

- NOTES:**
1. BASIS OF BEARINGS SHOWN HEREON IS THE PLAT CALL BEARINGS OF AUSTIN'S ESTATES SUBDIVISION - PHASE TWO ACCORDING TO THE PLAT RECORDED IN VOLUME 3660, PAGE 33 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
  2. NO PORTION OF THIS TRACT LIES WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS COMMUNITY NO. 480082; PANEL NO. 0134C; EFFECTIVE DATE JULY 2, 1992.
  3. CURRENT ZONING IS SF-7 (SINGLE FAMILY RESIDENTIAL-7000SF). REAR BUILDING SETBACKS SHALL CONFORM TO THE REQUIREMENTS AS SET FORTH IN THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE NO. 819. FRONT BUILDING SETBACKS SHALL BE AS INDICATED ON PLAT. SIDE BUILDING SETBACKS SHALL BE 25'.
  4. A 20' PUBLIC UTILITY EASEMENT SHALL BE CENTERED ON THE LOT LINE BETWEEN ALL INTERIOR LOTS.
  5. TOTAL SUBDIVISION ACREAGE IS 29.70 ACRES WITH 15 LOTS. MINIMUM LOT SIZE IS 1.59 ACRES.
  6. 1/2" IRON RODS SET AT ALL LOT CORNERS UNLESS OTHERWISE SPECIFIED.

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N44°23'27"E	595.20'
L2	N35°52'27"E	135.75'
L3	N17°57'27"E	205.11'
L4	N01°03'44"W	150.93'
L5	N19°13'40"W	151.31'
L6	N44°43'46"W	148.35'
L7	N16°11'40"E	37.62'
L8	N45°37'57"E	6.31'

**CURVE TABLE:**

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	889.24'	575.00'	88°36'31"	N 00°05'12"E-803.24'
C2	300.19'	610.00'	28°11'47"	N 30°17'34"E-297.17'
C3	187.53'	365.00'	29°26'17"	N 30°54'48"E-185.48'
C4	39.12'	25.00'	89°38'51"	S 89°32'37"E-35.25'
C5	105.73'	540.00'	11°13'04"	N 38°46'55"E-105.56'
C6	148.93'	540.00'	15°48'11"	N 29°17'18"E-148.16'
C7	580.39'	540.00'	61°34'51"	N 13°23'14"W-552.85'
C8	106.21'	610.00'	9°58'33"	N 39°24'11"E-106.07'
C9	146.97'	610.00'	13°48'17"	N 27°30'45"E-146.62'
C10	47.01'	610.00'	4°24'56"	N 18°24'08"E-47.00'
C11	70.61'	365.00'	11°05'04"	N 21°44'12"E-70.50'
C12	116.92'	365.00'	18°21'12"	N 36°27'21"E-116.42'

**Austin's Estates Subdivision Phase 3B**  
29.70 Acre Tract  
John Austin Survey, A-2  
Brazos County, Texas

Field notes of a 29.70 acre tract or parcel of land, lying and being situated in the John Austin Survey, Abstract No. 2, Brazos County, Texas, and being the 29.70 acre - Tract Two described in the deed from 88 Joint Venture to Carrabba Interests, recorded in Volume 4432, Page 285, of the Official Records of Brazos County, Texas, and said 29.70 acre tract being more particularly described as follows:

BEGINNING at the 1/2" iron rod found marking the east corner of Lot 1, Block 3 of Austin's Estates Subdivision - Phase Two, according to the plat recorded in Volume 3660, Page 33, of the Official Records of Brazos County, Texas, some being in the southwest right-of-way line of Austin's Estates Drive, some being in the northwest line of the beforementioned 29.70 acre tract;

THENCE along the existing southeast end of Austin's Estates Drive (120' wide right-of-way - platted in Austin's Estates Subdivision - Phase Two), as follows:

N 44° 23' 27" E along the northwest line of the beforementioned 29.70 acre tract, for a distance of 34.00 feet to a 5" iron pipe found at a 5" creosote post fence corner marking the north corner of the 29.70 acre tract, some being in the southwest line of the 1.78 acre tract described in Volume 2405, Page 247, of the Official Records of Brazos County, Texas, and some being in the southwest line of the Everett C. Martin - called 235 acre - 3rd Tract, Volume 593, Page 203, of the Deed Records of Brazos County, Texas;

N 45° 16' 24" E for a distance of 86.00 feet to a 1/2" iron rod found marking the east corner of the existing right-of-way of Austin's Estates Drive, some being in the northeast line of said 1.78 acre tract;

