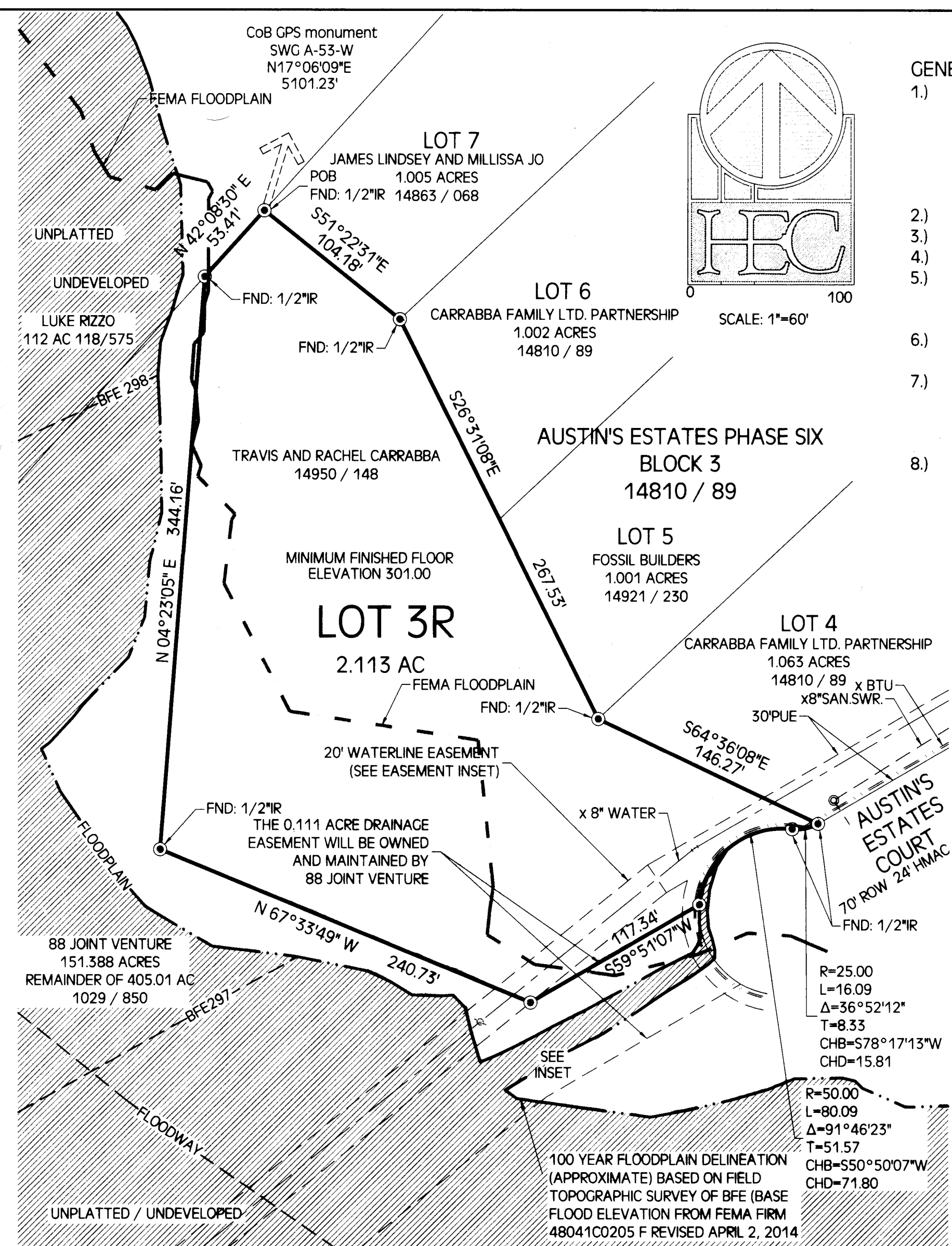


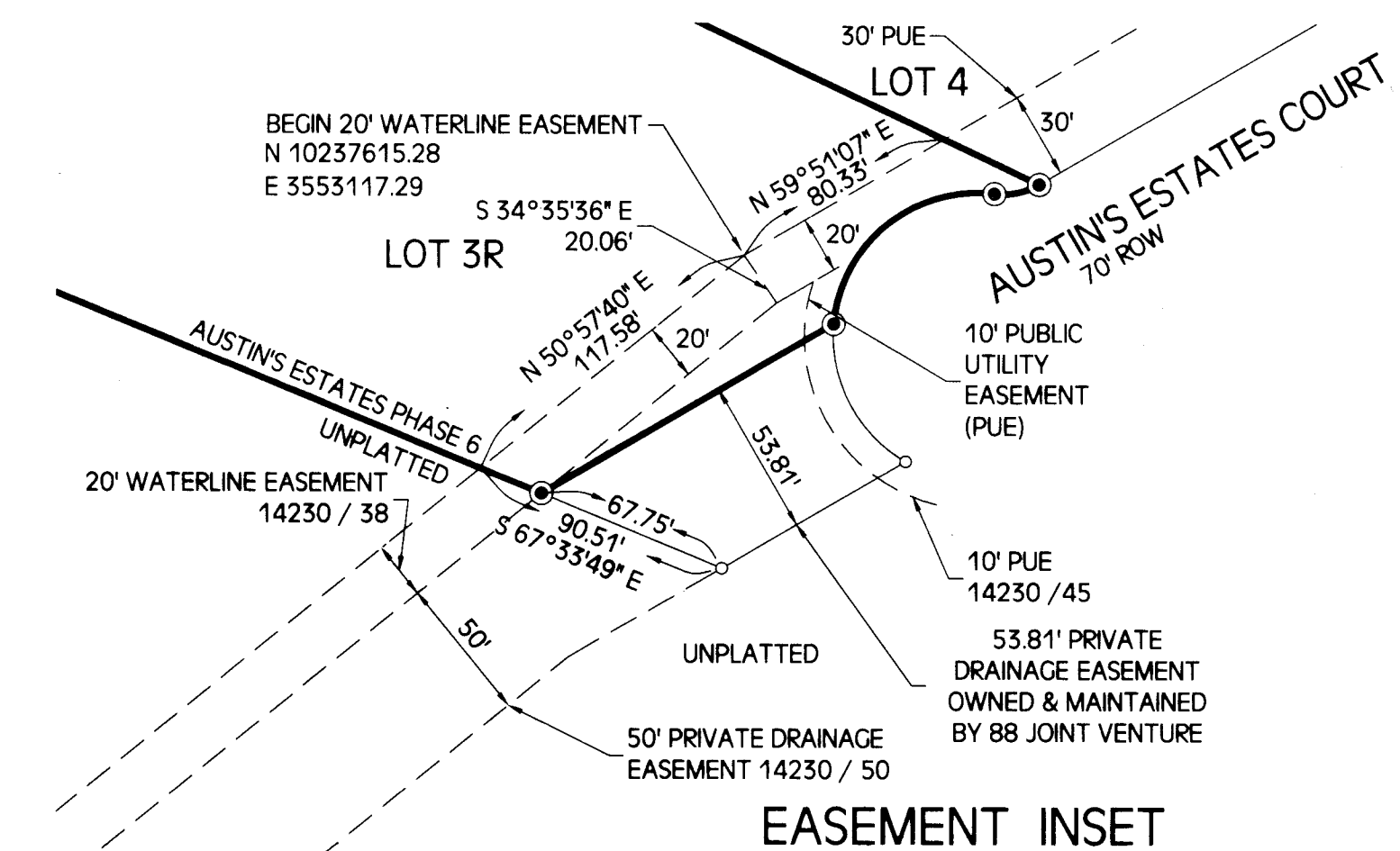
