APPROVAL OF THE CITY ENGINEER

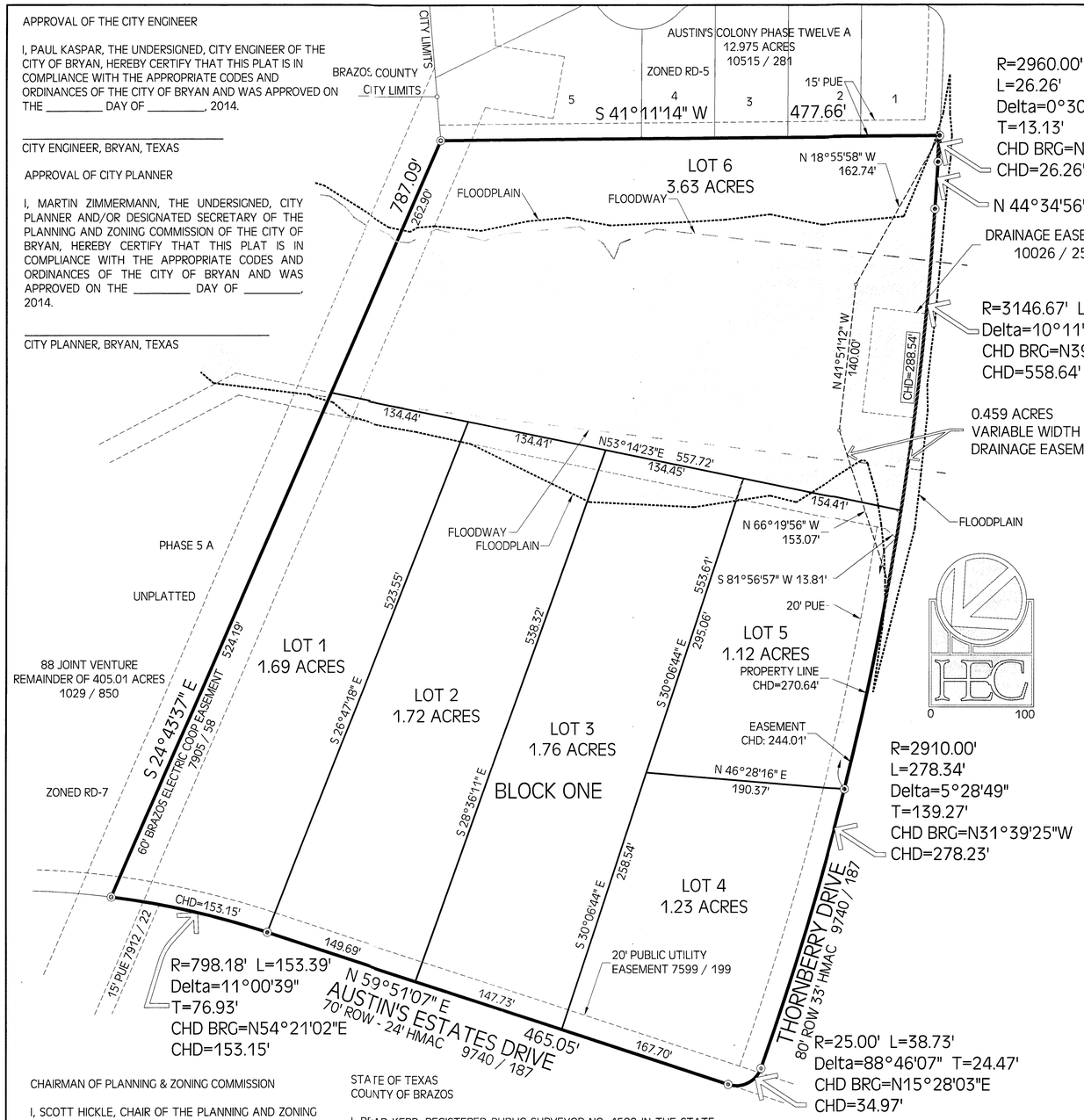
I, PAUL KASPAR, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE _____ DAY OF _____, 2014.

_____
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 _____ DAY OF _____, 2014.

_____
CITY PLANNER, BRYAN, TEXAS



CHAIRMAN OF PLANNING & ZONING COMMISSION

I, SCOTT HICKLE, 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 _____ DAY OF _____, 2014 AND SAME WAS DULY APPROVED ON THE _____ DAY OF _____, 2014_____ BY SAID COMMISSION.

_____
CHAIR, PLANNING & ZONING COMMISSION BRYAN, TEXAS

STATE OF TEXAS
COUNTY OF BRAZOS

I, BRAD KERR, REGISTERED PUBLIC 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

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 _____ DAY OF _____, 2014, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME _____, PAGE _____.

