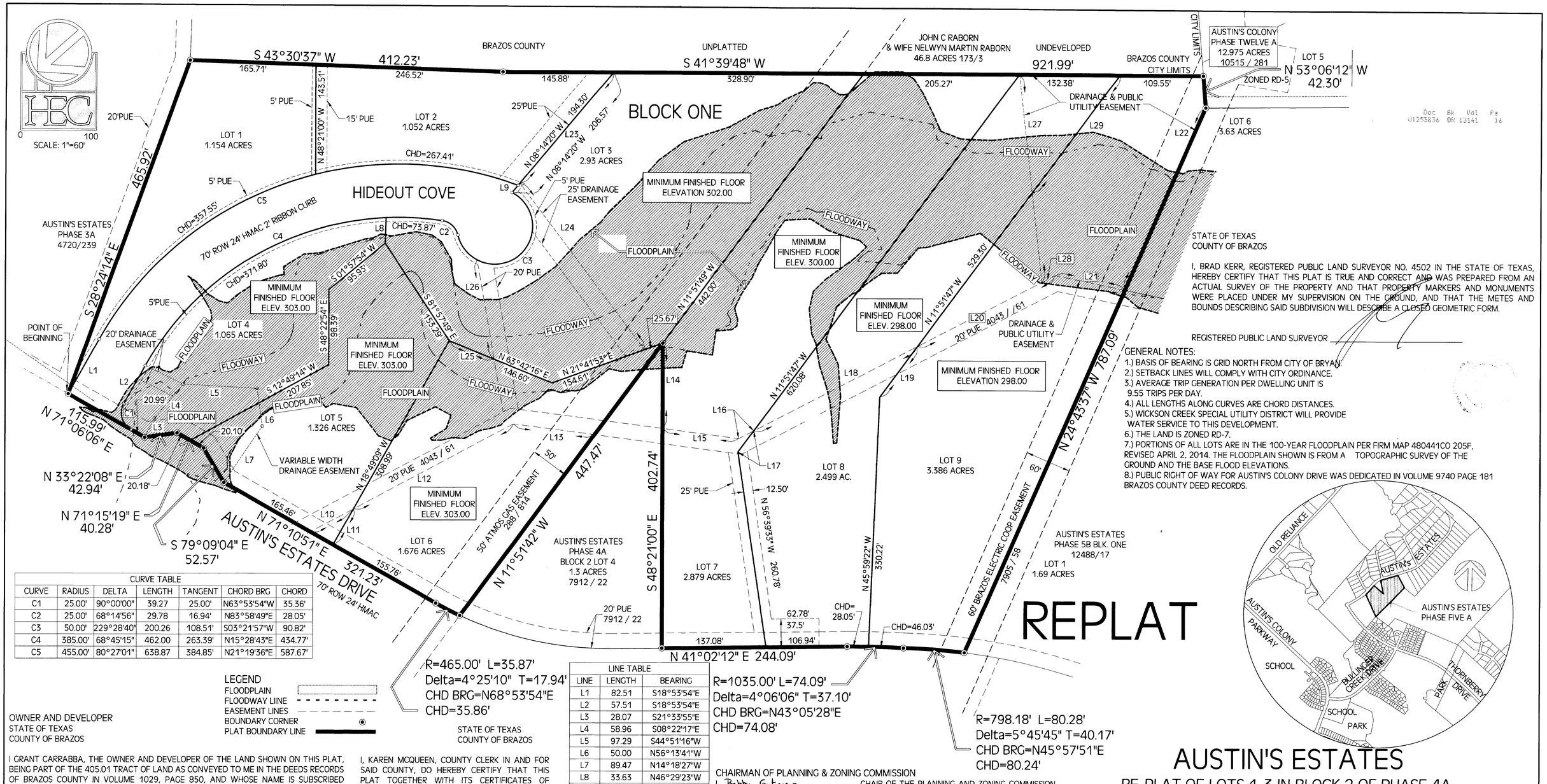


CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD BRG	CHORD
C1	25.00'	90°00'00"	39.27	25.00'	N63°53'54"W	35.36'
C2	25.00'	68°14'56"	29.78	16.94'	N83°58'49"E	28.05'
C3	50.00'	229°28'40"	200.26	108.51'	S03°21'57"W	90.82'
C4	385.00'	68°45'15"	462.00	263.39'	N15°28'43"E	434.77'
C5	455.00'	80°27'01"	638.87	384.85'	N21°19'36"E	587.67'

