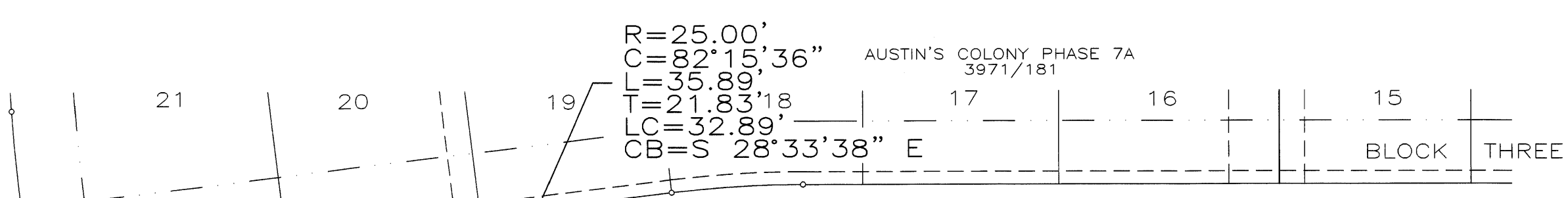


0745782 on landscape no 7/6/01

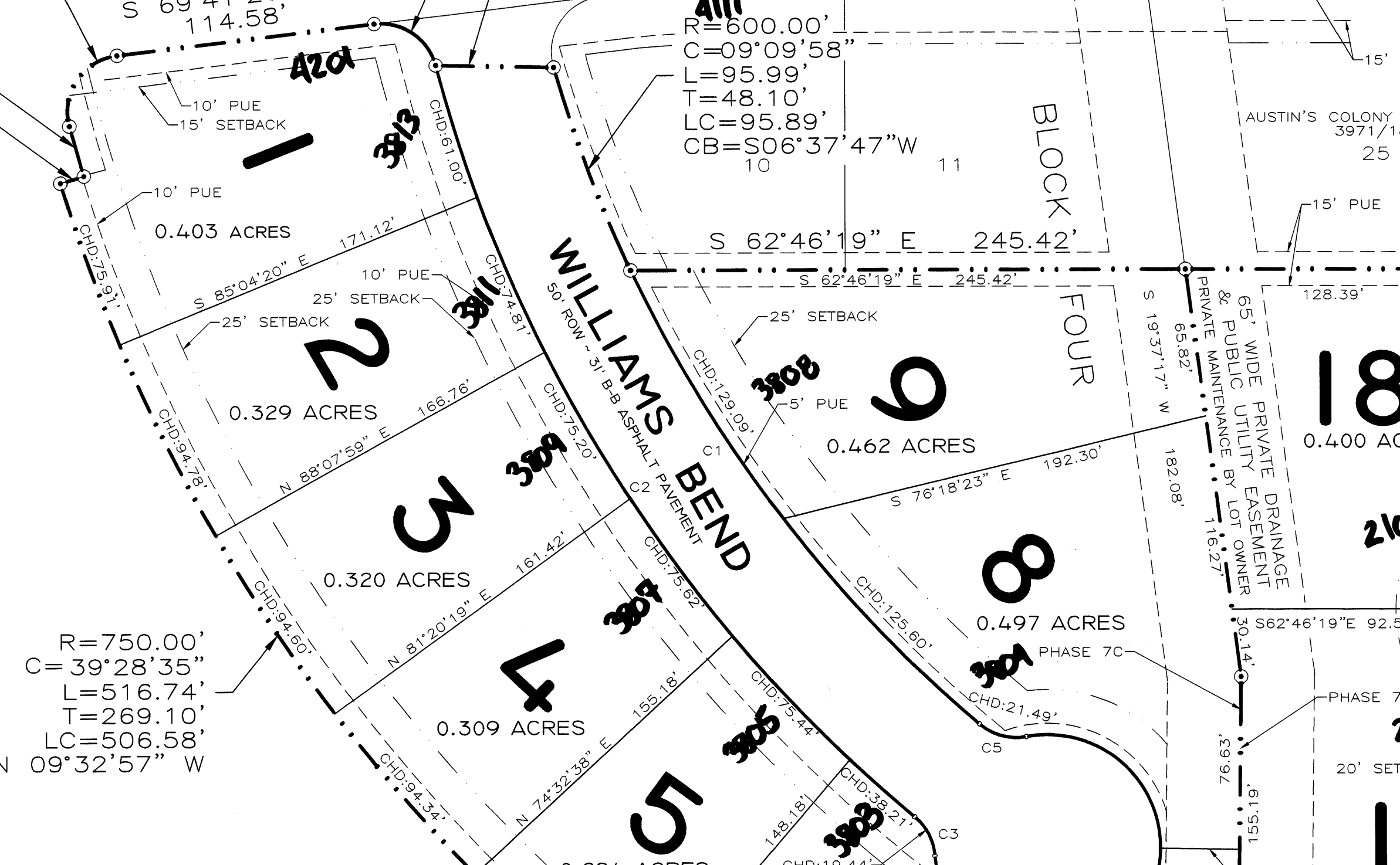
R=25.00'
Δ=98°17'11"
L=42.89'
T=28.90'
LC=37.82'
CB=N 61°09'58" E

