

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

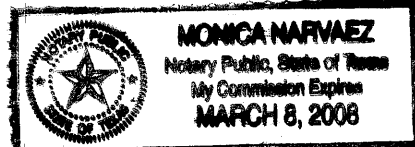
WE, JEFFREY HERRINGTON AND WIFE LORI HERRINGTON OWNERS AND DEVELOPERS OF THE LAND SHOWN ON THIS PLAT DESIGNATED HEREON AS THE REPLAT OF LOT 36, BLOCK THREE AND CONVEYED TO US IN THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS IN VOLUME 6696, PAGE 220 AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED

*Jeffrey Herrington*  
JEFFREY HERRINGTON  
*Lori Herrington*  
LORI HERRINGTON

STATE OF TEXAS  
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFFREY HERRINGTON, 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 ON THE 18<sup>th</sup> DAY OF August, 2005.

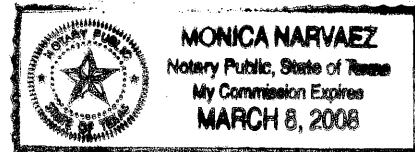
*Monica Harvaz*  
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS  
MY COMMISSION EXPIRES: March 8, 2008



STATE OF TEXAS  
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LORI HERRINGTON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED  
GIVEN UNDER MY HAND AND SEAL ON THE 18<sup>th</sup> DAY OF August, 2005.

*Monica Harvaz*  
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS  
MY COMMISSION EXPIRES: March 8, 2008



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 AND WAS APPROVED ON THE 1<sup>st</sup> DAY OF Sept, 2005.

*Alfred*  
CITY ENGINEER, BRYAN, TEXAS.

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, *Kim Casey*, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT WAS DULY FILED FOR APPROVAL WITH THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN ON 1<sup>st</sup> DAY OF September, 2005 BY SAID COMMISSION.

*Kim Casey*  
PLANNING AND ZONING CHAIRMAN, BRYAN, TEXAS.

APPROVAL OF THE PLANNING ADMINISTRATOR

I, THE UNDERSIGNED, PLANNING ADMINISTRATOR AND OR DESIGNATED SECRETARY OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE 4<sup>th</sup> DAY OF September, 2005.

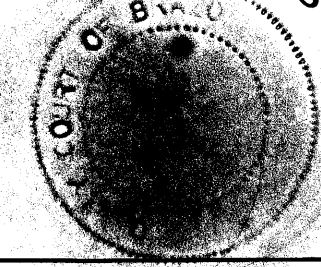
*Kevin Russell*  
PLANNING ADMINISTRATOR, BRYAN, TEXAS.

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS

I, KAREN McQUEEN, COUNTY CLERK, IN AND FOR THE SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 4<sup>th</sup> DAY OF JANUARY, 2006 IN THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, VOLUME 7093, PAGE 191.

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



FIELD NOTES  
LOT 36, BLOCK THREE

ALL OF THAT CERTAIN LOT 36, BLOCK THREE, AUSTIN'S COLONY PHASE NINE, CITY OF BRYAN, BRAZOS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 6302, PAGE 15, OFFICIAL RECORDS OF SAID COUNTY AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED R.P.L.S. NO. 2003 FOR THE MOST NORTHERLY CORNER OF SAID LOT 36;

THENCE S 44°07'27" E ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF 50' WIDE COLONY VISTA DRIVE FOR THE BASIS OF BEARINGS OF THIS SURVEY, A DISTANCE OF 126.50' TO A FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED R.P.L.S. NO. 2003 FOR POINT OF CURVE;

THENCE ALONG A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 25.00' THROUGH A CENTRAL ANGLE OF 90°00'00", A ARC DISTANCE OF 39.27', CHORD BEARS S 00°52'33" W, A CHORD DISTANCE OF 35.36' TO A SET 1/2" REBAR WITH PLASTIC CAP STAMPED R.P.L.S. NO. 2089 FOR POINT OF TANGENT;

THENCE S 45°52'33" W ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF 50' WIDE COLONY LEAF DRIVE, A DISTANCE OF 43.73', TO A SET 1/2" REBAR WITH PLASTIC CAP STAMPED R.P.L.S. NO. 2089 FOR POINT OF CURVE;

THENCE ALONG THE CUL-DE-SAC OF COLONY LEAF DRIVE A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 25.00' THROUGH A CENTRAL ANGLE OF 70°31'44", A ARC DISTANCE OF 30.77', CHORD BEARS S 81°08'45" W, A CHORD DISTANCE OF 28.87' TO A SET 1/2" REBAR WITH PLASTIC CAP STAMPED R.P.L.S. NO. 2089 FOR THE MOST SOUTHERLY CORNER OF LOTS 35 AND 36;

THENCE N 44°07'27" W, A DISTANCE OF 134.83', TO A FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED R.P.L.S. NO. 2003 FOR THE MOST NORTHERLY CORNER OF LOTS 35 AND 36;

THENCE N 45°52'33" E, A DISTANCE OF 92.30' TO THE POINT OF BEGINNING AND CONTAINING 0.316 OF AN ACRE OF LAND MORE OR LESS.

