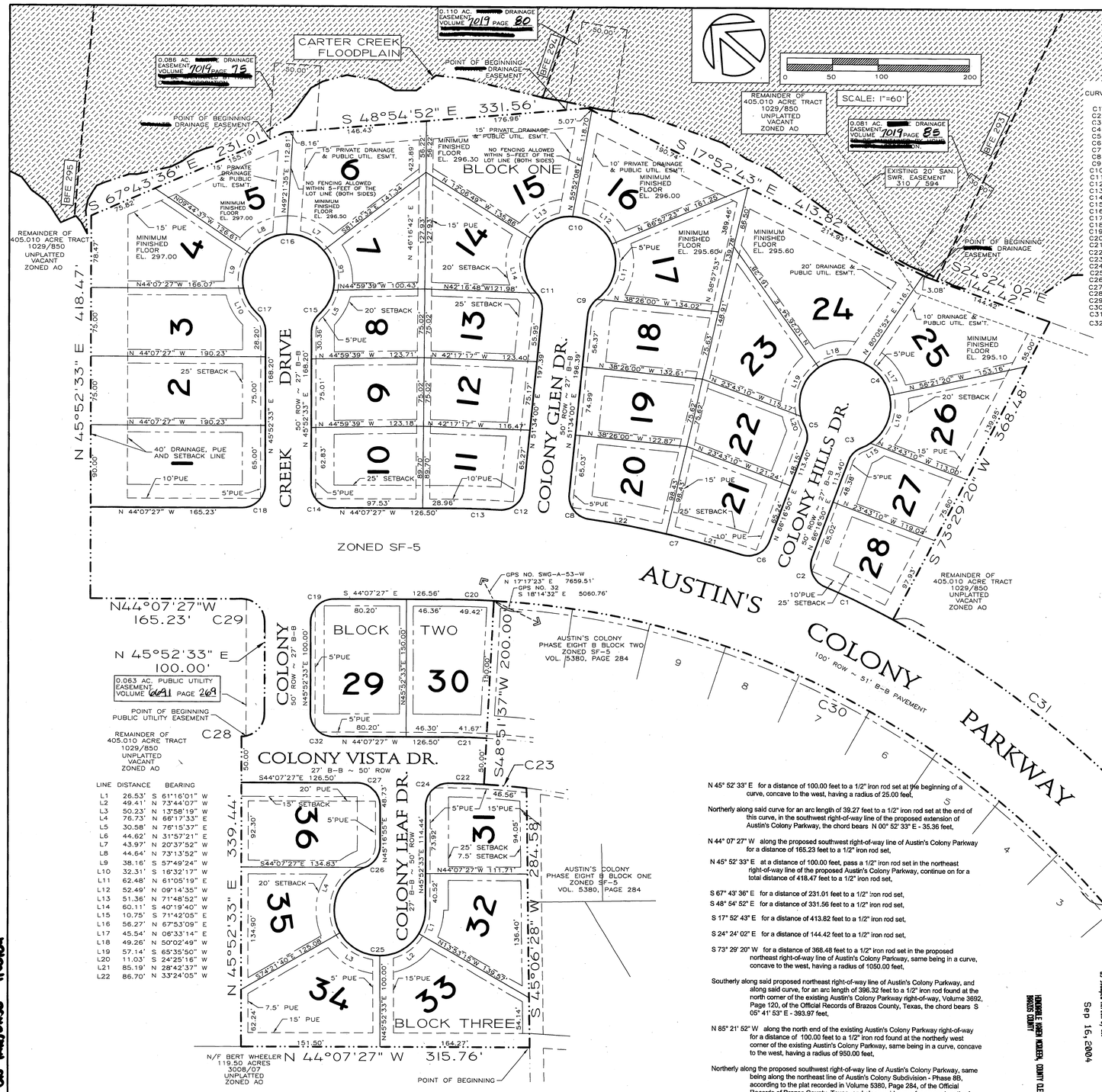


CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	1050.00	04°32'33"	83.25	41.64	N 18°46'57" W	83.22
C2	25.00	87°20'03"	38.11	23.86	N 22°36'48" E	34.52
C3	25.00	48°11'23"	21.03	11.18	S 89°37'29" E	20.41
C4	50.00	276°22'46"	241.19	44.72	N 23°43'10" W	66.67
C5	25.00	48°11'23"	21.03	11.18	S 42°11'08" W	20.41
C6	25.00	87°20'03"	38.11	23.86	N 70°03'09" W	34.52
C7	1050.00	09°22'55"	171.93	86.18	N 31°04'35" W	171.74
C8	25.00	87°20'03"	38.11	23.86	N 07°53'59" E	34.52
C9	25.00	48°11'23"	21.03	11.18	N 78°39'42" E	20.41
C10	50.00	276°22'46"	241.19	44.72	N 38°26'00" W	66.67
C11	25.00	48°11'23"	21.03	11.18	S 27°28'19" W	20.41
C12	25.00	87°20'03"	38.11	23.86	N 84°45'58" W	34.52
C13	1050.00	03°01'30"	55.44	27.73	N 42°36'42" W	55.43
C14	25.00	90°00'00"	39.27	25.00	N 00°52'33" E	35.36
C15	25.00	48°11'23"	21.03	11.18	N 69°58'14" E	20.41
C16	50.00	276°22'46"	241.19	44.72	N 44°07'27" W	66.67
C17	25.00	48°11'23"	21.03	11.18	N 21°46'51" W	20.41
C18	25.00	90°00'00"	39.27	25.00	N 89°07'27" W	35.36
C19	25.00	90°00'00"	39.27	25.00	S 89°07'27" E	35.36
C20	950.00	02°58'52"	49.43	24.72	S 42°37'48" E	49.42
C21	800.00	02°59'05"	41.67	20.84	N 42°37'55" W	41.67