R=465.00' L=35.87'
Delta=4°25'10" T=17.94'
CHD BRG=N68°53'54"E
CHD=35.86'

R=1035.00' L=74.09'
Delta=4°06'06" T=37.10'
CHD BRG=N43°05'28"E
CHD=74.08'

R=798.18' L=80.28'
Delta=5°45'45" T=40.17'
CHD BRG=N45°57'51"E
CHD=80.24'

LEGEND
- FLOODPLAIN
- FLOODWAY LIINE
- EASEMENT LINES
- BOUNDARY CORNER
- PLAT BOUNDARY LINE

LINE TABLE		
LINE	LENGTH	BEARING
L1	82.51	S18°53'54"E
L2	57.51	S18°53'54"E
L3	28.07	S21°33'55"E
L4	58.96	S08°22'17"E
L5	97.29	S44°51'16"W
L6	50.00	N56°13'41"W
L7	89.47	N14°18'27"W
L8	33.63	N46°29'23"W
L9	12.27	N08°14'20"W
L10	64.07	S13°31'29"W
L11	54.13	S18°49'09"E
L12	238.80	S13°31'29"W
L13	107.70	S49°07'22"W
L14	112.46	N48°21'00"W
L15	101.15	S49°07'22"W
L16	22.22	S14°08'56"W
L17	34.66	S11°51'47"E
L18	242.74	S14°08'56"W
L19	83.33	S11°51'47"E
L20	204.26	S14°08'56"W
L21	93.62	S53°14'23"W
L22	262.90	S24°43'37"E
L23	190.61	N08°14'20"W
L24	273.59	N85°22'34"W
L25	63.95	S63°42'16"W
L26	132.16	S58°17'15"E
L27	275.21	N54°44'25"W
L28	20.00	S14°08'56"W
L29	193.34	N11°51'47"W

STATE OF TEXAS
COUNTY OF BRAZOS

I, BRAD KERR, REGISTERED PUBLIC 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 PUBLIC LAND SURVEYOR _____

GENERAL NOTES:
1.) BASIS OF BEARING IS GRID NORTH FROM CITY OF BRYAN.
2.) SETBACK LINES WILL COMPLY WITH CITY ORDINANCE.
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 THIS DEVELOPMENT.
6.) THE LAND IS ZONED RD-7.
7.) PORTIONS OF ALL LOTS ARE IN THE 100-YEAR FLOODPLAIN PER FIRM MAP 480441CO 205F, REVISED APRIL 2, 2014. THE FLOODPLAIN SHOWN IS FROM A TOPOGRAPHIC SURVEY OF THE GROUND AND THE BASE FLOOD ELEVATIONS.
8.) PUBLIC RIGHT OF WAY FOR AUSTIN'S COLONY DRIVE WAS DEDICATED IN VOLUME 9740 PAGE 181 BRAZOS COUNTY DEED RECORDS.

OWNER AND DEVELOPER
STATE OF TEXAS
COUNTY OF BRAZOS

I GRANT CARRABBA, 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 1029, PAGE 850, 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.

_____
GRANT CARRABBA, ASST. VICE PRESIDENT
CARRABBA INTERESTS

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GRANT CARRABBA, ASST. V.P., 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 15 DAY OF January 2016.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS _____

[redacted]

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 21st DAY OF June, 2016, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 13141, PAGE 16.

COUNTY CLERK BRAZOS COUNTY, 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 7th DAY OF May, 2016 AND SAME WAS DULY APPROVED ON THE 4 DAY OF September, 2016 BY SAID COMMISSION.

CHAIR, PLANNING & ZONING COMMISSION 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 20th DAY OF January, 2016.

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 20th DAY OF January, 2016.