Doc Bk Vol Pg  
00913489 DR 7093 191

Filed for Record in:  
BRAZOS COUNTY

On: Jan 04, 2006 at 10:23A

As a  
Plats

Document Number: 00913489

Amount: 58.00

Receipt Number: 281736

By:  
Susie Cohen

STATE OF TEXAS COUNTY OF BRAZOS  
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public records of:

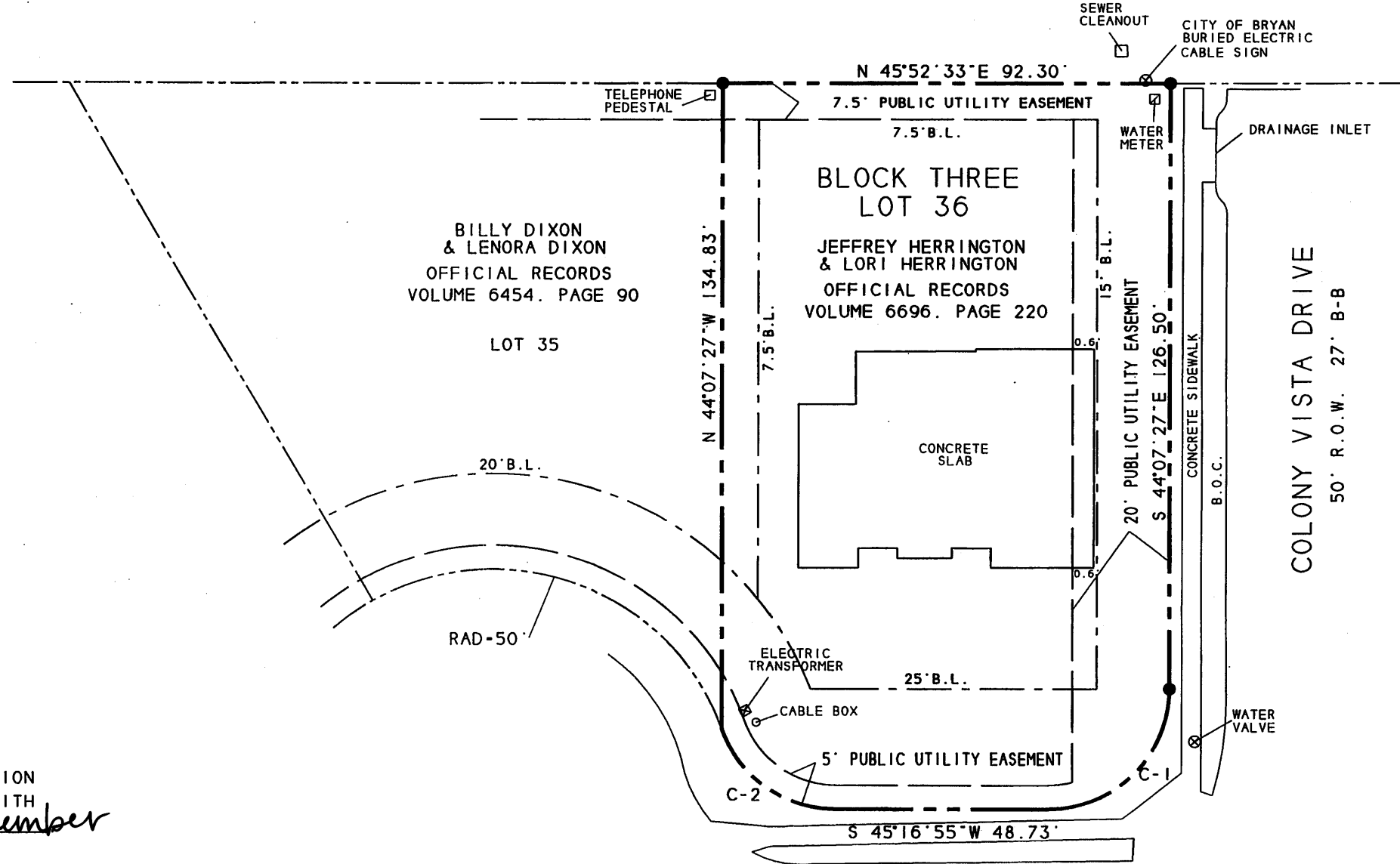
BRAZOS COUNTY

as stamped hereon by me.

