

STATE OF TEXAS
COUNTY OF BRAZOS

I GRANT J. CARRABBA, ASST. VP OF CARRABBA FAMILY LIMITED PARTNERSHIP, THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING PART OF THE 405.01 TRACT OF LAND AS CONVEYED TO ME IN THE DEEDS RECORDS OF BRAZOS COUNTY IN VOLUME 12179, PAGE 5, 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.

CARRABBA FAMILY LIMITED PARTNERSHIP,
A TEXAS LIMITED PARTNERSHIP

BY: HIGHLAND INTEREST, INC., A TEXAS CORPORATION,
GENERAL PARTNER

Grant J. Carrabba
GRANT J. CARRABBA, ASST. VICE PRESIDENT

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GRANT J. CARRABBA, ASST. VP, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) 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 26th DAY OF June, 2018.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS *Stacy Groce*



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 29th DAY OF June, 2018.

Paul Kaspar
CITY ENGINEER, BRYAN, TEXAS

APPROVAL OF 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 28th DAY OF June, 2018.

Martin Zimmermann
CITY PLANNER, BRYAN, TEXAS

CHAIRMAN OF PLANNING & ZONING COMMISSION

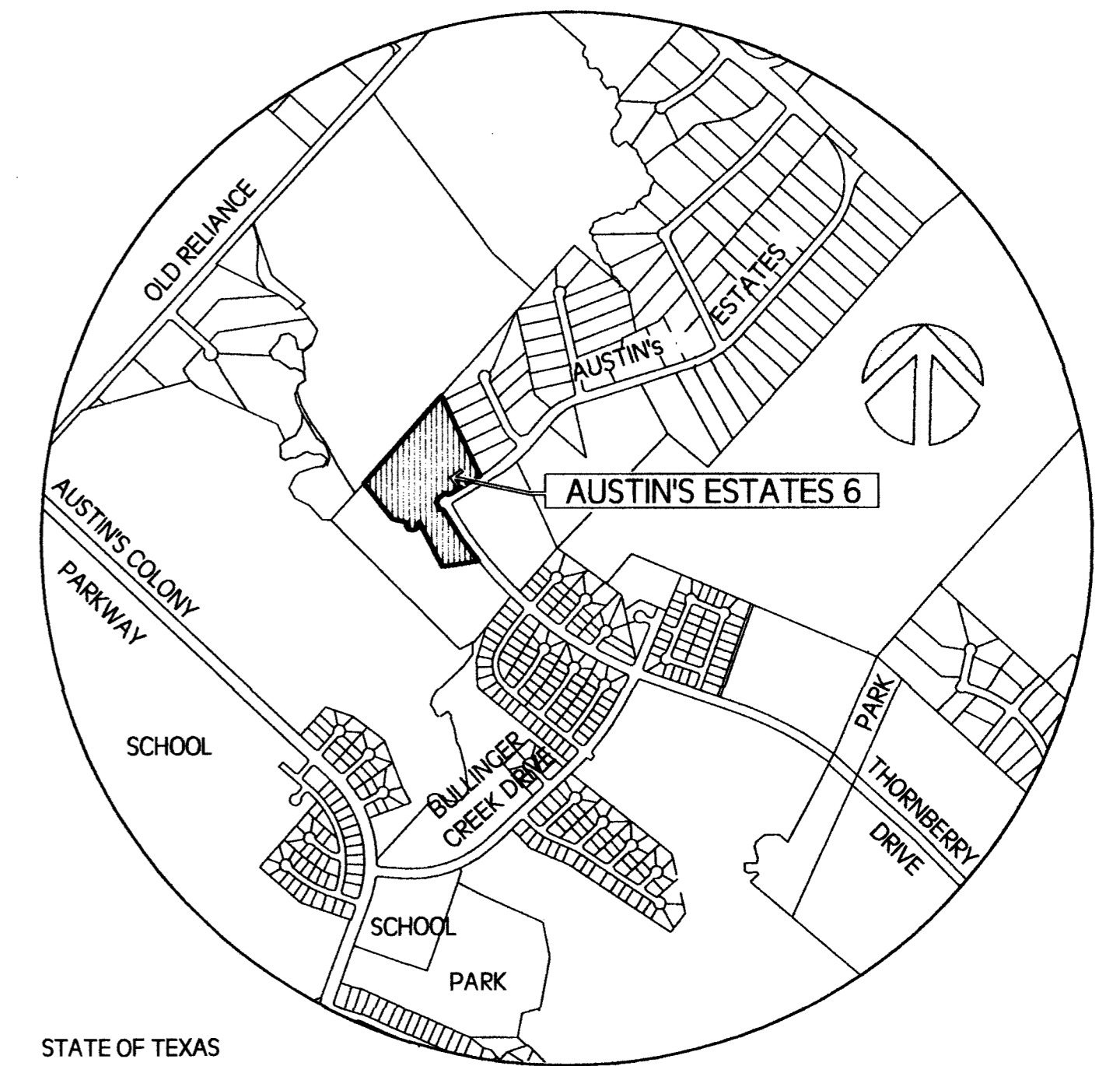
I, *Bobby Gutierrez*, CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN ON THE 4th DAY OF June, 2018, AND SAME WAS DULY APPROVED ON THE 21st DAY OF August, 2018, BY SAID COMMISSION.