CITY PLANNER, BRYAN, TEXAS: _____

AUSTIN'S ESTATES

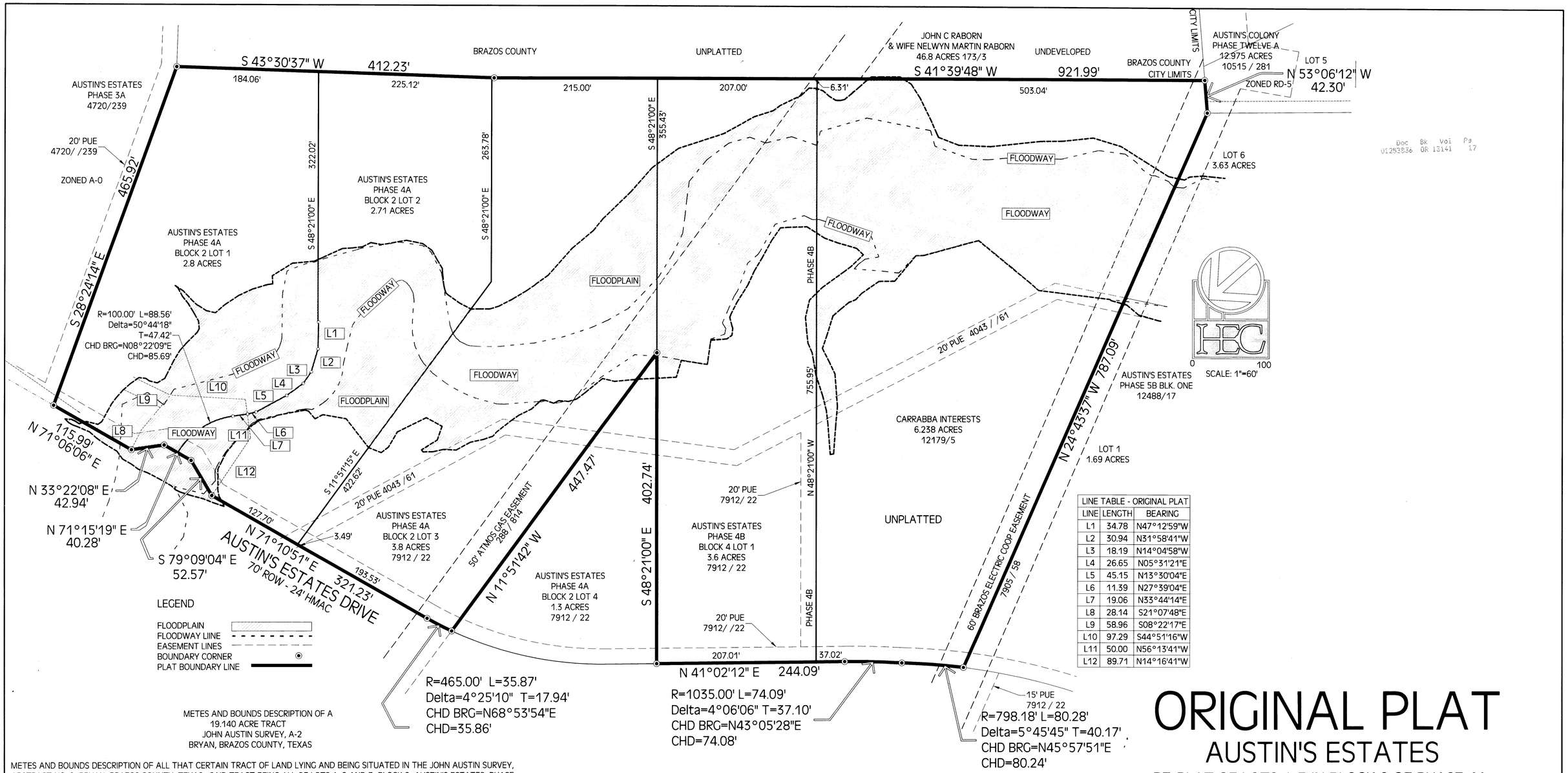
RE-PLAT OF LOTS 1-3 IN BLOCK 2 OF PHASE 4A
AND LOT 1 IN BLOCK 4 OF PHASE 4B
AND 6.238 ACRES OF LAND
JOHN AUSTIN SURVEY A-2 BRYAN, BRAZOS COUNTY, TEXAS
BEING A FINAL PLAT OF
AUSTIN'S ESTATES SUBDIVISION PHASE 5A
BEING A TOTAL OF
19.140 ACRES
SCALE: 1"=60' DECEMBER, 2015