R=790.00'
Δ=01°39'37"
L=22.89'
T=11.45'
LC=22.89'
CB=N 11°11'34" E

CHORD
BEARING
TANGENT
ARC
DELTA
RADIUS
CURVE



SETTLER'S WAY
60' ROW - 37' B-B ASPHALT PAVEMENT



METES & BOUNDS DESCRIPTION

Austin's Colony Phase 7B & C
6.831 Acres
John Austin Survey, A-2
Bryan, Brazos County, Texas

Field notes of a 6.831 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 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 6.831 acre tract being more particularly described as follows:

BEGINNING at the 1/2" iron rod found marking the west corner of Lot 10, Block 1, of the Amending Plat of Austin's Colony Phase Six according to the plat recorded in Volume 1510, Page 87, of the Official Records of Brazos County, Texas, and being in the northeast right-of-way line of Austin's Colony Parkway (100' right-of-way); THENCE along the northeast right-of-way line of Austin's Colony Parkway (see Volume 2070, Page 109, for dedication) as follows: N29°17'15" W for a distance of 256.44 feet to a 1/2" iron rod set at the beginning of a curve, concave to the east, having a radius of 750.00 feet, Northerly along said curve for an arc length of 516.74 feet to a 1/2" iron rod set at an offset corner (where right-of-way widens to 120' wide), the chord bears N 09° 32' 57" W - 506.58 feet, S 79° 38' 15" E for a distance of 10.75 feet to a 1/2" iron rod set in the said curve, concave to the east, having a radius of 790.00 feet, Northerly along said curve (along the 120' wide portion of the said right-of-way) for an arc length of 22.89 feet to a 1/2" iron rod found marking the northerly west corner of Austin's Colony - Phase 7A according to the plat recorded in Volume 1811, Page 181, of the Official Records of Brazos County, Texas, same being at the beginning of a transition curve to Settler's Way (60' right-of-way) concave to the southeast, having a radius of 25.00 feet, the chord bears N 11° 11' 34" E - 22.89 feet; THENCE along the southwesterly lines of the aforementioned Austin's Colony - Phase 7A, as follows: Northeasterly along said transition curve for an arc length of 42.89 feet to a 1/2" iron rod found at the end of this curve in the southwest right-of-way line of Settler's Way, the chord bears N 61° 09' 58" E - 37.82 feet, S 69° 41' 26" E along the southwest right-of-way line of Settler's Way for a distance of 114.58 feet to a 1/2" iron rod found marking the beginning of a transition curve to Williams Bend (50' right-of-way) concave to the southwest, having a radius of 25.00 feet, Southeasterly along said transition curve for an arc length of 35.89 feet to a 1/2" iron rod found at the end of said curve in the northwest right-of-way line of Williams Bend, the chord bears S 28° 33' 38" E - 32.89 feet, S 62° 46' 19" E for a distance of 632.64 feet to a 1/2" iron rod found at the south corner of Lot 22, Block 1, Austin's Colony - Phase 7A in the northwest right-of-way line of Williams Trace (50' right-of-way), S 27° 13' 41" W along the northwest right-of-way line of Williams Trace for a distance of 100.61 feet to a 1/2" iron rod found at the beginning of a transition curve to Williams Way (50' right-of-way) concave to the north, having a radius of 25.00 feet, Westerly along said transition curve for an arc length of 39.27 feet to a 1/2" iron rod found at the end of this curve in the northeast right-of-way line of Williams Way, the chord bears S 72° 13' 41" W - 35.36 feet, S 24° 12' 24" W across Williams Way for a distance of 50.07 feet to a 1/2" iron rod found in the Southwest right-of-way line of Williams Way at the north end of the transition curve to Williams Trace concave to the southwest, having a radius of 25.00 feet, Southerly along said transition curve for an arc length of 36.63 feet to a 1/2" iron rod found at the end of this curve in the northwest right-of-way line of Williams Trace, same being in a curve, concave to the east, having a radius of 450.00 feet, the chord bears S 20° 47' 36" E - 33.44 feet, Southerly along said curve, along the northwest right-of-way line of Williams Trace, at an arc distance of 20.97 feet, pass the common corner between Austin's Colony - Phase 7A and Phase 6, continue on for a total arc length of 101.95 feet to a 1/2" iron rod found marking the east corner of Lot 13, Block 1, Austin's Colony - Phase 6, the chord bears S 14° 41' 44" W - 101.73 feet; THENCE N 68° 23' 45" W along the northeast line of Austin's Colony - Phase 6 (3718/195) and Austin's Colony - Phase 6, Amending Plat, (---), for a distance of 391.57 feet to a 1/2" iron rod found at the north corner of Lot 11, Block 1; THENCE S 27° 58' 01" W along the northwest line of Austin's Colony - Phase 6, (Block 1), Amending Plat for a distance of 172.60 feet to the PLACE OF BEGINNING, containing 6.831 acres of land, more or less.

