for a distance of 327.35 feet to a 1/2" iron rod found marking the east corner of the 2.12 acre detention facility as dedicated by the plat of Austin's Colony, Phase Two, recorded in Volume 2441, Page 199, of the Official Records of Brazos County, Texas;

THENCE along the northeast and northwest lines of the beforementioned 2.12 acre detention facility as follows:

N 74° 56' 17" W 144.37 feet to a 1/2" iron rod found,
S 23° 48' 12" W 72.78 feet to a 1/2" iron rod found,
S 04° 01' 07" E 150.79 feet to a 1/2" iron rod found,
S 37° 42' 27" W 69.86 feet to a 1/2" iron rod found,
S 12° 11' 56" W 180.33 feet to a 1/2" iron rod found,
S 09° 48' 57" W 252.44 feet to a 1/2" iron rod found in the northeast line of the 1.31 acre detention facility, Austin's Colony, Phase One;

THENCE along the northeast and northwest lines of the beforementioned 1.31 acre detention facility as follows:

S 87° 37' 52" W 43.28 feet to a 1/2" iron rod found,
S 02° 22' 08" E 50.00 feet to a 1/2" iron rod found,
S 33° 36' 08" E 57.86 feet to a 1/2" iron rod found,
S 02° 22' 08" E 280.00 feet to a 1/2" iron rod found,
S 38° 05' 00" W 56.12 feet to the PLACE OF BEGINNING, containing 11.05 acres of land, more or less.

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	450.00	08°59'04"	70.56	35.35	S 03°42'48" W	70.49
C2	25.00	86°45'37"	37.86	23.62	S 42°36'04" W	34.34
C3	25.00	70°31'44"	30.77	17.68	N 58°45'15" W	28.87
C4	50.00	250°31'44"	218.63	70.71	S 31°14'45" W	81.65
C5	25.00	90°00'00"	39.27	25.00	S 49°01'07" E	35.36
C6	250.00	21°37'50"	94.34	47.74	N 14°49'47" W	93.79
C7	25.00	96°47'39"	42.23	28.16	S 22°45'22" W	37.39
C8	60.00	158°38'40"	138.44	265.18	N 08°10'08" E	98.27
C9	25.00	92°39'20"	40.43	26.19	S 41°09'48" E	36.17
C10	250.00	45°57'03"	200.50	105.99	S 32°47'28" W	195.17
C11	25.00	95°18'28"	41.59	27.43	N 78°34'46" W	36.65
C12	25.00	84°02'10"	36.67	22.52	N 19°23'04" E	33.47
C13	300.00	47°35'12"	249.16	132.27	N 33°36'33" E	242.06
C14	300.00	22°00'52"	115.27	58.35	N 01°11'29" W	114.56
C15	230.00	17°35'16"	70.60	35.58	N 20°59'34" W	70.33
C16	200.00	25°46'04"	89.95	45.75	N 16°54'09" W	89.19
C17	400.00	20°11'25"	140.95	71.22	N 06°04'35" E	140.23
C18	250.00	04°39'05"	20.30	10.15	S 07°29'24" W	20.29

10.89 ACRE GREENBELT
DEDICATED TO THE CITY OF BRYAN
2070/109

25' DRAINAGE CONTROL
BERM EASEMENT

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 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 OF THE CLERK OF BRAZOS COUNTY IN VOLUME _____, PAGE _____.

CERTIFICATION 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.

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.

CERTIFICATION OF PLANNING COMMISSION
I, THE UNDERSIGNED, 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 _____ DAY OF _____, 1999 AND SAME WAS DULY APPROVED ON THE _____ DAY OF _____, 1999 BY SAID COMMISSION.

