

APPROVAL OF THE PLANNING COMMISSION  
 I, KIM CASEY, 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 \_\_\_\_\_, 2002 AND SAME WAS DULY APPROVED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2002 BY SAID COMMISSION.

*Kim Casey*  
 KIM CASEY  
 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*  
 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 10th DAY OF September, 2002, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 4939, PAGE 203.

*Karen McQueen*  
 KAREN MCQUEEN  
 COUNTY CLERK, BRAZOS COUNTY, TEXAS  
 By: *Susie L. Cohen* Deputy

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.

*Linda Grubbs Huff*  
 LINDA GRUBBS HUFF, P.E.  
 CITY ENGINEER, BRYAN, TEXAS

N/F BERT WHEELER  
 119.5 ACRES  
 3008/07  
 UNPLATTED  
 ZONED AO

**METES & BOUNDS DESCRIPTION**

Austin's Colony - Phase 8A  
 5.714 Acres  
 John Austin Survey, A-2  
 Bryan, Brazos County, Texas

Field notes of a 5.714 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 part of the 357.02 acre tract described in the deed from W. D. Fitch to 88 Joint Venture, as recorded in Volume 2072, Page 166, of the Official Records of Brazos County, Texas, and said 5.714 acre tract being more particularly described as follows:

COMMENCING at the 1/2" iron rod found marking the westernmost north corner of the 10.89 acre Greenbelt Tract of Austin's Colony - Phase One according to the plat recorded in Volume 2070, Page 109, of the Official Records of Brazos County, Texas, some being in the northwest line of the beforementioned 197.404 acre tract;

THENCE N 45° 06' 28" E along the northwest line of the beforementioned 197.404 acre tract, some being the southeast line of the M. D. Wheeler, Ltd., remainder of called 119.495 acre tract, Volume 339, Page 809, of the Official Records of Brazos County, Texas, and Volume 3008, Page 07, of the Official Records of Brazos County, Texas, adjacent to a fence, for a distance of 634.67 feet to a 1/2" iron rod set at the PLACE OF BEGINNING of this description;

THENCE N 45° 06' 28" E along the common line between the beforementioned 197.404 acre tract and the beforementioned 119.495 acre tract for a distance of 299.97 feet to a 1/2" iron rod set, from which a 1/2" iron rod found marking the north corner of the 197.404 acre tract bears N 45° 06' 28" E - 140.44 feet;

THENCE through the interior of the beforementioned 197.404 acre tract and the beforementioned 357.02 acre tract, as follows:

- S 44° 53' 32" E for a distance of 243.92 feet to a 1/2" iron rod set,
- S 49° 56' 30" E for a distance of 156.85 feet to a 1/2" iron rod set,
- S 65° 43' 42" E for a distance of 156.30 to a 1/2" iron rod set in the west right-of-way line of proposed Colony Vista Drive,
- S 76° 04' 13" E across said Colony Vista Drive for a distance of 50.00 feet to the east line of Colony Vista Drive, same being in a curve, concave to the west, having a radius of 800.00 feet,
- Southerly along the east line of the beforementioned proposed Colony Vista Drive, along said curve for an arc distance of 31.38 feet to a 1/2" iron rod set, the chord bears S 15° 03' 12" W - 31.38 feet,
- S 73° 49' 23" E for a distance of 150.00 feet to a 1/2" iron rod set in the west right-of-way line of Austin's Colony Parkway (Volume 3692, Page 120, of the Official Records of Brazos County, Texas), same being in a curve, concave to the west, having a radius of 950.00 feet;
- THENCE along the westerly right-of-way line of Austin's Colony Parkway, as follows: Southerly along said curve for an arc distance of 114.95 feet to a 1/2" iron rod found at the end of this curve, the chord bears S 19° 38' 36" W - 114.88 feet, S 23° 06' 35" W for a distance of 183.99 feet to a 1/2" iron rod found at offset corner, N 66° 53' 10" W for a distance of 10.00 feet to a 1/2" iron rod found at offset corner in said right-of-way;
- THENCE through the interior of the beforementioned 197.404 acre tract, as follows: N 66° 53' 25" W for a distance of 434.09 feet to a 1/2" iron rod set, N 44° 53' 32" W for a distance of 442.57 feet to the PLACE OF BEGINNING, containing 5.714 acres of land, more or less.