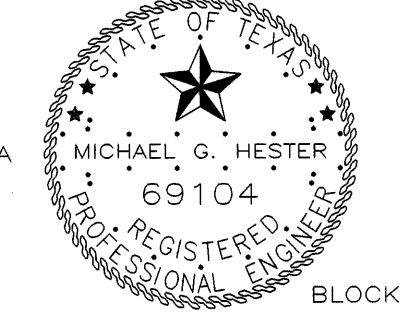
APPROVAL OF THE CITY ENGINEER
I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN.

W. Paul Kaspar, P.E.
ACTING CITY ENGINEER, BRYAN, TEXAS

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, 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 PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.



Michael G. Hester, P.E.
1-31-01

APPROVAL OF THE 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 11 DAY OF JUNE, 2001, AND SAME WAS DULY APPROVED ON THE 11 DAY OF JUNE, 2001 BY SAID COMMISSION.

Jim Adams
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.

JOEY DUNN
PLANNING ADMINISTRATOR, BRYAN, TEXAS

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 ON THE 11 DAY OF JUNE, 2001, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 4184, PAGE 109.

Karen McQueen
By Jaime Kelley
COUNTY CLERK, BRAZOS COUNTY, TEXAS

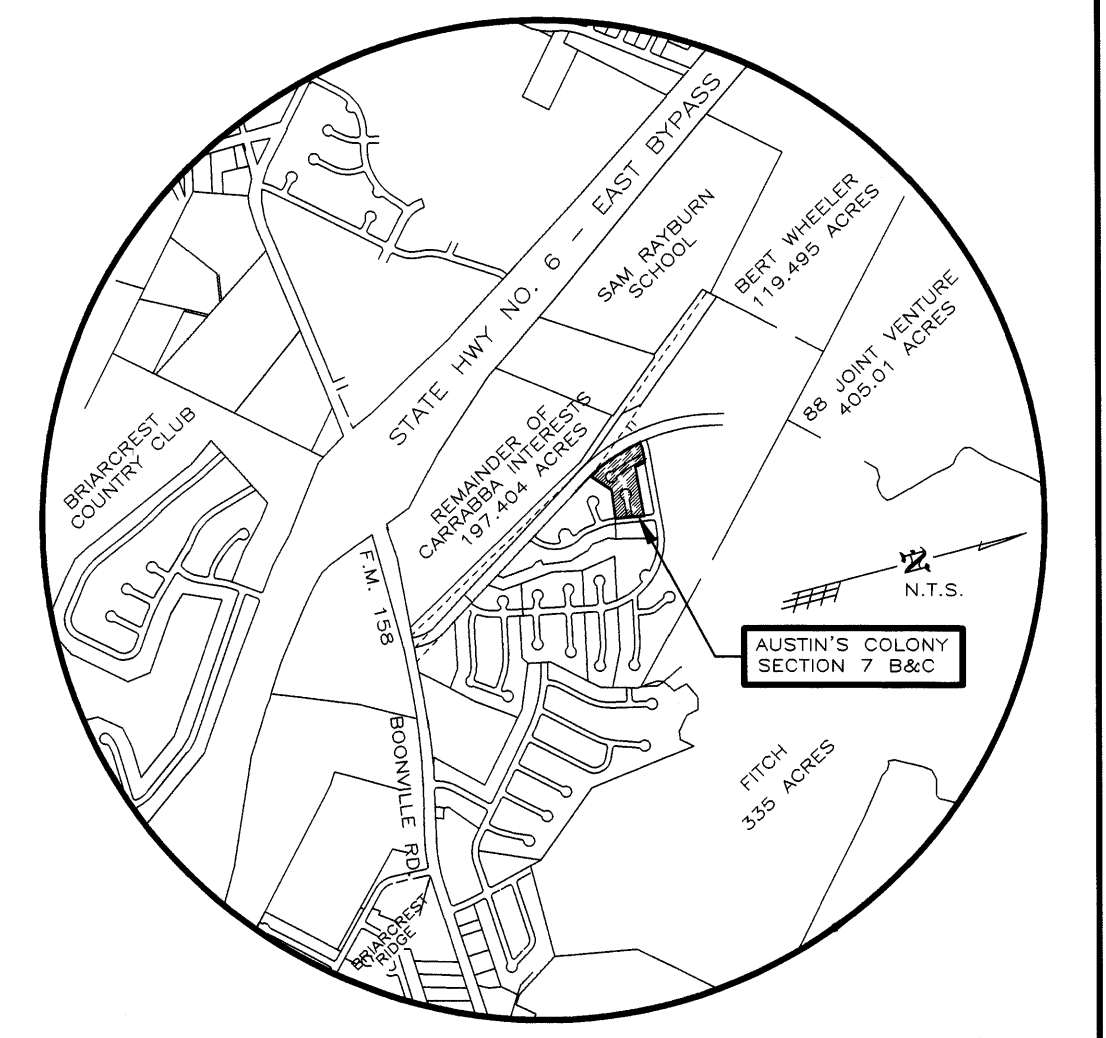
0745782

Filed for Record in: BRAZOS COUNTY, TX
On: Jun 11, 2001 at 11:39AM
Document Number: 0745782
Amount: 52.00
Receipt Number: 173650
Jaime Kelley

STATE OF TEXAS
COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped herein by me as the county clerk of the county and page of the record records of BRAZOS COUNTY, TEXAS as stamped herein by me.
Jun 11, 2001