C22	750.00	02°59'05"	39.07	19.54	N 42°37'55" W	39.06
C23	750.00	03°33'27"	46.57	23.29	S 39°21'39" E	46.56
C24	25.00	90°00'00"	39.27	25.00	N 89°07'27" W	35.36
C25	50.00	250°31'59"	218.63	70.71	N 08°51'43" W	81.65
C26	25.00	70°31'44"	30.77	17.68	N 81°08'24" E	28.87
C27	25.00	90°00'00"	39.27	25.00	N 00°52'33" E	35.36
C28	25.00	90°00'00"	39.27	25.00.	S 89°07'27" E	35.36
C29	25.00	90°00'00"	39.27	25.00	N 00°52'33" E	35.36
C30	950.00	46°18'18"	767.76	406.21	N 17°59'14" W	747.04
C31	1050.00	21°37'34"	396.32	200.55	S 05°41'53" E	393.97
C32	25.00	90°00'00"	39.27	25.00	N 00°52'33" E	35.36

LINE	DISTANCE	BEARING
L1	26.53'	S 61°16'01" W
L2	49.41'	N 73°44'07" W
L3	50.23'	N 13°58'19" W
L4	76.73'	N 66°17'33" E
L5	30.58'	N 76°15'37" E
L6	44.62'	N 31°57'21" E
L7	43.97'	N 20°37'52" W
L8	44.64'	N 73°13'52" W
L9	38.16'	S 57°49'24" W
L10	32.31'	S 16°32'17" W
L11	62.48'	N 61°05'19" E
L12	52.49'	N 09°14'35" W
L13	51.36'	N 71°48'52" W
L14	60.11'	S 40°19'40" W
L15	10.75'	S 71°42'05" E
L16	56.27'	N 67°53'09" E
L17	45.54'	N 06°33'14" E
L18	49.26'	N 50°02'49" W
L19	57.14'	S 65°35'50" W
L20	11.03'	S 24°25'16" W
L21	85.19'	N 28°42'37" W
L22	86.70'	N 33°24'05" W

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.