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

OWNER AND DEVELOPER:
GRANT CARRABBA, ASST. VICE PRESIDENT
HIGHLAND INTERESTS, INC.
4104 HWY 21 EAST
BRYAN, TEXAS 77802
979-778-8850

PREPARED BY:
MICHAEL G. HESTER, P.E.
HESTER ENGINEERING COMPANY #3476
7607 EASTMARK DRIVE, SUITE 253-B
COLLEGE STATION, TEXAS 77840
979-693-1100 mhester@hester-engr.com

SHEET 1 OF 3 SHEETS



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LINE TABLE - ORIGINAL PLAT		
LINE	LENGTH	BEARING
L1	34.78	N47°12'59"W
L2	30.94	N31°58'41"W
L3	18.19	N14°04'58"W
L4	26.65	N05°31'21"E
L5	45.15	N13°30'04"E
L6	11.39	N27°39'04"E
L7	19.06	N33°44'14"E
L8	28.14	S21°07'48"E
L9	58.96	S08°22'17"E
L10	97.29	S44°51'16"W
L11	50.00	N56°13'41"W
L12	89.71	N14°16'41"W

ORIGINAL PLAT

AUSTIN'S ESTATES

RE-PLAT OF LOTS 1-3 IN BLOCK 2 OF PHASE 4A
AND LOT 1 IN BLOCK 4 OF PHASE 4B
AND 6.238 ACRES OF LAND
JOHN AUSTIN SURVEY A-2 BRYAN, BRAZOS COUNTY, TEXAS
BEING A FINAL PLAT OF
AUSTIN'S ESTATES SUBDIVISION PHASE 5A
BEING A TOTAL OF
19.140 ACRES
SCALE: 1"=60' DECEMBER, 2015

METES AND BOUNDS DESCRIPTION OF A
19.140 ACRE TRACT
JOHN AUSTIN SURVEY, 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 SURVEY, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 1, 2 AND 3, BLOCK 2, AUSTIN'S ESTATES, PHASE 4A, AND ALL OF LOT 1, BLOCK 4, AUSTIN'S ESTATES, PHASE 4B, ACCORDING TO THE PLAT RECORDED IN VOLUME 7912, PAGE 22 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND A PORTION OF THE REMAINDER OF A CALLED 405.010 ACRE TRACT AS DESCRIBED BY A DEED TO 88 JOINT VENTURE RECORDED IN VOLUME 1029, PAGE 850 OF THE OFFICIAL 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 FOUND ON THE SOUTHERLY LINE OF AUSTIN'S ESTATES DRIVE (70' R.O.W.) MARKING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 2, PHASE 4A, AND THE NORTHWEST CORNER OF AUSTIN'S ESTATES, PHASE 3A, ACCORDING TO THE PLAT RECORDED IN VOLUME 4720, PAGE 239 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 28° 24' 14" E ALONG THE COMMON LINE OF SAID PHASE 4A AND SAID PHASE 3A FOR A DISTANCE OF 465.92 FEET TO THE NORTH CORNER OF A CALLED 46.8 ACRE TRACT AS DESCRIBED BY A DEED TO JOHN C. RABORN AND WIFE, NELWYNN MARTIN RABORN RECORDED IN VOLUME 173, PAGE 3 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 5/8 INCH IRON ROD FOUND BEARS: S 58° 11' 25" E FOR A DISTANCE OF 0.57 FEET;

THENCE: S 43° 30' 37" W ALONG THE COMMON LINE OF SAID PHASE 4A AND SAID 46.8 ACRE TRACT FOR A DISTANCE OF 412.23 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOTS 2 AND 3, BLOCK 2;