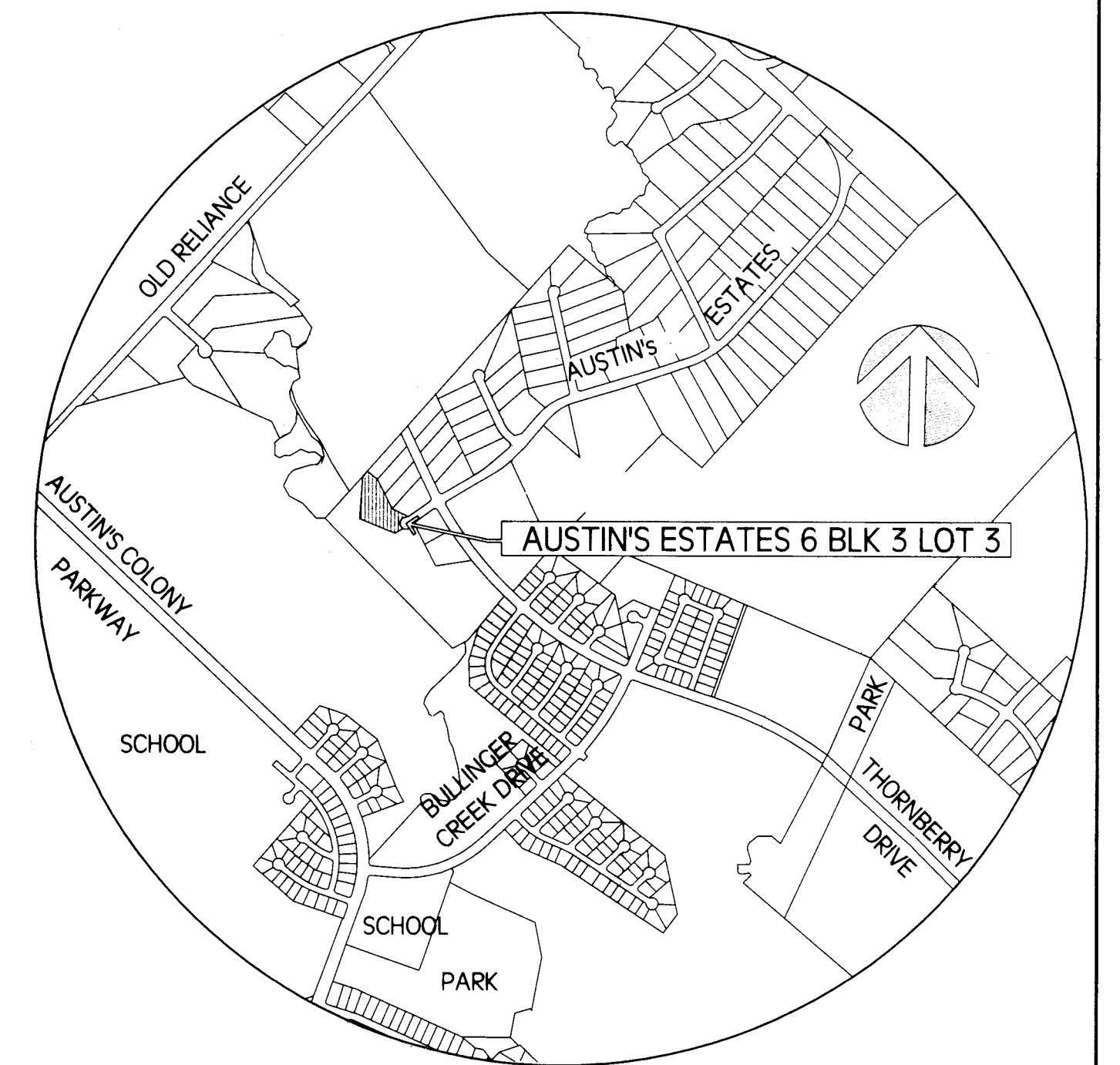
ORIGINAL PLAT



