

GENERAL NOTES:
 ZONING AND LAND USE: THIS PROPERTY IS CURRENTLY ZONED SF-5, AND WILL BE USED FOR SINGLE FAMILY RESIDENTIAL LOTS.
 ALL BUILDING SETBACK LINES ARE ESTABLISHED BY THE CITY OF BRYAN ZONING ORDINANCE NO. 756.
 BASIS OF BEARINGS IS THE MONUMENTED SOUTHWEST CORNER OF THE MOST WESTERLY CORNER OF THE VACATING AND RESUBDIVISION PLAT FOR PECAN RIDGE PHASE ONE, VOLUME 467, PAGE 291 WITH A RECORD BEARING OF N64°45'18"W.
 PARKLAND DEDICATION REQUIREMENTS HAVE MET PER THE CITY OF BRYAN ORDINANCE.
 ALL PUE EASEMENTS DEDICATED BY THIS PLAT ARE PUBLIC UTILITY EASEMENTS.
 ALL LENGTHS ALONG CURVE ARE CHORD DISTANCES.
 ALL CORNERS MARKED WITH 1/2" IRON RODS UNLESS OTHERWISE NOTED.
 NO FENCING NOR OBSTRUCTIONS SHALL BE CONSTRUCTED IN THE 65' DRAINAGE EASEMENT BETWEEN LOTS 11 & 25.
 NO FENCING NOR OBSTRUCTIONS SHALL BE PLACED OR CONSTRUCTED NORTH OF THE NORTH LINE OF THE 20' SANITARY SEWER EASEMENT, (LOTS 6-21, BLK 3).

METES & BOUNDS DESCRIPTION
 Austin's Colony Phase 7A
 10.753 Acres
 John Austin Survey, A-2
 Bryan, Brazos County, Texas

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	430.00'	06°55'07"	51.92'	25.99'	66°13'53"	51.89'
C2	458.00'	04°12'42"	33.45'	16.73'	60°39'58"	33.44'
C3	29.00'	00°00'00"	0.00'	0.00'	90°00'00"	0.00'
C4	400.00'	08°42'44"	60.82'	30.47'	2°25'19"	60.76'
C11	25.00'	90°00'00"	39.27'	25.00'	17°46'19"	35.36'
C12	370.00'	06°55'07"	51.92'	25.99'	66°13'53"	51.89'
C13	25.00'	99°05'48"	43.24'	29.32'	60°45'40"	38.05'
C20	25.00'	98°17'11"	42.89'	28.90'	5°11'09"58"	37.82'
C22	25.00'	89°58'52"	39.26'	24.99'	2°44'20"00"	35.35'