THENCE: S 41° 39' 48" W CONTINUING ALONG THE COMMON LINE OF SAID PHASE 4A AND SAID 46.8 ACRE TRACT, SAME BEING THE SOUTHWEST LINE OF SAID PHASE 4B AND SAID REMAINDER OF 405.010 ACRE TRACT, FOR A DISTANCE OF 921.99 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF AUSTIN'S COLONY, PHASE TWELVE A, ACCORDING TO THE PLAT RECORDED IN VOLUME 10515, PAGE 281 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS MARKING THE COMMON CORNER OF SAID 46.8 ACRE TRACT AND SAID REMAINDER OF 405.010 ACRE TRACT;

THENCE: N 53° 06' 12" W ALONG THE COMMON LINE OF SAID REMAINDER OF 405.010 ACRE TRACT AND SAID PHASE TWELVE A FOR A DISTANCE OF 42.30 FEET TO THE NORTH CORNER OF SAID PHASE TWELVE A, FOR REFERENCE A 1/2 INCH IRON ROD FOUND BEARS: S 09° 03' 05" E FOR A DISTANCE OF 0.41 FEET;

THENCE: N 24° 43' 37" W THROUGH SAID REMAINDER OF 405.010 ACRE TRACT FOR A DISTANCE OF 787.09 FEET TO A POINT ON THE SOUTHERLY LINE OF AUSTIN'S ESTATES DRIVE MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 798.18 FEET;

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

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 45' 45" FOR AN ARC DISTANCE OF 80.28 FEET (CHORD BEARS: N 45° 57' 51" E - 80.24 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE AND THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 1035.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 06' 06" FOR AN ARC DISTANCE OF 74.09 FEET (CHORD BEARS: N 43° 05' 28" E - 74.08 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE;

N 41° 02' 12" E FOR A DISTANCE OF 244.09 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF LOT 4, BLOCK 2, AUSTIN'S ESTATES, PHASE 4A;

THENCE: S 48° 21' 00" E ALONG THE COMMON LINE OF SAID LOT 1, BLOCK 4, PHASE 4B, AND SAID LOT 4, BLOCK 2, PHASE 4A, FOR A DISTANCE OF 402.74 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF SAID LOT 3, BLOCK 2, PHASE 4A, MARKING THE SOUTH CORNER OF SAID LOT 4;

THENCE: N 11° 51' 42" W ALONG THE COMMON LINE OF SAID LOTS 3 AND 4, BLOCK 2, PHASE 4A, FOR A DISTANCE OF 447.47 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHERLY LINE OF AUSTIN'S ESTATES DRIVE MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 465.00 FEET;

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

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 25' 10" FOR AN ARC DISTANCE OF 35.87 FEET (CHORD BEARS: N 68° 53' 54" E - 35.86 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE;

N 71° 10' 51" E FOR A DISTANCE OF 321.23 FEET TO A 1/2 INCH IRON ROD FOUND;

S 79° 09' 04" E FOR A DISTANCE OF 52.57 FEET TO A 1/2 INCH IRON ROD FOUND;

N 71° 15' 19" E FOR A DISTANCE OF 40.28 FEET TO A 1/2 INCH IRON ROD FOUND;

N 33° 22' 08" E FOR A DISTANCE OF 42.94 FEET TO A 1/2 INCH IRON ROD FOUND;

N 71° 06' 06" E FOR A DISTANCE OF 115.99 FEET TO THE POINT OF BEGINNING CONTAINING 19.140 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