REPLAT

GENERAL NOTES:

- 1.) BEARING SYSTEM SHOWN HEREON IS NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT SWG A-53-W AND AS ESTABLISHED FROM GPS OBSERVATION. DISTANCES SHOWN HEREON ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.000107044899 (CALCULATED USING GEOID12B).
- 2.) SETBACK LINES WILL COMPLY WITH CITY ORDINANCES.
- 3.) ALL LENGTHS ALONG CURVES ARE CHORD DISTANCES.
- 4.) THE LAND IS ZONED RD-7 DISTRICT.
- 5.) A PORTION OF LOT 3 IS IN THE 100-YEAR FLOODPLAIN PER FIRM MAP 480441C0 205F, REVISED APRIL 2, 2014. THE FLOODPLAIN SHOWN IS FROM AN ON THE GROUND TOPOGRAPHIC SURVEY.
- 6.) 1/2-INCH IRON RODS WILL BE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 7.) ELEVATION CERTIFICATES PREPARED BY A REGISTERED SURVEYOR STATING THAT THE FINISHED FLOOR ELEVATION IS AT OR ABOVE THE MINIMUM ELEVATION AS SHOWN ON THE LOT WILL BE REQUIRED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- 8.) THE 0.111 ACRE DRAINAGE EASEMENT WILL BE OWNED AND PRIVATELY MAINTAINED BY THE OWNERS OF THE 88 JOINT VENTURE 151.388 ACRE REMAINDER TRACT.