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.

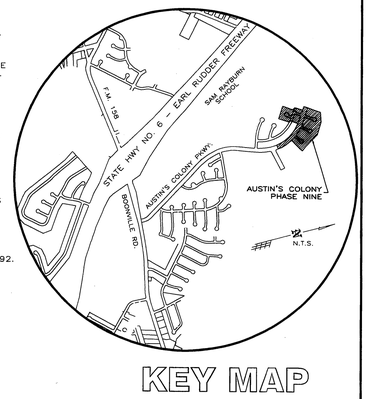
ALL PUE EASEMENTS DEDICATED BY THIS PLAT ARE PUBLIC UTILITY EASEMENTS.

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.



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, R.P.L.S. NO. 2003

OWNERS ACKNOWLEDGEMENT AND DEDICATIONS AND NOTARY

I, MARK CARRABBA, VICE PRESIDENT, CARRABBA INTERESTS, INC., OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING PART OF THOSE TRACTS OF LAND DESCRIBED IN VOL. 1029, PAGE 850

OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS AND DESIGNATED HEREIN AS AUSTIN'S COLONY, PHASE NINE, 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
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 14th DAY OF Sept. 2004.

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

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 22 DAY OF January, 2004 AND SAME WAS DULY APPROVED ON THE 15 DAY OF April, 2004 BY SAID COMMISSION.

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.

~~UNDERSIGNED, HUGH E. ~~ ~~CITY ENGINEER,~~ BRYAN, TEXAS Beth Wilson, Assistant City Planner.

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, KAREN MCQUEEN, 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 THE 16 DAY OF Sept 2004, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 6302 PAGE 15.

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

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.

STATE OF TEXAS · MICHAEL G. HESTER · 69104 · REGISTERED PROFESSIONAL ENGINEER

MICHAEL G. HESTER, P.E.
9-14-04

STATE OF TEXAS
COUNTY OF BRAZOS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN FILE NUMBER SEQUENCE ON THE DATE AND AT THE TIME STAMPED HEREON BY ME; AND WAS DULY RECORDED IN THE VOLUME AND PAGE OF THE NAMED RECORDS OF BRAZOS COUNTY as stamped hereon by me.

Sep 16, 2004

HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY

Doc 00065748 Bk OR 6302 Vol Pg 15

Filed for Record in: BRAZOS COUNTY
On: Sep 16,2004 at 02:37P
As a Plats
Document Number: 00065748
Amount 50.00
Receipt Number - 251377
By, Susie Cohen

FINAL PLAT
AUSTIN'S COLONY PHASE NINE
15.056 ACRES
BLOCK ONE LOTS 1-28
BLOCK TWO LOTS 29,30
BLOCK THREE LOTS 31-36
JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=60' SEPTEMBER 14, 2004

OWNER & DEVELOPER
CARRABBA INTERESTS
MARK CARRABBA,
VICE PRESIDENT
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

AUSTIN'S COLONY PHASE NINE
15.056 ACRES
JOHN AUSTIN SURVEY A-2
BRYAN, BRAZOS COUNTY, TEXAS

Field notes of a 15.056 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 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 15.056 acre tract being more particularly described as follows:

COMMENCING at the 1/2" iron rod found marking the west corner of Austin's Colony - Phase 8B, according to the plat recorded in Volume 5380, Page 284, of the Official Records of Brazos County, Texas;

THENCE N 45° 06' 28" E along the northwest line of the beforementioned Austin's Colony - Phase 8B, same being the southeast line of the M. D. Wheeler, Ltd - remainder of the called 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, for a distance of 140.44 feet to a 1/2" iron rod found at the PLACE OF BEGINNING of this description, marking the north corner 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, same being the southwest line of the beforementioned 405.010 acre tract, from which a 6" creosote post fence corner bears S 68° 35' 30" W - 2.2 feet;