Bobby Gutierrez
CHAIR, PLANNING & ZONING COMMISSION BRYAN, TEXAS

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.) AVERAGE TRIP GENERATION PER DWELLING UNIT IS 9.55 TRIPS PER DAY.
- 4.) ALL LENGTHS ALONG CURVES ARE CHORD DISTANCES.
- 5.) WICKSON CREEK SPECIAL UTILITY DISTRICT WILL PROVIDE WATER SERVICE TO LOTS 1&2.
- 6.) THE LAND IS ZONED RD-7 DISTRICT.
- 7.) PORTIONS OF LOTS 1, 2 & 3 ARE 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.
- 8.) PUBLIC RIGHT OF WAY FOR THORNBERRY DRIVE & AUSTIN'S COLONY DRIVE WAS DEDICATED IN VOLUME 9740 PAGE 181 BRAZOS COUNTY DEED RECORDS.
- 9.) LOTS 1 AND 5-11 SHALL TAKE ACCESS FROM THORNBERRY DRIVE. LOTS 2-4 SHALL TAKE ACCESS FROM AUSTIN'S ESTATES COURT. LOT 12 SHALL TAKE ACCESS FROM AUSTIN'S ESTATES DRIVE. ACCESS DRIVEWAY SHALL ALIGN WITH EXISTING DRIVEWAY ON PROPERTY ADJOINING THE SOUTH SIDE OF AUSTIN'S ESTATES DRIVE OR BE LOCATED AT LEAST 150 FEET FROM THE INTERSECTION OF THORNBERRY AND AUSTIN'S ESTATES DRIVE. ALL LOTS SHALL BE LIMITED TO ONE DRIVEWAY.
- 10.) THORNBERRY DRIVE IS DESIGNATED AS A MAJOR COLLECTOR ON THE THOROUGHFARE PLAN AND REQUIRES 80' OF RIGHT-OF-WAY. AUSTIN'S ESTATES DRIVE IS A RURAL RESIDENTIAL STREET, WHICH REQUIRES A 70' RIGHT-OF-WAY. ALL LOTS IN THIS SUBDIVISION SHALL THEREFORE HAVE ADEQUATE MANEUVERING SPACE (E.G., A HAMMERHEAD-TYPE DRIVEWAY), SO VEHICLES WILL NOT BE ALLOWED TO BACK DIRECTLY INTO ADJACENT STREETS, PURSUANT TO BRYAN CODE OF ORDINANCES SECTION 62-296(A)(7).
- 11.) 1/2-INCH IRON RODS WILL BE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 12.) 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.
- 13.) ALL LOTS SHOWING FLOODPLAIN SHALL HAVE AN ENGINEER'S SEAL ON THE FOUNDATION DESIGN, A DEVELOPMENT PERMIT, AND TWO ELEVATION CERTIFICATES PRIOR TO THE CERTIFICATE OF OCCUPANCY.

CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD BRG	CHORD
C1	25.0'	93°37'45"	40.85	26.64'	N73°20'01"W	36.46'
C2	25.00'	86°22'15"	37.69	23.46'	S16°39'59"W	34.22'
C3	25.00'	91°10'42"	39.78	25.52'	S74°33'32"E	35.72'
C4	2990.00'	5°28'38"	283.22	141.72'	S31°41'00"E	283.11'
C5	3226.67'	4°00'47"	226.01	113.05'	S36°24'13"E	225.96'
C6	50.00'	96°47'16"	84.46	56.30'	N71°22'34"E	74.77'
C7	50.00'	156°57'07"	136.97	245.23'	S18°14'45"W	97.98'
C8	25.00'	36°52'09"	16.09	8.33'	N78°17'14"E	15.81'
C9	25.00'	36°52'12"	16.09	8.33'	S41°25'01"W	15.81'



STATE OF TEXAS
COUNTY OF BRAZOS

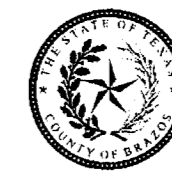
I, BRAD KERR, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4502 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND, AND THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED GEOMETRIC FORM.

REGISTERED PROFESSIONAL LAND SURVEYOR



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By: PT



D COUNTY, DO HEREBY CERTIFY THAT THIS PLAT
TION WAS FILED FOR RECORD IN MY OFFICE THE
ICIAL RECORDS OF BRAZOS COUNTY IN VOLUME

