

SCALE: 1"=50'

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	750.00	08°28'04"	110.84	55.52	N 09°41'45" E	110.74
C2	25.00	72°25'08"	31.60	18.30	N 30°44'51" W	29.54
C3	575.00	22°04'23"	221.52	112.15	S 55°55'14" E	220.15
C4	25.00	48°11'23"	21.03	11.18	S 68°58'44" E	20.41
C5	50.00	27°6'22"46"	241.19	44.72	S 45°06'57" W	66.67
C6	25.00	48°11'23"	21.03	11.18	N 20°47'21" W	20.41
C7	525.00	17°22'49"	159.25	80.24	N 53°34'27" W	158.64
C8	25.00	120°56'36"	52.77	44.14	S 57°15'51" W	43.51
C9	750.00	34°22'28"	449.96	231.98	S 20°23'41" E	443.24
C10	800.00	55°04'09"	768.91	417.07	N 13°36'18" W	739.66

OWNERS ACKNOWLEDGEMENT AND DEDICATIONS AND NOTARY
 I, MARK CARRABBA, VICE PRESIDENT, HIGHLAND INTERESTS, INC., OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING PART OF THOSE TRACTS OF LAND DESCRIBED IN VOL. 1510, PAGE 87 AND VOL. 2072, PAGE 166, AND VOLUME 1029, PAGE 850 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS AND DESIGNATED HEREIN AS AUSTIN'S COLONY, PHASE EIGHT B, 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 V.P.
 MARK CARRABBA, VICE PRESIDENT
 HIGHLAND INTERESTS, INC.

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.

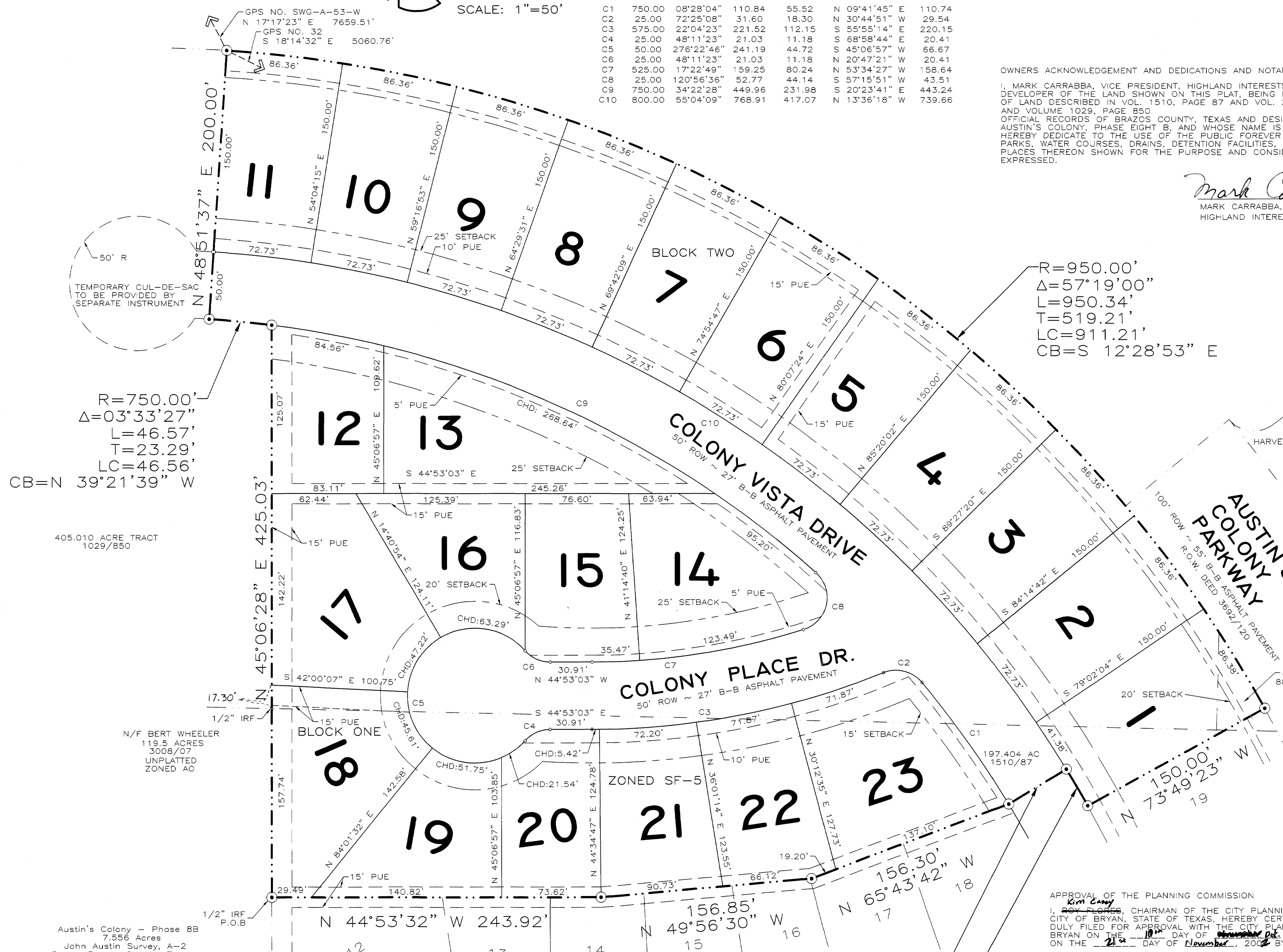
S.M. Kling
 S.M. KLING, R.P.L.S. NO. 2003