THENCE S 44° 43' 46" E along the northeast line of the beforementioned 1.78 acre tract for a distance of 292.24 feet to a 1/2" iron rod found marking the east corner of same;

THENCE S 44° 50' 21" W along the southeast line of the beforementioned 1.78 acre tract for a distance of 86.00 feet to a 1/2" iron rod found marking the south corner of the 1.78 acre tract in the southwest line of the beforementioned 235 acre tract and in the most easterly northeast line of the beforementioned 29.70 acre tract;

THENCE S 44° 43' 12" E along the common line between the beforementioned 29.70 acre tract and the beforementioned 235 acre tract for a distance of 827.40 feet to a 1/2" iron rod set at the east corner of the 29.70 acre tract and the south corner of the 235 acre tract, some being in the northwest line of the called 190 acre - 1st Tract described in beforementioned Volume 593, Page 203, of the Deed Records of Brazos County, Texas, from which a 6" cedar post fence corner bears N 51° 01' 30" E - 4.8 feet;

THENCE S 44° 13' 49" W along the southeast line of the beforementioned 29.70 acre tract, some being the northwest line of the beforementioned 190 acre tract, adjacent to a fence, for a distance of 1124.88 feet to a 1/2" iron rod set;

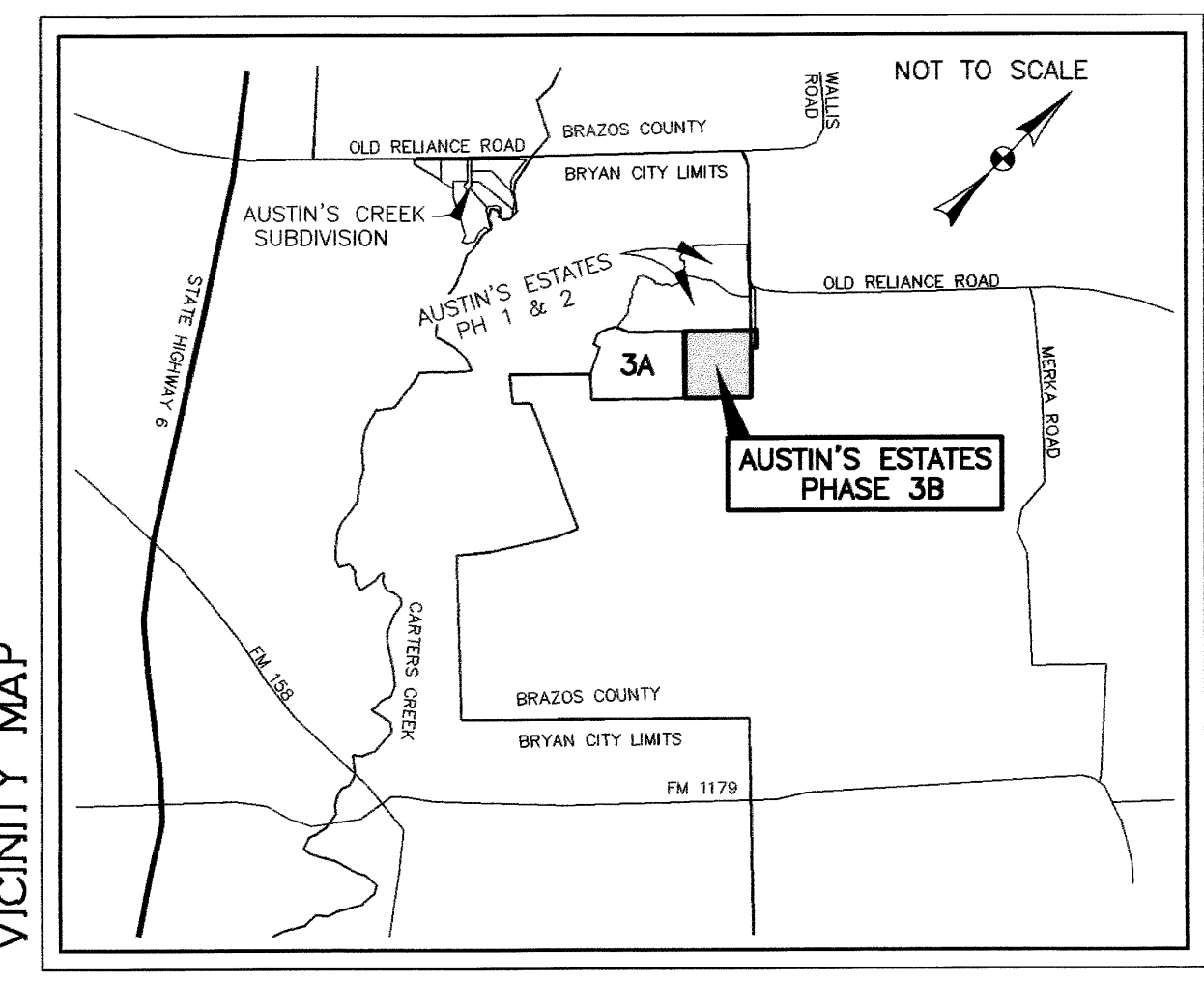
THENCE across the southwest line of the beforementioned 29.70 acre tract, as follows:

N 45° 11' 51" W for a distance of 526.81 feet to a 1/2" iron rod set;

N 46° 04' 39" W for a distance of 70.00 feet to a 1/2" iron rod set;

N 45° 36' 33" W for a distance of 526.51 feet to a 1/2" iron rod set in the northwest line of the 29.70 acre tract, some being in the southeast line of the beforementioned Austin's Estates Subdivision - Phase Two;

THENCE N 44° 23' 27" E along the northwest line of the beforementioned 29.70 acre tract, some being the southeast line of the beforementioned Austin's Estates Subdivision - Phase Two, adjacent to a fence, for a distance of 1105.00 feet to the PLACE OF BEGINNING, containing 29.70 acres of land, more or less.



**4' WIDE RIGHT OF WAY DEDICATION**

LINE	BEARING	DISTANCE
L10	S44°43'12"E	827.40'
L11	S45°16'48"W	4.00'
L12	N44°43'12"W	827.37'
L13	N44°50'21"E	4.00'

**STATE OF TEXAS**  
COUNTY OF BRAZOS

I, **Jaime Kelley**, County Clerk of Brazos County, Texas, do hereby certify that this instrument was filed in the date and the stated herein by me and was duly recorded in the volume and page of the Public Records of the County of Brazos County, Texas as stated herein by me.

Jun 17, 2003

**Jaime Kelley**  
County Clerk

# FINAL PLAT OF AUSTIN'S ESTATES SUBDIVISION PHASE 3B

**29.70 ACRES**

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

OWNED AND DEVELOPED BY:  
**CARRABBA INTERESTS, A TEXAS PARTNERSHIP**  
HIGHLAND INTERESTS, MANAGING PARTNER  
4104 HWY. 21 EAST  
BRYAN, TEXAS 77802  
(979) 778-8850

SCALE: 1"=100' MAY, 2003

PREPARED BY:

**KLING ENGINEERING & SURVEYING**  
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.979/846-6212

STATE OF TEXAS  
COUNTY OF BRAZOS

We, Carrabba Interests, a Texas General Partnership, composed of Highland Interests, Inc., a Texas Corporation, and Carrabba Brothers, LTD, a Texas Partnership, with Highland Interests, Inc., being the managing partner and Mark Carrabba vice president of Highland Interests, Inc., Owners and Developers of the 29.70 Acres shown on this plat, being part of the tract of land as conveyed to us in the Official Records of Brazos County, Texas in Volume 4432, Page 285, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purpose identified.

**Mark Carrabba** VP.  
Mark Carrabba

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 purposes and considerations therein stated.

Given under my hand and seal this 2nd day of JUNE, 2003.

**Kevin J. Puntner**  
Notary Public in and for the State of Texas  
Printed Name: **KEVIN J. PUNTNER**  
My Commission Expires: **FEB. 13, 2006**

**APPROVAL OF THE PLANNING AND ZONING COMMISSION**

I, \_\_\_\_\_, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the \_\_\_\_\_ day of \_\_\_\_\_ and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_ by said Commission.

**Chairman, Planning & Zoning Commission**  
City of 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 15 day of JUNE, 2003.

**Planning Administrator, City of Bryan, 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 and was approved on the 16 day of June, 2003.

**City Engineer, Bryan, Texas**

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 17 day of June, 2003, in the Official Records of Brazos County, Texas, in Volume 5372 Page 12.

**Karen McQueen**  
Karen McQueen, County Clerk, Brazos County, Texas

**CERTIFICATION BY THE COUNTY CLERK**

**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 and that property markers and monuments were placed 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



Doc 17926 BK 5372 12  
Filed for Record in:  
Brazos County  
On: Jun 17, 2003 at 02:18p