COUNTY CLERK BRAZOS COUNTY, TEXAS *Karen McQueen*
By: *Debra Baker*
County Clerk

FINAL PLAT AUSTIN'S ESTATES PHASE 6

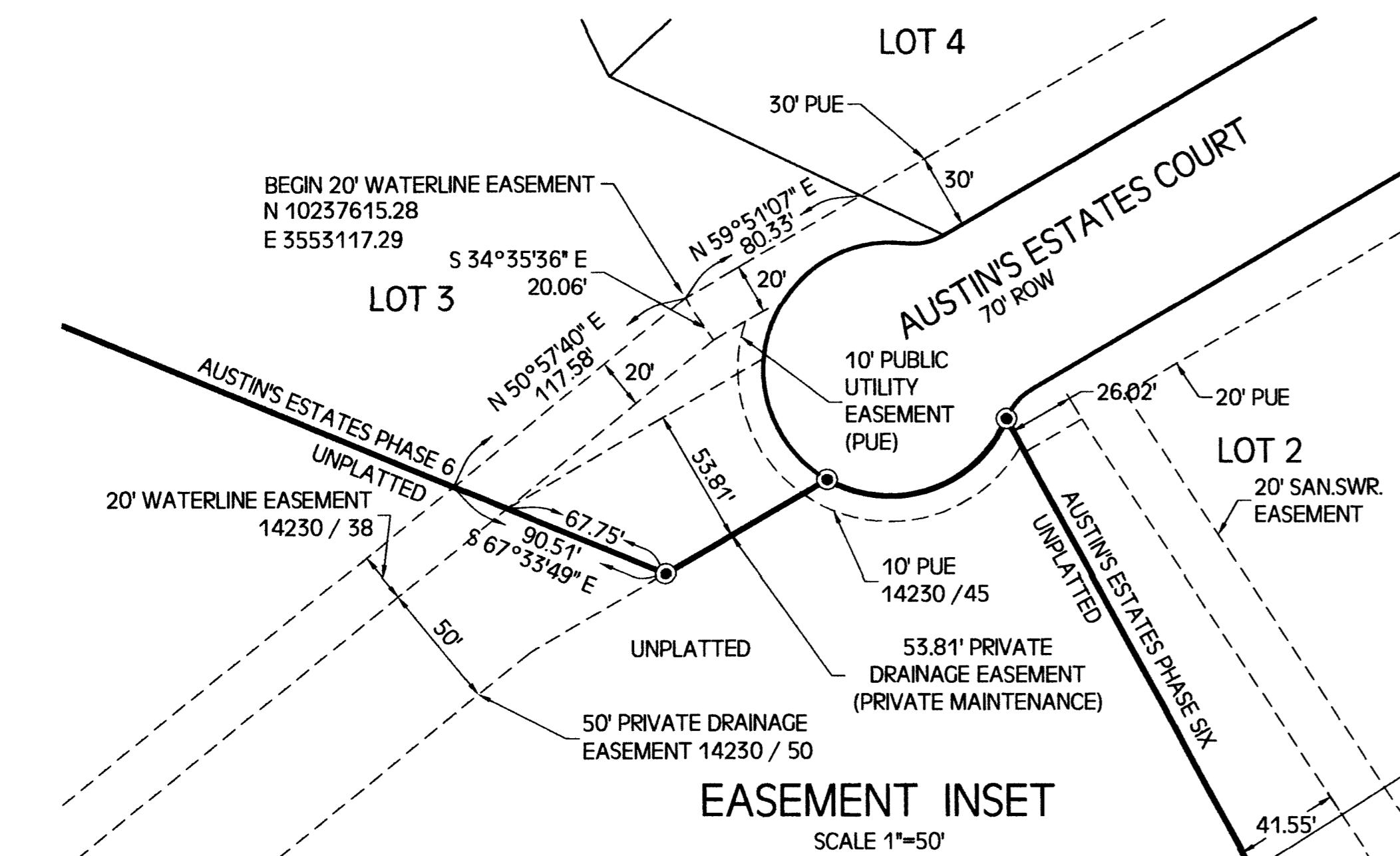
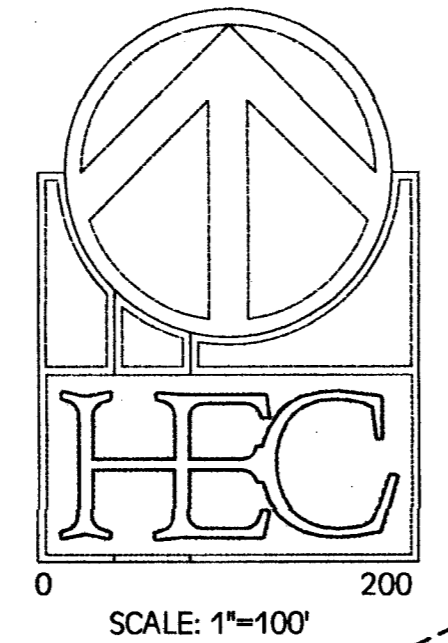
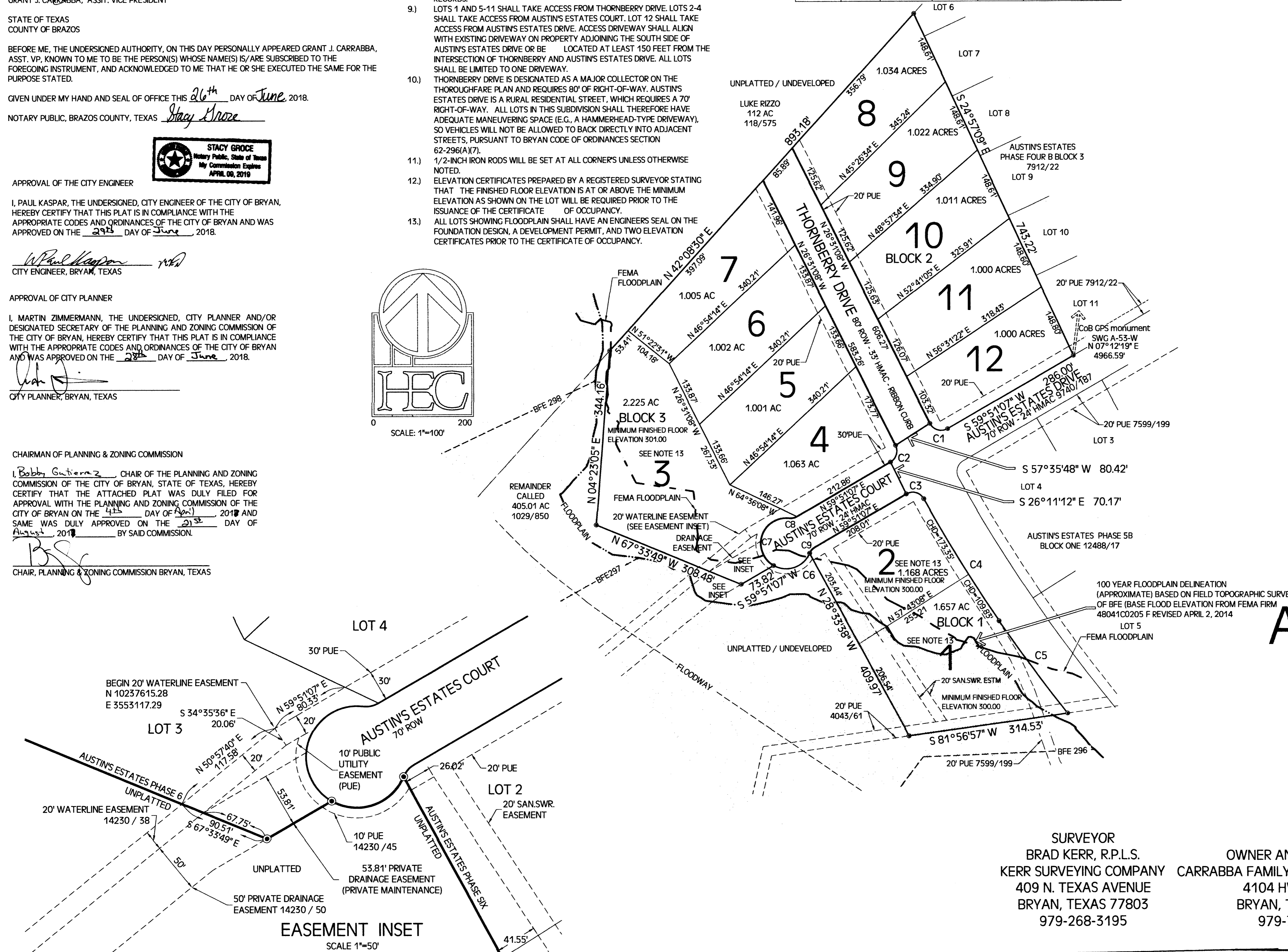
15.798 ACRES JOHN AUSTIN SURVEY A-2 BRYAN, BRAZOS COUNTY, TEXAS SCALE: 1"=100' JUNE 15, 2018