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.
 5.B.3

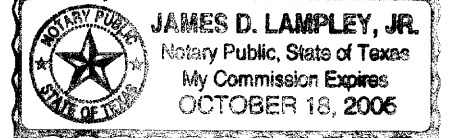
GENERAL NOTES:
 ZONING AND LAND USE: THIS PROPERTY IS CURRENTLY ZONED SF-5, AND WILL BE USED FOR SINGLE FAMILY RESIDENTIAL LOTS.
 ALL BUILDING SETBACK LINES ARE ESTABLISHED BY THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE NO. 819.
 BASIS OF BEARINGS DEED CALLED BEARINGS FOR AUSTIN'S COLONY PARKWAY VOL. 3692, PAGE 120 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY TEXAS.
 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 CURVES 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.
 ALL LOTS WILL BE OUTSIDE THE LIMITS OF THE 100 YEAR FLOODPLAIN AS PER FLOOD INSURANCE RATE MAP NO. 48041C0134 C, EFFECTIVE DATE JULY 2, 1992.
 ALL LOT DIMENSIONS GIVEN ALONG CURVES ARE CHORD DISTANCES UNLESS OTHERWISE SPECIFIED.



R=750.00'
 $\Delta=03^{\circ}33'27''$
 L=46.57'
 T=23.29'
 LC=46.56'
 CB=N 39°21'39" W

R=950.00'
 $\Delta=57^{\circ}19'00''$
 L=950.34'
 T=519.21'
 LC=911.21'
 CB=S 12°28'53" E