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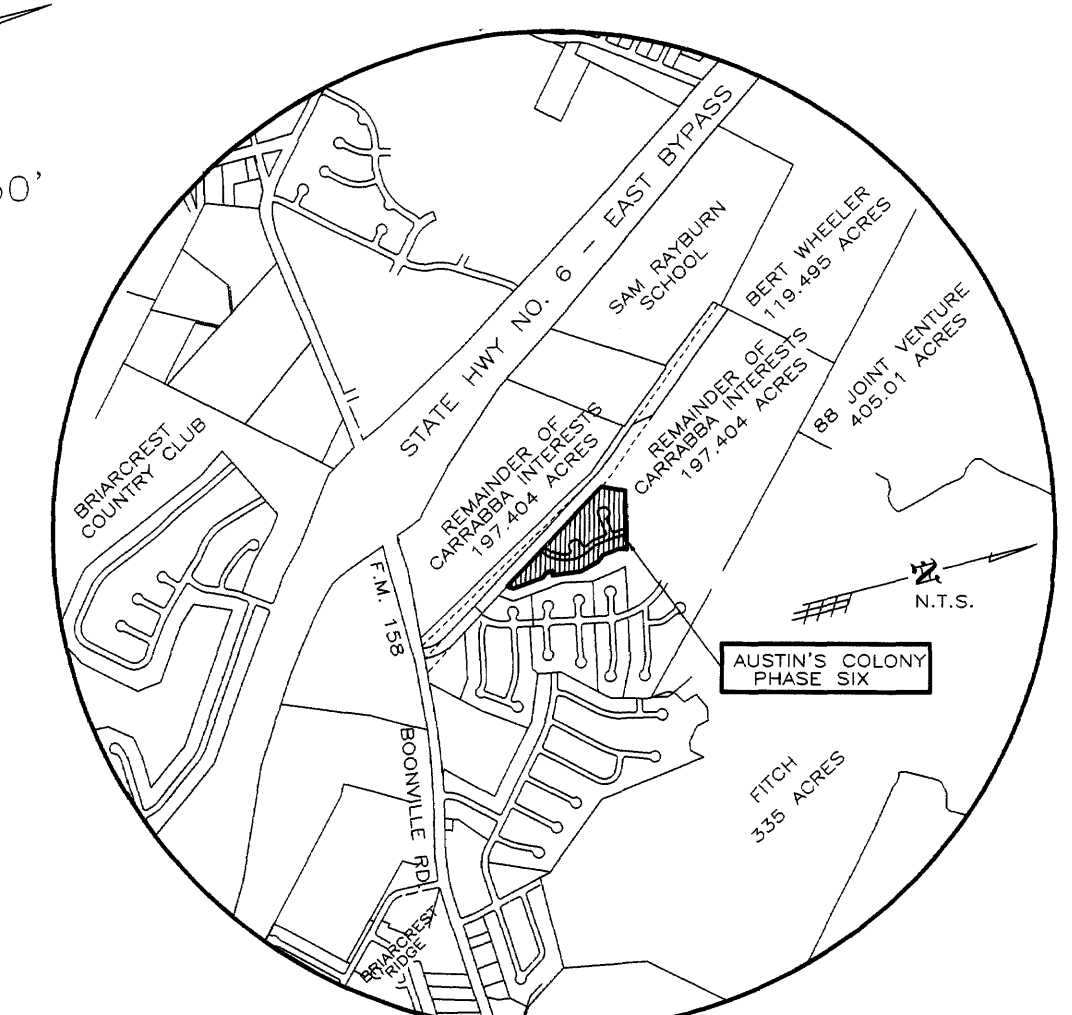
FINAL PLAT AUSTIN'S COLONY PHASE SIX

BLOCK ONE LOTS 1-13
11.05 ACRES
BLOCK TWO LOTS 1-11
JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=50' OCTOBER 10, 1999

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



0707490

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. 748.
BASIS OF BEARINGS IS THE MONUMENTED SOUTHWEST CORNER OF PEACAN RIDGE, AS SHOWN ON THE VACATING AND RESUBDIVISION PLAT FOR PEACAN 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.

STATE OF TEXAS
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.

Feb 01, 2000
HONORABLE MARY ANN WARD, COUNTY CLERK
BRAZOS COUNTY, TEXAS

Filed for Record in:
BRAZOS COUNTY,
On: Feb 01, 2000 at 09:39AM
As a
Plat
Document Number:
Amount
Receipt Number - 145672
By,
Jackie Brown

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 SUCH STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE 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 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 _____ DAY OF _____, 1999.

MARILYN S. DORSETT
Notary Public, State of Texas
My Commission Expires
OCTOBER 6, 2003

two base use 5/16 base

0707490

E:\Acad-Dwg-Curvent\CARRABBA\Austin Colony\Phase Six\Plat\Title.dwg Mon Oct 11 14:24:10 1999 Property of Hester Engineering Company