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

OWNER AND DEVELOPER:
CARRABBA FAMILY LIMITED PARTNERSHIP
4104 HWY 21 EAST
BRYAN, TEXAS 77802
979-778-8850

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

SHEET 1 OF 2 SHEETS



METES AND BOUNDS DESCRIPTION
OF A
15.798 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 A PORTION 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.

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

BEGINNING AT A ½ INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' FOUND (N:10238629.84, E:3553450.10) 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 WEST CORNER OF LOT 6, BLOCK 3, AUSTIN'S ESTATES PHASE 4B, ACCORDING TO THE PLAT RECORDED IN VOLUME 7912, PAGE 22 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, THE CITY OF BRYAN CONTROL MONUMENT SWG A-53-W BEARS: N 12° 25' 16" E FOR A DISTANCE OF 4354.91 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 (N:10242882.810, E:3554386.822) AND AS ESTABLISHED BY GPS OBSERVATION;

THENCE: S 24° 57' 09" E ALONG THE SOUTHWEST LINE OF SAID BLOCK 3 FOR A DISTANCE OF 743.22 FEET (PLAT CALL: S 22° 03' 04" E - 743.27 FEET, 7912/22) TO A POINT ON THE NORTHWEST LINE OF AUSTIN'S ESTATES DRIVE (70' R.O.W., 9740/187) MARKING THE SOUTH CORNER OF SAID BLOCK 3. FOR REFERENCE, A ½ INCH IRON ROD WITH CAP MARKED 'SMKLING RPLS 2003' FOUND BEARS: S 01° 48' 02" E FOR A DISTANCE OF 0.25 FEET;