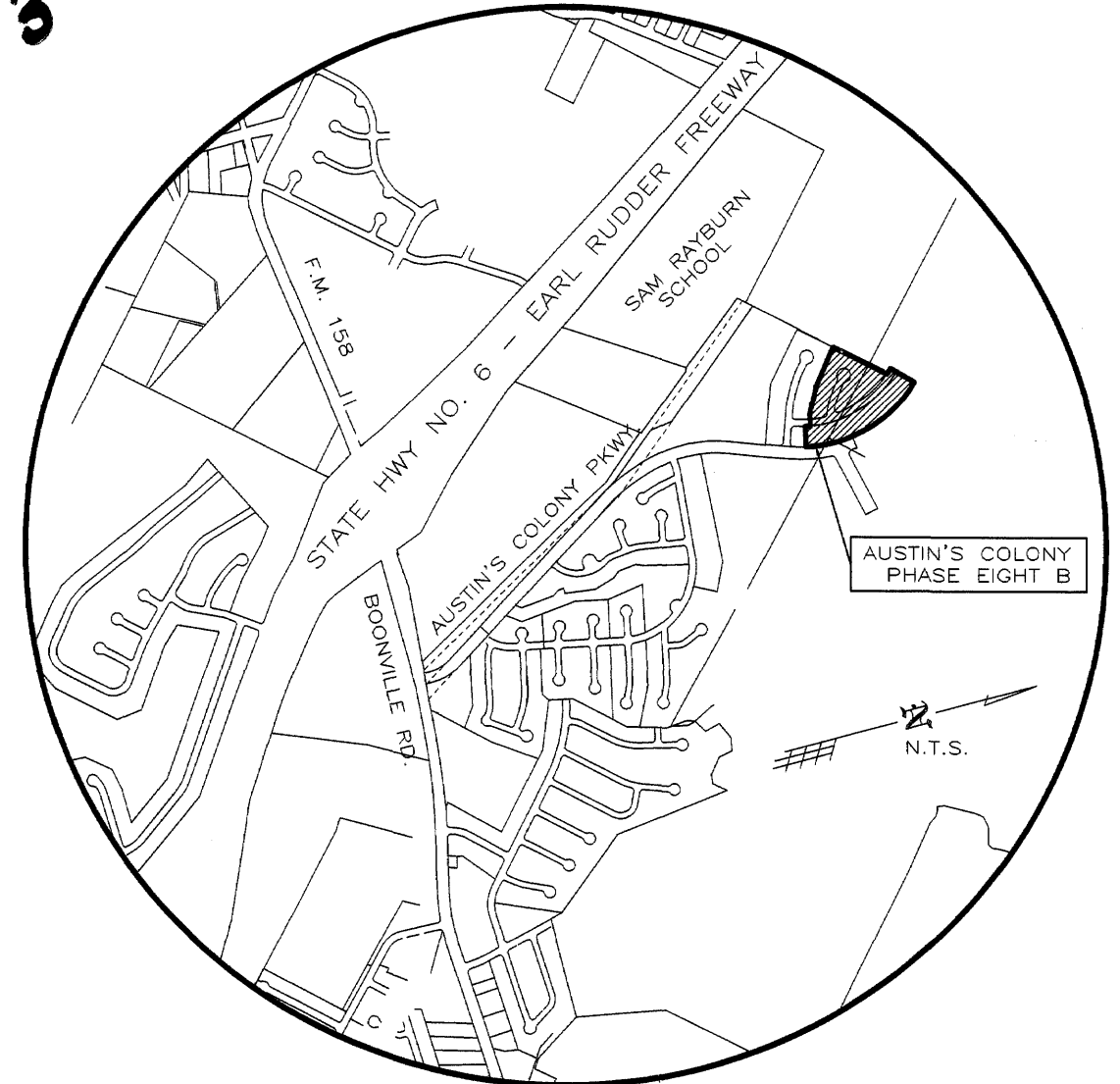
STATE OF TEXAS
 COUNTY OF BRAZOS
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARK CARRABBA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th DAY OF May, 2003.



James D. Lampley, Jr.
 NOTARY PUBLIC IN AND FOR BRAZOS COUNTY, 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.