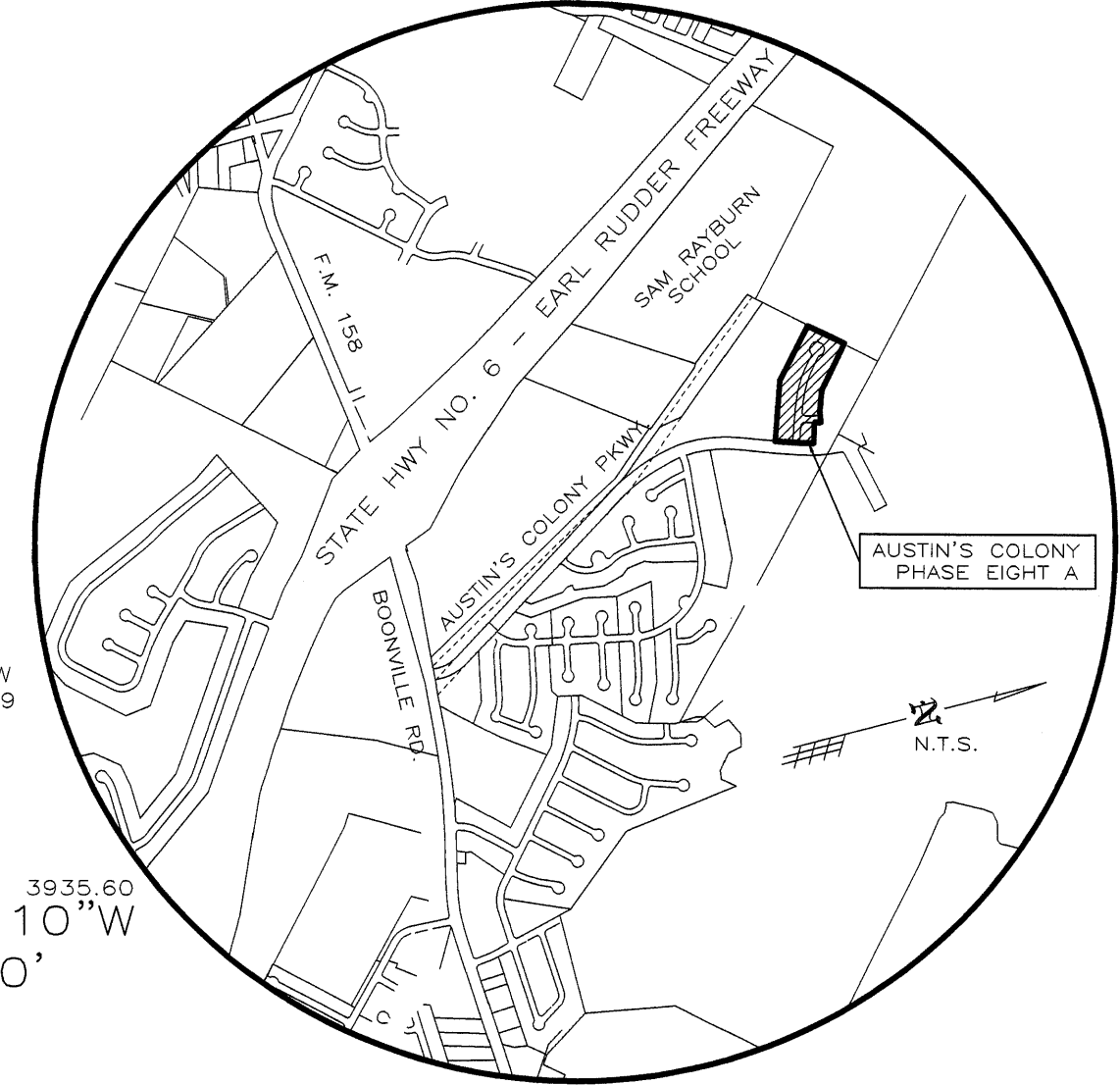
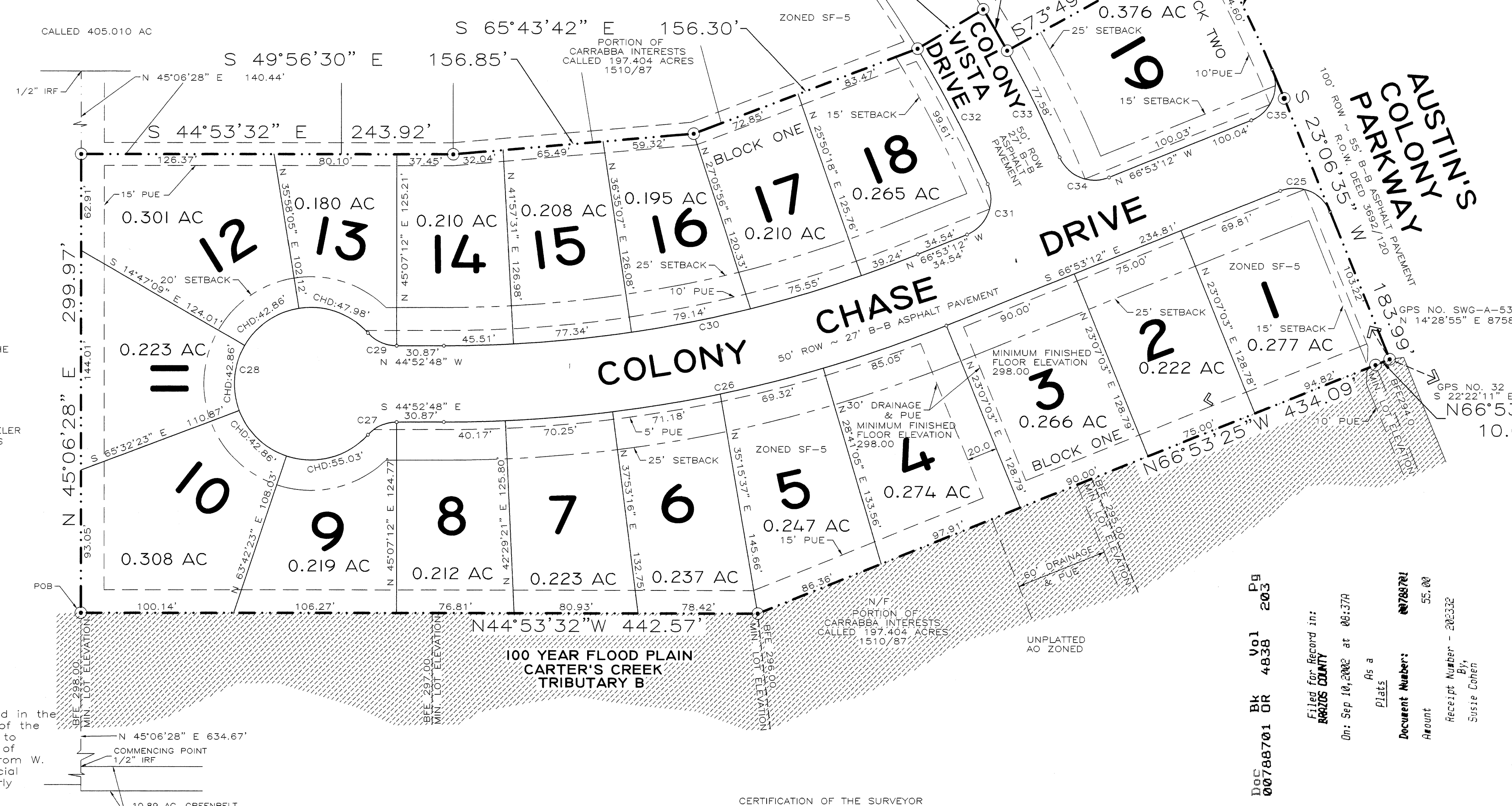
CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C25	25.00	90°00'00"	39.27	25.00	S 21°53'12" E	35.36
C26	875.00	22°00'25"	336.08	170.14	S 55°53'00" E	334.02
C27	25.00	48°11'23"	21.03	11.18	S 68°58'29" E	20.41
C28	50.00	27°22'46"	241.19	44.72	S 45°07'12" W	66.67
C29	25.00	48°11'23"	21.03	11.18	N 20°47'06" W	20.41
C30	825.00	22°00'25"	316.88	160.41	N 55°53'00" W	314.93
C31	25.00	91°33'50"	39.95	25.69	S 67°19'53" W	35.83
C32	750.00	07°36'56"	99.69	49.92	S 17°44'30" W	99.61
C33	800.00	07°48'20"	108.99	54.58	N 17°49'57" E	108.90
C34	25.00	88°37'19"	38.67	24.41	N 22°34'33" W	34.93
C35	25.00	93°01'56"	40.59	26.36	S 66°35'50" W	36.28