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

S 59° 51' 07" W FOR A DISTANCE OF 286.00 FEET (DEED CALL BEARING: S 62° 44' 10" E, 9740/187) TO A ½ INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 93° 37' 45" FOR AN ARC DISTANCE OF 40.85 FEET (CHORD BEARS: N 73° 20' 01" W - 36.46 FEET) (DEED CALL CHORD: N 70° 27' 20" W - 36.45 FEET, 9740/187) TO A ½ INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' FOUND MARKING THE END POINT OF SAID CURVE;

S 57° 35' 48" W FOR A DISTANCE OF 80.42 FEET (DEED CALL: S 60° 32' 11" W - 80.40 FEET, 9740/187) TO A ½ INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86° 22' 15" FOR AN ARC DISTANCE OF 37.69 FEET (CHORD BEARS: S 16° 39' 59" W - 34.22 FEET) (DEED CALL CHORD: S 19° 27' 59" W - 34.27 FEET, 9740/187) TO A ½ INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' FOUND MARKING THE END POINT OF SAID CURVE;

S 26° 11' 12" E FOR A DISTANCE OF 70.17 FEET (DEED CALL: S 23° 17' 31" E - 70.17 FEET, 9740/187) TO A ½ INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91° 10' 42" FOR AN ARC DISTANCE OF 39.78 FEET (CHORD BEARS: S 74° 33' 32" E - 35.72 FEET) (DEED CALL CHORD: S 71° 40' 29" E - 35.72 FEET, 9740/187) TO A ½ INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' FOUND ON THE SOUTHWEST LINE OF THORNBERRY DRIVE (80' R.O.W., 9740/187) MARKING THE END POINT OF SAID CURVE AND THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 3570.74 FEET;

THENCE: ALONG THE SOUTHWEST LINE OF THORNBERRY DRIVE FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 25' 38" FOR AN ARC DISTANCE OF 283.22 FEET (CHORD BEARS: S 31° 41' 00" E - 283.11 FEET) TO A ½ INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' FOUND MARKING THE END POINT OF SAID CURVE AND THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 5226.67 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 00' 47" FOR AN ARC DISTANCE OF 226.01 FEET (CHORD BEARS: S 36° 24' 13" E - 225.96 FEET) TO A ½ INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET MARKING THE END POINT OF SAID CURVE AND THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: THROUGH SAID REMAINDER OF 405.010 ACRE TRACT FOR THE FOLLOWING CALLS:

S 81° 56' 57" W ALONG THE SOUTH LINE OF A 20' WIDE PUBLIC UTILITY EASEMENT (4023/61) FOR A DISTANCE OF 314.53 FEET TO A ½ INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET;

N 28° 34' 50" W LEAVING SAID EASEMENT FOR A DISTANCE OF 409.97 FEET TO A ½ INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 50.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 96° 47' 16" FOR AN ARC DISTANCE OF 84.46 FEET (CHORD BEARS: S 71° 22' 34" W - 74.77 FEET) TO A ½ INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET MARKING THE END POINT OF SAID CURVE;

S 59° 51' 07" W FOR A DISTANCE OF 73.82 FEET TO A ½ INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET;

N 67° 33' 49" W FOR A DISTANCE OF 308.48 FEET TO A ½ INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET;

N 04° 23' 05" E FOR A DISTANCE OF 344.16 FEET TO A ½ INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET ON THE COMMON LINE OF SAID REMAINDER OF 405.010 ACRE TRACT AND SAID 84.77 ACRE TRACT. FOR REFERENCE, A ½ INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 84.77 ACRE TRACT BEARS: S 42° 08' 30" W FOR A DISTANCE OF 173.86 FEET;

THENCE: N 42° 08' 30" E ALONG SAID COMMON LINE FOR A DISTANCE OF 893.18 FEET TO THE POINT OF BEGINNING CONTAINING 15.798 ACRES OF LAND AS SURVEYED ON THE GROUND JULY, 2016. SEE PLAT PREPARED MAY, 2017, FOR MORE DESCRIPTIVE INFORMATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.000107044899 (CALCULATED USING GEOID12B).

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FINAL PLAT
AUSTIN'S ESTATES
PHASE 6
15.798 ACRES
JOHN AUSTIN SURVEY A-2
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1"=100' JUNE 15, 2018

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