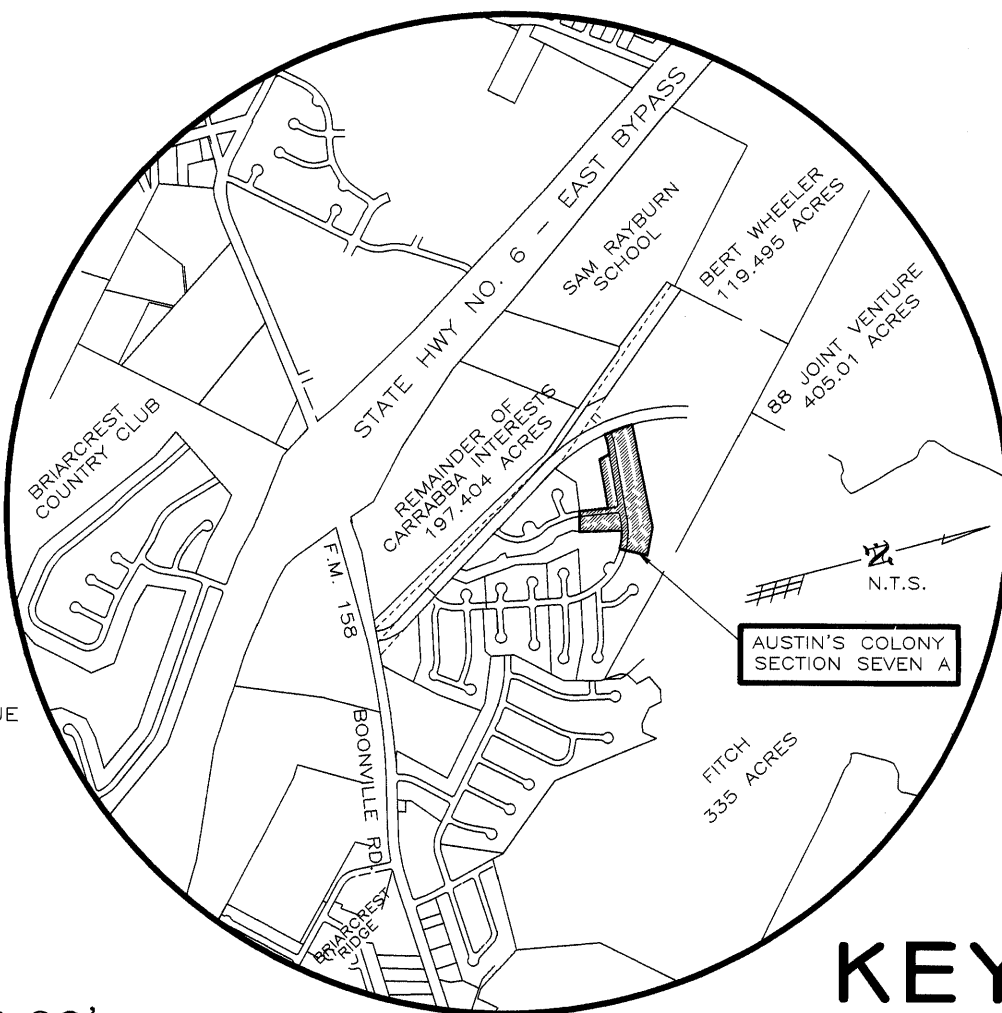
APPROVAL OF THE PLANNING COMMISSION
 I, **Kim Casey**, CHAIRMAN OF THE CITY PLANNING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR RECORD WITH ITS CITY PLANNING COMMISSION OF THE CITY OF BRYAN ON THE 24th DAY OF July, 2000 AND SAME WAS DULY APPROVED ON THE 6th DAY OF July, 2000 BY SAID COMMISSION.

CERTIFICATION OF PLANNING ADMINISTRATOR
 I, THE UNDERSIGNED, CITY PLANNER OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THE PLAT CONFORMS TO THE CITY MASTER PLAN, MAJOR STREET PLAN, LAND USE PLAN, AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE ORDINANCE.

CERTIFICATION BY THE COUNTY CLERK
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, **MARY ANN WARD**, COUNTY CLERK IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 24th DAY OF July, 2000, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 4111, PAGE 16.

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.

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 MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED GEOMETRIC FORM.



FINAL PLAT AUSTIN'S COLONY PHASE 7 A

10.753 ACRES
 BLOCK ONE LOTS 22-25
 BLOCK TWO LOTS 12-15
 BLOCK THREE LOTS 6-21
 BLOCK FOUR LOTS 10 & 11
 JOHN AUSTIN SURVEY, A-2
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=50' AUGUST 31, 2000
 OWNER & DEVELOPER
 CARRABBA INTERESTS
 MARK CARRABBA,
 MANAGING PARTNER
 4104 HWY 21 EAST
 BRYAN, TEXAS 77802
 (979)778-8850
 PREPARED BY
 HESTER ENGINEERING COMPANY
 7607 EASTMARK DRIVE, SUITE 253-B
 COLLEGE STATION, TX 77840
 (979)693-1100