EASEMENT INSET

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Bobby Gutierrez, CHAIR 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 AND ZONING COMMISSION OF THE CITY OF BRYAN ON THE 29th DAY OF December, 2019 AND SAME WAS DULY APPROVED ON THE 27th DAY OF February, 2019 BY SAID COMMISSION.

[Signature]  
CHAIR, PLANNING & ZONING COMMISSION BRYAN, TEXAS  
APPROVAL OF THE CITY PLANNER

I, MARTIN ZIMMERMANN, THE UNDERSIGNED, CITY PLANNER 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 25th DAY OF March, 2019.

[Signature]  
CITY PLANNER, BRYAN, TEXAS  
APPROVAL OF THE CITY ENGINEER

I, PAUL KASPAR, 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 25th DAY OF March, 2019.

[Signature]  
CITY ENGINEER, BRYAN, TEXAS

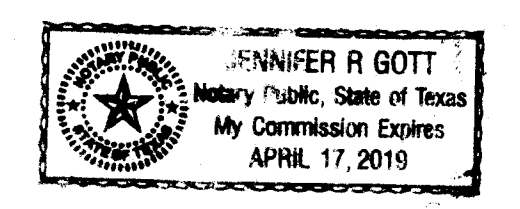
CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS  
I TRAVIS CARRABBA, THE OWNER OF THE LAND SHOWN ON THIS PLAT, BEING PART OF THE AUSTIN'S ESTATES PHASE 6 BLOCK 3 SUBDIVISION AS CONVEYED TO ME IN THE DEEDS RECORDS OF BRAZOS COUNTY IN VOLUME 14950, PAGE 148, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

[Signature]  
TRAVIS CARRABBA

STATE OF TEXAS  
COUNTY OF BRAZOS  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TRAVIS CARRABBA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 13th DAY OF March, 2019.  
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS [Signature]



CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, BRAD KERR, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4502 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.

[Signature]  
REGISTERED PROFESSIONAL LAND SURVEYOR

CERTIFICATION OF THE COUNTY CLERK

Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 3/28/2019 9:09:28 AM  
In the PLAT Records  
Doc Number: 2019-1356084  
Volume - Page: 15222 - 136  
Number of Pages: 2  
Amount: 73.00  
Order#: 20190326000016  
By: MO



SAID COUNTY, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY 2019, IN THE OFFICIAL RECORDS OF BRAZOS

COUNTY CLERK BRAZOS COUNTY, TEXAS [Signature]  
[Signature] Deputy Clerk

**REPLAT**  
LOT 3R IN BLOCK 3  
AUSTIN'S ESTATES PHASE 6  
BEING A REPLAT OF  
LOT 3 IN BLOCK 3  
AUSTIN'S ESTATES PHASE 6  
2.225 ACRES  
JOHN AUSTIN SURVEY A-2  
BRYAN, BRAZOS COUNTY, TEXAS  
SCALE: 1"=60" MARCH 5, 2019

SURVEYOR  
BRAD KERR, R.P.L.S.  
KERR SURVEYING COMPANY  
409 N. TEXAS AVENUE  
BRYAN, TEXAS 77803  
979-268-3195

OWNER  
TRAVIS CARRABBA  
3801 AUSTIN'S ESTATES COURT  
BRYAN, TEXAS 77808  
979-324-3340

PREPARED BY:  
MICHAEL G. HESTER, P.E.  
HESTER ENGINEERING COMPANY #3476  
2900 BROTHERS BOULEVARD  
COLLEGE STATION, TEXAS 77845  
979-693-1100 mhester@hester-engr.com  
PAGE 1 OF 2 PAGES