HONORABLE MARY ANN WARD, COUNTY CLERK, BRAZOS COUNTY, TEXAS

GENERAL NOTES:
ZONING AND LAND USE: THIS PROPERTY IS CURRENTLY ZONED SF-5, 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 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.
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.
ALL CORNERS MARKED WITH 1/2" IRON RODS UNLESS OTHERWISE NOTED.
NO DRIVEWAY ACCESS WILL BE ALLOWED ALONG AUSTIN'S COLONY PARKWAY.
DETENTION FOR PHASES 7B & C WAS PROVIDED FOR IN AUSTIN'S COLONY PHASE SIX.

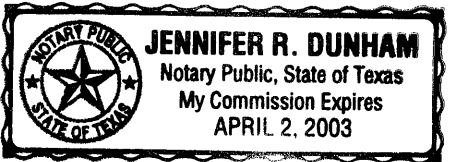


OWNERS ACKNOWLEDGEMENT AND DEDICATIONS AND NOTARY
I, MARK CARRABBA, MANAGING PARTNER OF CARRABBA INTERESTS, OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING PART OF THE TRACT OF LAND DESCRIBED IN VOL. 1510, PAGE 87, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS AND DESIGNATED HEREIN AS AUSTIN'S COLONY, PHASE SEVEN, 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 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 13th DAY OF February, 2001.

Notary Public in and for Brazos County, Texas



FINAL PLAT AUSTIN'S COLONY PHASE 7 B & C

PHASE 7 B
BLOCK ONE LOTS 14-21
2.696 ACRES

PHASE 7 C
BLOCK FOUR LOTS 1-9
4.135 ACRES

JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=50' JANUARY 31, 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