Field notes of a 10.753 acre tract or parcel of land, lying and being situated in the John Austin Survey, Abstract No. 8, Bryan, Brazos County, Texas, and being part of the called 197.404 acre tract described in the deed from Trans-Texas interests, Inc., to Carrabba interests as recorded in Volume 1510, Page 87, of the Official Records of Brazos County, Texas, and said 10.753 acre tract being more particularly described as follows:
 BEGINNING at the 1/2" iron rod found marking the east or northeast corner of Lot 11, Block 2, Austin's Colony, Phase 6 according to the plat recorded in Volume 3718, Page 195, of the Official Records of Brazos County, Texas;
 THENCE along the northerly line of the aforementioned Austin's Colony Phase 6, as follows:
 N 73° 50' 26" W along the north line of said Lot 11, Block 2, for a distance of 140.02 feet to a 1/2" iron rod found at the northwest corner of said lot in the east right-of-way line of Williams Trace (50' right-of-way), same being in a curve, concave to the southeast, having a radius of 600.00 feet;
 Northerly along said curve and said east right-of-way line of Williams Trace for an arc length of 16.37 feet to a 1/2" iron rod found at the northeast corner of said lot, the chord bears N 17° 20' 37" E - 16.36 feet;
 N 71° 29' 03" W for a distance of 50.00 feet to a 1/2" iron rod found in the west right-of-way line of Williams Trace, same being in a curve, concave to the southeast, having a radius of 450.00 feet;
 THENCE Northerly along said curve and along the proposed extension of the west right-of-way of Williams Trace for an arc length of 20.87 feet to a 1/2" iron rod set at the beginning of a transition curve to the southwest right-of-way line of proposed Williams Way (50' right-of-way), said transition curve being concave to the southwest, having a radius of 25.00 feet;
 THENCE Northerly along said transition curve for an arc length of 36.63 feet to a 1/2" iron rod set at the end of this curve in the southwest right-of-way line of proposed Williams Way, the chord bears N 20° 47' 36" W - 33.44 feet;
 THENCE N 24° 12' 24" E across the aforementioned proposed Williams Way for a distance of 50.07 feet to a 1/2" iron rod set at the beginning of the transition curve from Williams Way to proposed Williams Trace, said curve being concave to the north, having a radius of 25.00 feet;
 THENCE Easterly along said transition curve for an arc length of 39.27 feet to a 1/2" iron rod set at the end of this curve in the northwest right-of-way line of proposed Williams Trace, the chord bears N 72° 13' 41" E - 35.36 feet;
 THENCE N 27° 13' 41" E along the proposed northwest right-of-way line of Williams Trace for a distance of 100.61 feet to a 1/2" iron rod set;
 THENCE N 62° 46' 19" W for a distance of 632.64 feet to a 1/2" iron rod set in the east right-of-way line of proposed Williams Bend (50' right-of-way), same being in a curve, concave to the east, having a radius of 600.00 feet;
 THENCE Northerly along said curve and along the proposed east right-of-way line of Williams Bend for an arc length of 95.99 feet to a 1/2" iron rod set at the end of this curve and the beginning of a transition curve to proposed Settler's Way (60' right-of-way), the chord bears N 6° 37' 47" E - 95.89 feet;
 THENCE N 61° 37' 15" W across the proposed Williams Bend for a distance of 52.14 feet to a 1/2" iron rod set at the beginning of the transition curve to the aforementioned proposed Settler's Way (60' right-of-way), said transition curve being concave to the west, having a radius of 25.00 feet;
 THENCE Northwesterly along said transition curve for an arc length of 35.89 feet to a 1/2" iron rod set at the end of this curve in the southwest right-of-way line of the proposed Settler's Way, the chord bears N 26° 33' 38" W - 32.89 feet;
 THENCE N 69° 41' 26" W along the proposed southwest right-of-way line of Settler's Way for a distance of 114.58 feet to a 1/2" iron rod set at the beginning of a transition curve to Austin's Colony Parkway, said transition curve being concave to the south, having a radius of 25.00 feet;
 THENCE Southwesterly along said transition curve for an arc length of 42.89 feet to a 1/2" iron rod set at the end of this curve in the southeast or easterly right-of-way line of Austin's Colony Parkway, said iron rod being in a curve concave to the east, having a radius of 790.00 feet, the chord bears S 1° 09' 58" W - 37.82 feet;

Filed for Record in:
 BRAZOS COUNTY,
 On: Nov 02, 2000 at 03:16PM
 As a
 Plat
 Document Number: 0729578
 Receipt Number: 161568
 Amount: 55.00
 By: Jaire Kelley

S.M. KLING
 S.M. KLING, R.P.L.S. NO. 2003

JAMES D. LAMPLEY, JR.
 Notary Public, State of Texas
 My Commission Expires
 OCTOBER 16, 2004

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, **Kim Casey**, CHAIRMAN OF THE CITY PLANNING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON THE 24th DAY OF July, 2000, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 4111, PAGE 16.
 as stamped hereon by me.
 Nov 02, 2000
 HONORABLE MARY ANN WARD, COUNTY CLERK
 BRAZOS COUNTY, TEXAS

Thu Aug 31 11:47:20 2000 PROPERTY OF HESTER ENGINEERING COMPANY
 E:\Acad-Dwg-Current\Carrabba\Austin's Colony\Phase Seven\Plat\MAC-7A-final.dwg
 on lambase
 2/26/20
 2/26/20