LINDA GRUBBS HUFF, P.E.
 CITY ENGINEER, BRYAN, TEXAS



KEY MAP

Field notes of a 7.556 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 Irons-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 part of the called 405.010 acre tract described in the deed from First Bank & Trust, Bryan, Texas, to 88 Joint Venture, as recorded in Volume 1029, Page 850, of the Official Records of Brazos County, Texas, and said 7.556 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 before-mentioned 197.404 acre tract;
 THENCE N 45° 06' 28" E along the northwest line of the before-mentioned 197.404 acre tract, some being the southeast line of the before-mentioned 119.495 acre tract, Volume 339, Page 809, of the Deed Records of Brazos County, Texas, and Volume 3008, Page 07, of the Official Records of Brazos County, Texas, adjacent to a fence, at a distance of 634.67 feet, pass a 1/2" iron rod found marking the west corner of Austin's Colony - Phase 8A, according to the plat recorded in Volume 4838, Page 203, of the Official Records of Brazos County, Texas, continue on for a total distance of 934.64 feet to a 1/2" iron rod found marking the north corner of said Phase 8A, same being the PLACE OF BEGINNING of this description;
 THENCE N 45° 06' 28" E continuing along the northwest line of the before-mentioned 197.404 acre tract, some being the southeast line of the before-mentioned 119.495 acre tract, adjacent to a fence at a distance of 140.44 feet, pass a 1/2" iron rod found marking the north corner of the 197.404 acre tract, some being in the southwest line of the before-mentioned 405.010 acre tract, continue on for a total distance of 425.03 feet to a 1/2" iron rod set in the proposed southwest right-of-way line of Colony Vista Drive (50' wide right-of-way), same being in a curve, concave to the southwest, having a radius of 750.00 feet;
 THENCE Northwestly through the interior of the before-mentioned 405.010 acre tract, along said right-of-way line and along said curve, for an arc length of 46.57 feet to a 1/2" iron rod set, the chord bears N 39° 21' 39" W - 46.56 feet;
 THENCE N 48° 51' 37" E continuing through the interior of the before-mentioned 405.010 acre tract for a distance of 200.00 feet to a 1/2" iron rod set at the north corner of this description in the proposed southwest right-of-way line of Austin's Colony Parkway (100' wide right-of-way), same being in a curve, concave to the southwest, having a radius of 950.00 feet;

THENCE Southerly along the proposed southwesterly right-of-way line of Austin's Colony Parkway, at an arc length of 767.71 feet, pass a 1/2" iron rod found at the northwest corner of the existing dedicated right-of-way of Austin's Colony Parkway, continue on along the existing westerly right-of-way line of Austin's Colony Parkway (Volume 3692, Page 120), for a total arc length of 950.34 feet to a 1/2" iron rod found marking the east corner of the before-mentioned Austin's Colony - Phase 8A, the chord bears S 12° 28' 53" E - 911.21 feet;
 THENCE along the northeast line of the before-mentioned Austin's Colony - Phase 8A, as follows:
 N 73° 49' 23" W for a distance of 150.00 feet to a 1/2" iron rod found in the northeast right-of-way line of Colony Vista Drive, same being in a curve, concave to the west, having a radius of 800.00 feet,
 Northerly along said curve and along the northeasterly right-of-way line of Colony Vista Drive, for an arc length of 31.38 feet, the chord bears N 15° 03' 12" E - 31.38 feet,
 N 76° 04' 13" W across Colony Vista Drive, for a distance of 50.00 feet to a 1/2" iron rod found,
 N 65° 43' 42" W for a distance of 156.30 feet to a 1/2" iron rod found,
 N 49° 56' 30" W for a distance of 156.85 feet to a 1/2" iron rod found,
 N 44° 53' 32" W for a distance of 243.92 feet to the PLACE OF BEGINNING, containing 7.556 acres of land, more or less.

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 21st DAY OF November, 2003 AND SAME WAS DULY APPROVED ON THE 21st DAY OF November, 2003 BY SAID COMMISSION.

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 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 THE CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 21st DAY OF November, 2003 IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 5392, PAGE 224.

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

Filed for Record in:
 BRAZOS COUNTY
 On Jun 20, 2003 at 11:07A
 Plates as a
 Document Number: 08181645
 Amount: \$5.00
 Receipt Number: 220335
 Susie Cohen
 June 20, 2003
 KAREN McQUEEN, COUNTY CLERK
 BRAZOS COUNTY

FINAL PLAT AUSTIN'S COLONY PHASE 8 B 7.556 ACRES BLOCK ONE LOTS 12-23 BLOCK TWO LOTS I-II JOHN AUSTIN SURVEY, A-2 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=50' MAY 8, 2003

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