FUTURE PHASE  
 AUSTIN'S COLONY  
 PHASE 8B  
 7.55 ACRES  
 PORTION OF 408.01 ACRES  
 88 JOINT VENTURE  
 1029/850

R=800.00'  
 Δ=02°14'50"  
 L=31.38'  
 T=15.69'  
 LC=31.38'  
 CB=S 15°03'12" W

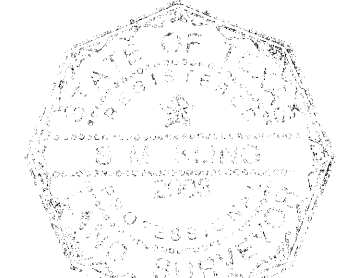
R=950.00'  
 Δ=06°55'58"  
 L=114.95'  
 T=57.55'  
 LC=114.88'  
 CB=S 19°38'36" W

357.02 AC  
 88 JOINT VENTURE  
 2072/166



KEY MAP

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 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.



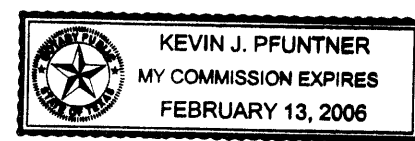
*Michael G. Hester*  
 MICHAEL G. HESTER, P.E.  
 8.22.2

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 AND VOL. 2072, PAGE 166, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, AND DESIGNATED HEREIN AS AUSTIN'S COLONY, PHASE EIGHT A, 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 23rd DAY OF August, 2002.

*Kevin J. Pflum*  
 KEVIN J. PFLUM  
 NOTARY PUBLIC IN AND FOR BRAZOS COUNTY, TEXAS



Doc# 00788701 BK Vol 1 Pg 203  
 Filed for Record in:  
 BRAZOS COUNTY  
 On: Sep 14, 2002 at 08:37A  
 as a  
 PLAT  
 Document Number: 00788701  
 Amount: 55.00  
 Receipt Number: 2002322  
 By: Susie Cohen

STATE OF TEXAS  
 I, Susie Cohen, County Clerk of Brazos County, Texas, do hereby certify that this instrument was filed for record in the public records of the State of Texas on the date and page of the same as shown on the above and is a true and correct copy of the same as the same appears on the records of the State of Texas.  
 Susie Cohen  
 Sep 19, 2002

HONORABLE MARY ANN WARD, COUNTY CLERK  
 BRAZOS COUNTY

**FINAL PLAT  
 AUSTIN'S COLONY  
 PHASE 8 A  
 5.714 ACRES  
 BLOCK ONE LOTS 1-18  
 BLOCK TWO LOT 19  
 JOHN AUSTIN SURVEY, A-2  
 BRYAN, BRAZOS COUNTY, TEXAS**

SCALE: 1"=50' AUGUST 22, 2002  
 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