METES AND BOUNDS DESCRIPTION  
OF A  
2.225 ACRE TRACT  
JOHN AUSTIN LEAGUE, A-2  
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 8, BRYAN, BRAZOS COUNTY, TEXAS SAID TRACT BEING ALL OF LOT 3, BLOCK 3, AUSTIN'S ESTATES PHASE 6 RECORDED IN VOLUME 14810, PAGE 89 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND (Y:10238007.16, X:3552886.65) ON THE SOUTHEAST LINE OF A CALLED 84.77 ACRE TRACT OF LAND AS DESCRIBED AS EXHIBIT 'A' BY A DEED TO DOROTHY B. RIZZO RECORDED IN VOLUME 6676, PAGE 195 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID IRON ROD FOUND MARKING THE NORTH CORNER OF SAID LOT 3 AND THE WEST CORNER OF LOT 7 OF SAID BLOCK 3. FOR REFERENCE, THE CITY OF BRYAN CONTROL MONUMENT SWG A-53-W BEARS: N 17° 06' 09" E FOR A DISTANCE OF 5101.23 FEET. COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT SWG A-53-W (Y:10242882.810, X:3554386.822) AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES, MULTIPLY BY A COMBINED SCALE FACTOR OF 1.000107044899 (CALCULATED USING GEOID12B);

**THENCE:** ALONG THE NORTHEAST LINE OF SAID LOT 3 FOR THE FOLLOWING CALLS:

S 51° 22' 31" E FOR A DISTANCE OF 104.18 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND MARKING THE SOUTH CORNER OF SAID LOT 7 AND THE WEST CORNER OF LOT 6 OF SAID BLOCK 3;

S 26° 31' 08" E FOR A DISTANCE OF 267.53 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND MARKING THE SOUTH CORNER OF LOT 5 OF SAID BLOCK 3 AND THE WEST CORNER OF LOT 4 OF SAID BLOCK 3;

S 64° 36' 08" E FOR A DISTANCE OF 146.27 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND ON THE NORTHWEST LINE OF AUSTIN'S ESTATES COURT (70' R.O.W.) MARKING THE SOUTH CORNER OF SAID LOT 4, THE EAST CORNER OF SAID LOT 3 AND THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

**THENCE:** ALONG THE NORTHWEST LINE OF AUSTIN'S ESTATES COURT FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36° 52' 12" FOR AN ARC DISTANCE OF 16.09 FEET (CHORD BEARS: S 78° 17' 13" W - 15.81 FEET) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND MARKING THE END POINT OF SAID CURVE AND THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 50.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 156° 57' 07" FOR AN ARC DISTANCE OF 136.97 FEET (CHORD BEARS: S 18° 14' 45" W - 97.98 FEET) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' SET MARKING THE END POINT OF SAID CURVE, THE SOUTHEAST CORNER OF SAID LOT 3 AND A NORTHEAST CORNER OF THE REMAINDER OF A CALLED 405.010 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO 88 JOINT VENTURE RECORDED IN VOLUME 1029, PAGE 850 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

**THENCE:** ALONG THE COMMON LINE OF SAID LOT 3 AND SAID REMAINDER OF 405.010 ACRE TRACT FOR THE FOLLOWING CALLS:

S 59° 51' 07" W FOR A DISTANCE OF 73.82 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND;

N 67° 33' 49" W FOR A DISTANCE OF 308.48 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND;

N 04° 23' 05" E FOR A DISTANCE OF 344.16 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND ON THE SOUTHEAST LINE OF SAID 84.77 ACRE TRACT MARKING THE NORTHWEST CORNER OF SAID LOT 3;

**THENCE:** N 42° 08' 30" E ALONG THE COMMON LINE OF SAID LOT 3 AND SAID 84.77 ACRE TRACT FOR A DISTANCE OF 53.41 FEET TO THE POINT OF BEGINNING CONTAINING 2.225 ACRES OF LAND, MORE OR LESS.

**REPLAT**  
LOT 3R IN BLOCK 3  
AUSTIN'S ESTATES PHASE 6  
BEING A REPLAT OF  
LOT 3 IN BLOCK 3  
AUSTIN'S ESTATES PHASE 6  
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PAGE 2 OF 2 PAGES