COUNTY CLERK BRAZOS COUNTY, TEXAS _____

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 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.) LOT 4 IN BLOCK 1 SHALL ONLY HAVE DRIVEWAY ACCESS TO AUSTIN'S ESTATES DRIVE. DRIVEWAY ACCESS TO THORNBERRY DRIVE SHALL NOT BE ALLOWED FOR THIS LOT
10.) THORNBERRY AND AUSTIN'S ESTATES DRIVES ARE CLASSIFIED AS MAJOR COLLECTOR STREETS ON BRYAN'S THOROUGHFARE PLAN. 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).

METES AND BOUNDS DESCRIPTION
OF A
11.15 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. 2, 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 POINT MARKING THE NORTH CORNER OF LOT 5, BLOCK 1, AUSTIN'S COLONY, PHASE 12A, ACCORDING TO THE PLAT RECORDED IN VOLUME 10515, PAGE 193 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BEARS: S 09° 03' 05" E FOR A DISTANCE OF 0.41 FEET;

THENCE: S 41° 11' 14" W ALONG THE NORTHWEST LINE OF SAID AUSTIN'S COLONY PHASE 12A, AT 192.11 FEET PASS A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID LOT 5, CONTINUE ON FOR A TOTAL DISTANCE OF 477.66 FEET (PLAT CALL AND MEASURED, 10515/193) TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF THORNBERRY DRIVE (80' R.O.W.) MARKING THE WEST CORNER OF LOT 1, BLOCK 1 OF SAID AUSTIN'S COLONY PHASE 12A. SAID IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 2960.00 FEET;

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

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 30' 30" FOR AN ARC DISTANCE OF 26.26 FEET (CHORD BEARS: N 44° 48' 56" W - 26.26 FEET) TO A 1/2 INCH IRON ROD SET MARKING THE END POINT OF SAID CURVE;

N 44° 34' 56" W FOR A DISTANCE OF 43.91 FEET (DEED CALL: N 41° 41' 53" W - 43.91 FEET, 9740/187) TO A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 3146.67 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 11' 07" FOR AN ARC DISTANCE OF 559.37 FEET (CHORD BEARS: N 39° 29' 22" W - 558.64 FEET) TO A 1/2 INCH IRON ROD SET MARKING THE END POINT OF SAID CURVE AND THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 2910.00;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 28' 49" FOR AN ARC DISTANCE OF 278.34 FEET (CHORD BEARS: N 31° 39' 25" W - 278.23 FEET) TO A 1/2 INCH IRON ROD SET MARKING THE END POINT OF SAID CURVE AND THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88° 46' 07" FOR AN ARC DISTANCE OF 38.73 FEET (CHORD BEARS: N 15° 28' 03" E - 34.97 FEET) TO A 1/2 INCH IRON ROD SET ON THE SOUTHEAST LINE OF AUSTIN'S ESTATES DRIVE MARKING THE END POINT OF SAID CURVE;

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

N 59° 51' 07" E FOR A DISTANCE OF 465.05 FEET (DEED CALL: N 62° 44' 10" E - 465.05 FEET, 9740/187) TO A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 798.18 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11° 00' 39" FOR AN ARC DISTANCE OF 153.39 FEET (CHORD BEARS: N 54° 21' 02" E - 153.15 FEET) TO THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 24° 43' 37" E THROUGH SAID REMAINDER OF 405.010 ACRE TRACT FOR A DISTANCE OF 787.09 TO THE POINT OF BEGINNING CONTAINING 11.15 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND NOVEMBER, 2013. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED BY GPS OBSERVATION.

STATE OF TEXAS
COUNTY OF BRAZOS

I MARK J. 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.

_____
MARK J. CARRABBA, VICE PRESIDENT
HIGHLAND INTERESTS, INC., A TEXAS CORPORATION
MANAGING PARTNER OF 88 JOINT VENTURE,
A TEXAS GENERAL PARTNERSHIP

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARK J. CARRABBA, 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 _____ DAY OF _____, 2014.

NOTARY PUBLIC, BRAZOS COUNTY, TEXA S_____

APR 16 2014

FINAL PLAT
AUSTIN'S ESTATES
PHASE 5 B
11.15 ACRES
JOHN AUSTIN SURVEY A-2
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1"=60' APRIL, 2014

SURVEYOR
BRAD KERR, R.P.L.S.
KERR SURVEYING COMPANY
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
979-269-3195

OWNER AND DEVELOPER:
MARK J. CARRABBA, VICE PRESIDENT
88 JOINT VENTURE
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