THENCE N 44° 07' 27" W along the southwest line of the beforementioned 405.010 acre tract, same being the northeast line of the beforementioned 119.495 acre tract, adjacent to a fence, for a distance of 315.76 feet to a 1/2" iron rod set;

THENCE through the interior of the beforementioned 405.010 acre tract, as follows:

N 45° 52' 33" E for a distance of 339.44 feet to a 1/2" iron rod set at the beginning of a curve, concave to the north, having a radius of 25.00 feet,

Easterly along said curve for an arc length of 39.27 feet to a 1/2" iron rod set at the end of this curve, the chord bears S 89° 07' 27" E - 35.36 feet,

N 45° 52' 33" E for a distance of 100.00 feet to a 1/2" iron rod set at the beginning of a curve, concave to the west, having a radius of 25.00 feet,

Northerly along said curve for an arc length of 39.27 feet to a 1/2" iron rod set at the end of this curve, in the southwest right-of-way line of the proposed extension of Austin's Colony Parkway, the chord bears N 00° 52' 33" E - 35.36 feet,

N 44° 07' 27" W along the proposed southwest right-of-way line of Austin's Colony Parkway for a distance of 165.23 feet to a 1/2" iron rod set,

N 45° 52' 33" E at a distance of 100.00 feet, pass a 1/2" iron rod set in the northeast right-of-way line of the proposed Austin's Colony Parkway, continue on for a total distance of 418.47 feet to a 1/2" iron rod set,

S 67° 43' 36" E for a distance of 231.01 feet to a 1/2" iron rod set,

S 48° 54' 52" E for a distance of 331.56 feet to a 1/2" iron rod set,

S 17° 52' 43" E for a distance of 413.82 feet to a 1/2" iron rod set,

S 24° 24' 02" E for a distance of 144.42 feet to a 1/2" iron rod set,

S 73° 29' 20" W for a distance of 368.48 feet to a 1/2" iron rod set in the proposed northeast right-of-way line of Austin's Colony Parkway, same being in a curve, concave to the west, having a radius of 1050.00 feet,

Southerly along said proposed northeast right-of-way line of Austin's Colony Parkway, and along said curve, for an arc length of 396.32 feet to a 1/2" iron rod found at the north corner of the existing Austin's Colony Parkway right-of-way, Volume 3692, Page 120, of the Official Records of Brazos County, Texas, the chord bears S 05° 41' 53" E - 393.97 feet,

N 85° 21' 52" W along the north end of the existing Austin's Colony Parkway right-of-way for a distance of 100.00 feet to a 1/2" iron rod found at the northerly west corner of the existing Austin's Colony Parkway, same being in a curve, concave to the west, having a radius of 950.00 feet,

Northerly along the proposed southwest right-of-way line of Austin's Colony Parkway, same being along the northeast line of Austin's Colony Subdivision - Phase 8B, according to the plat recorded in Volume 5380, Page 284, of the Official Records of Brazos County, Texas, and along said curve for an arc length of 767.76 feet to a 1/2" iron rod found at the north corner of Lot 11, Block 2, Austin's Colony Subdivision - Phase 8B, the chord bears N 17° 59' 14" W - 747.04 feet;

THENCE along the northwesterly line of Austin's Colony Subdivision - Phase 8B, as follows:

S 48° 51' 37" W for a distance of 200.00 feet to a 1/2" iron rod found in the southwest right-of-way line of Colony Vista Drive, same being in a curve, concave to the southwest, having a radius of 750.00 feet,

Southeasterly along the southwest right-of-way line of Colony Vista Drive, (50' wide right-of-way) and along said curve, for an arc length of 46.57 feet to a 1/2" iron rod found at the north corner of Lot 12, Block 1, Austin's Colony Subdivision - Phase 8B, the chord bears S 39° 21' 39" E - 46.56 feet,

S 45° 06' 28" W for a distance of 284.58 feet to the PLACE OF BEGINNING, containing 15.056 acres of land, more or less.