Jan 04, 2006

HONORABLE KAREN McQUEEN, COUNTY CLERK  
BRAZOS COUNTY

REMAINDER OF  
88 JOINT VENTURE  
405.01 ACRE TRACT  
OFFICIAL RECORDS  
VOLUME 1029, PAGE 850  
ZONED AO



2505 COLONY LEAF DRIVE  
50' R.O.W. 27' B-B

ORIGINAL PLAT

OFFICIAL RECORDS  
VOLUME 6302, PAGE 15

CERTIFICATION OF THE SURVEYOR

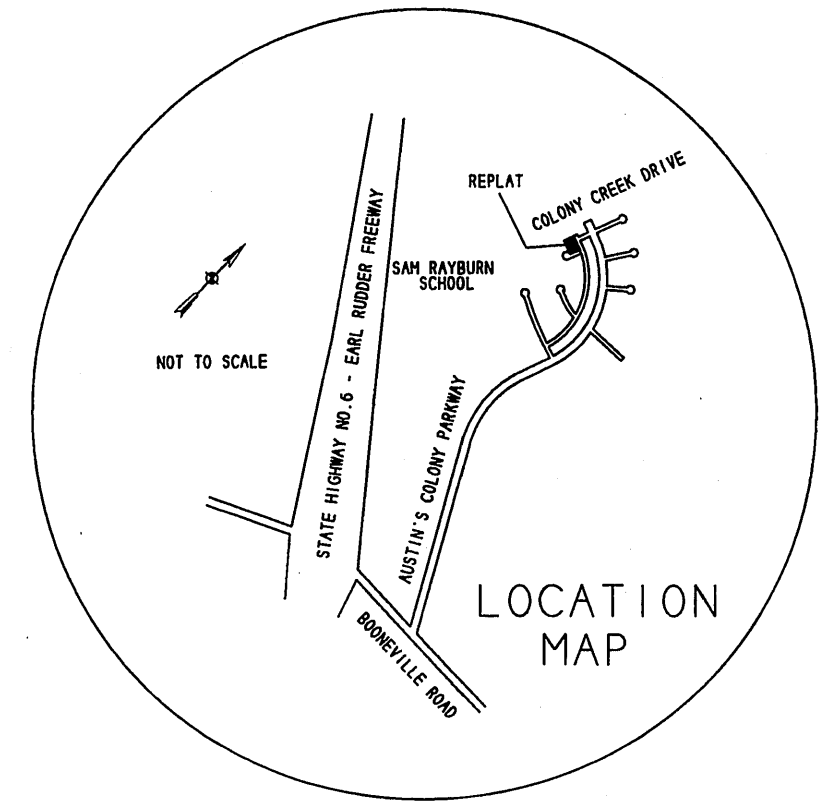
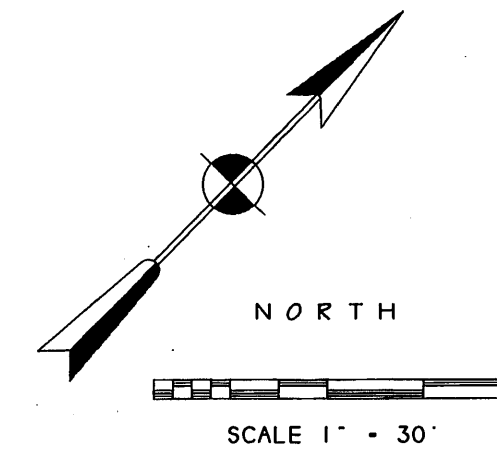
I, JAMES W. MacARTHUR, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 2089, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND.

*James W. MacArthur*  
JAMES W. MacARTHUR  
REGISTERED PROFESSIONAL LAND SURVEYOR