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

OWNER AND DEVELOPER:
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4104 HWY 21 EAST
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PREPARED BY:
MICHAEL G. HESTER, P.E.
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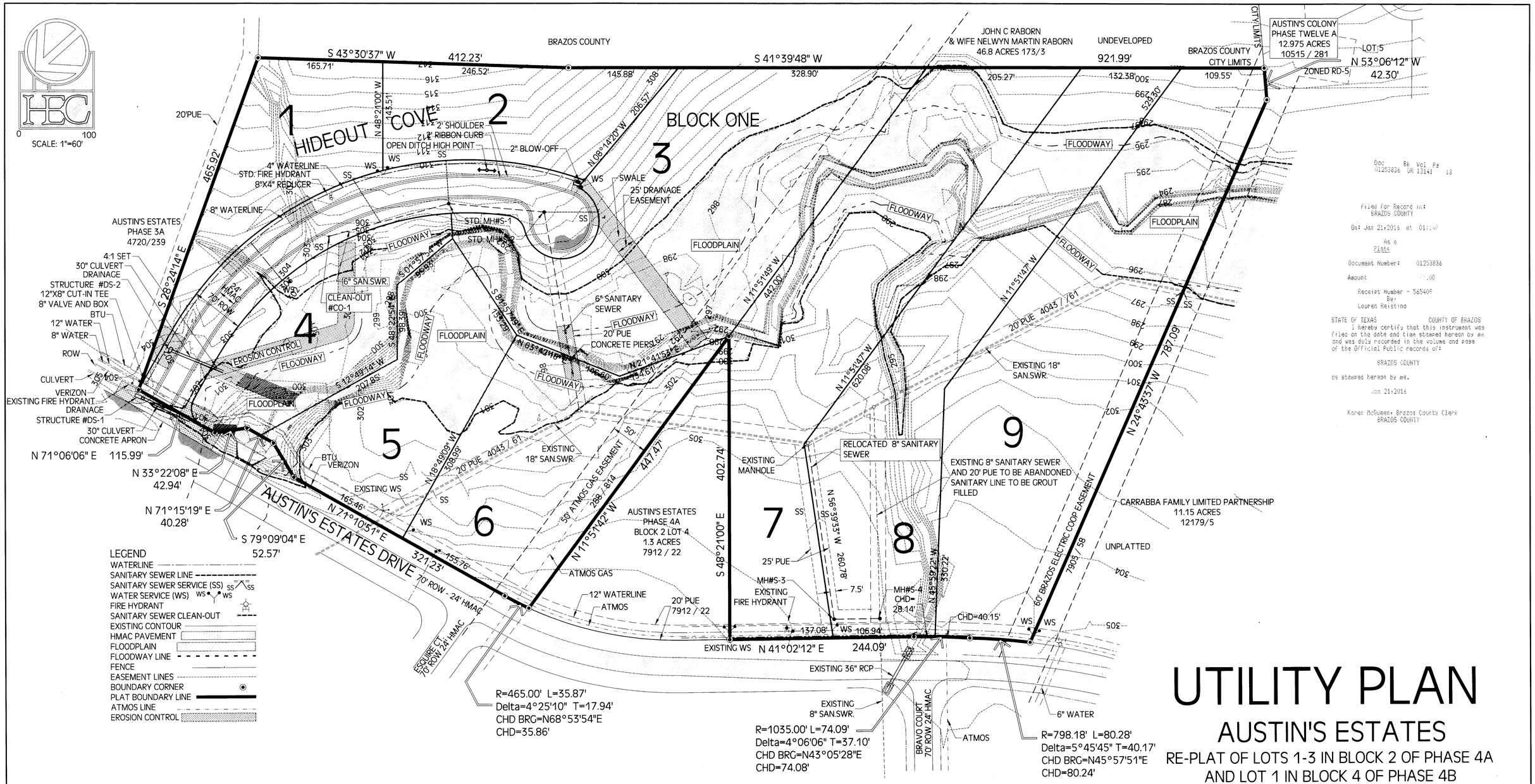

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Filed for Record in:
BRAZOS COUNTY

On: Jan 21,2016 at 01:14P

As a
Plats

Document Number: 01253836

Amount 73.00

Receipt Number - 565409
By:
Lauren Reistino

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 21,2016

Karen McQueen, Brazos County Clerk
BRAZOS COUNTY

UTILITY PLAN

AUSTIN'S ESTATES

RE-PLAT OF LOTS 1-3 IN BLOCK 2 OF PHASE 4A
AND LOT 1 IN BLOCK 4 OF PHASE 4B
AND 6.238 ACRES OF LAND
JOHN AUSTIN SURVEY A-2 BRYAN, BRAZOS COUNTY, TEXAS
BEING A FINAL PLAT OF
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