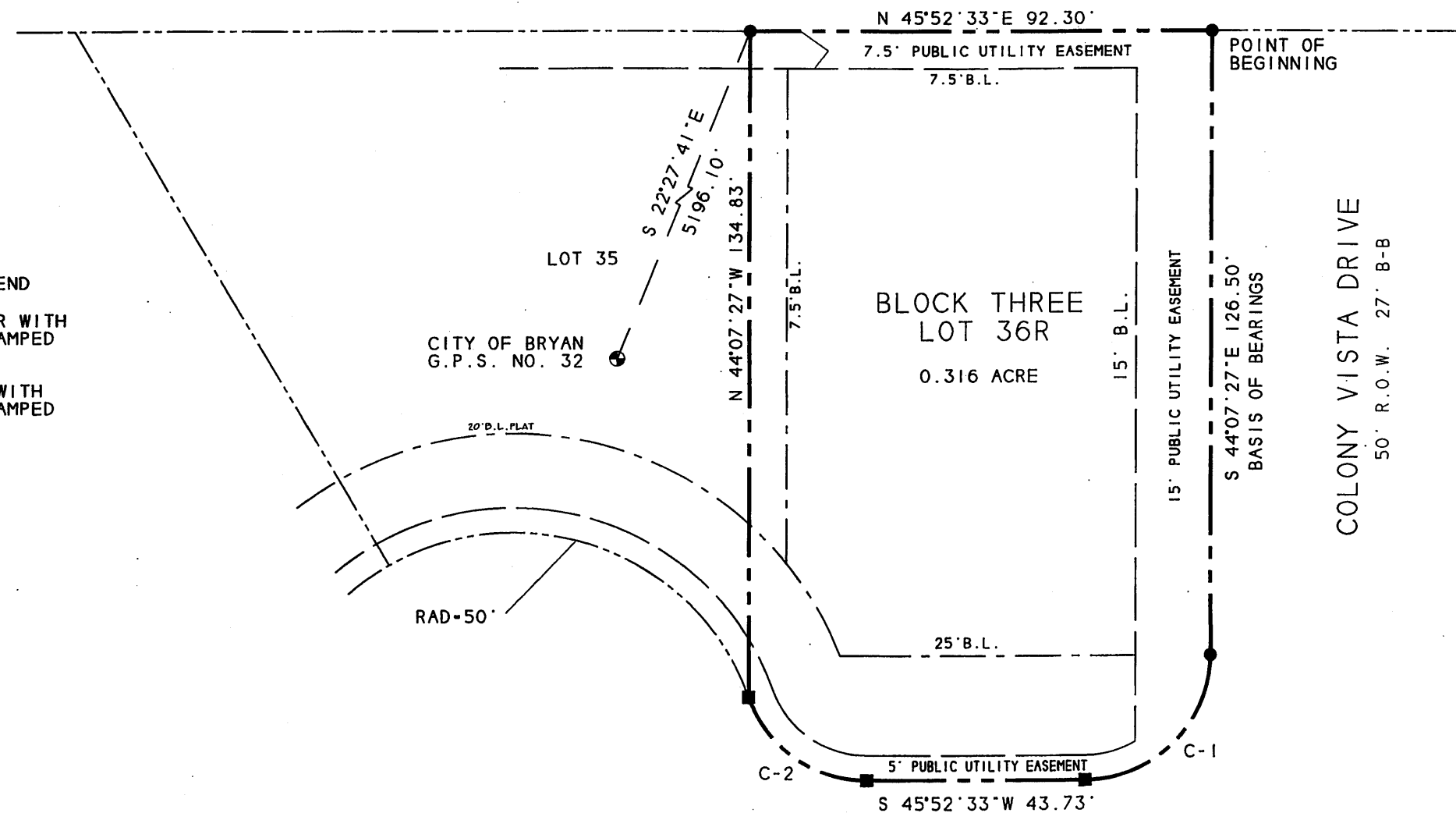
CURVE TABLE

CURVE NO.	RADIUS	DELTA	ARC	BEARING	CHORD
C-1	25.00'	90°00'00"	39.27'	S 00°52'33" W	35.36'
C-2	25.00'	70°31'44"	30.77'	S 81°08'45" W	28.87'



REMAINDER OF  
88 JOINT VENTURE  
405.01 ACRE TRACT  
OFFICIAL RECORDS  
VOLUME 1029, PAGE 850  
ZONED AO

- MONUMENT LEGEND
- FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED RPLS NO. 2003
  - SET 1/2" REBAR WITH PLASTIC CAP STAMPED RPLS NO. 2089



GENERAL NOTES

- BUILDING SETBACK LINES PER CITY OF BRYAN ORDINANCE.
- THIS LOT IS ZONED SF-5.
- BASIS OF BEARINGS PER ORIGINAL PLAT.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 480441C0134 C, EFFECTIVE DATE JULY 2, 1992, THIS PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A DESIGNATED 100 YEAR FLOOD HAZARD AREA.
- THE PURPOSE OF THIS PLAT IS TO REDUCE THE WIDTH OF THE 20' WIDE PUBLIC UTILITY EASEMENT LYING ON LOT 36, BLOCK THREE ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF COLONY VISTA DRIVE TO 15' AND TO CORRECT THE BEARING AND DISTANCE ON THE SOUTHEASTERLY LINE OF SAID LOT TO TO THE ACTUAL CALL OF S 45°52'33" W, 43.73'.

COLONY LEAF DRIVE  
50' R.O.W. 27' B-B

REPLAT

REPLAT OF  
AUSTIN'S COLONY  
PHASE NINE  
LOT 36, BLOCK THREE  
0.316 OF AN ACRE

SCALE 1" = 30' AUGUST, 2005

OWNER AND DEVELOPER  
JEFFREY HERRINGTON  
& LORI HERRINGTON  
1306 BARTHELOW DRIVE #B  
COLLEGE STATION, TEXAS 77840

PREPARED BY  
MACARTHUR SURVEYS INC.  
P.O. BOX 4592  
BRYAN, TEXAS 77805  
979-775-8609