

**GENERAL NOTES:**

1. AVERAGE RESIDENTIAL LOT SIZE 70 X 125-FEET.
2. LOCAL STREETS HAVE A 50-FOOT RIGHT OF WAY WITH 27-FOOT BACK TO BACK HMA PAVEMENT.
3. AVERAGE LOT DENSITY IS 1.92 PER ACRE.
4. BASIS OF BEARING IS GRID NORTH FROM CITY OF BRYAN.
5. SETBACK LINES WILL COMPLY WITH CITY ORDINANCE.
6. AVERAGE TRIP GENERATION PER DWELLING UNIT IS 9.55 TRIPS PER DAY.
7. LOTS 16, 17, & 18, BLOCK 1 AND LOT 18, BLOCK 2 SHALL NOT TAKE ACCESS TO BULLINGER CREEK DRIVE.
8. ALL LENGTHS ALONG CURVE ARE CHORD DISTANCES.
9. WICKSON CREEK SPECIAL UTILITY DISTRICT WILL PROVIDE WATER SERVICE TO THIS DEVELOPMENT.
10. THE ZONING IS PD-H DISTRICT, AS APPROVED BY BRYAN'S CITY COUNCIL ON APRIL 22, 2014 WITH ORDINANCE NO 2014.
11. A PORTION OF THE DEVELOPMENT IS WITHIN THE 100 YEAR FLOODPLAIN PER FEMA FIRM MAP 48041C0215F, REVISED APRIL 2, 2014.
12. PUBLIC RIGHT OF WAY FOR THORNBERY DRIVE WAS DEDICATED IN VOLUME 9740 PAGE 181 BRAZOS COUNTY DEED RECORDS.
13. FENCING OR OBJECTS THAT BLOCK STORM FLOW SHALL NOT BE PERMITTED IN THE DRAINAGE EASEMENTS.
14. THE 35-FOOT WIDE EMERGENCY VEHICLE AND PEDESTRIAN ACCESS RIGHT OF WAY: NO PARKED VEHICLES, NO FENCING, NO DRIVEWAYS NOR STRUCTURES OF ANY TYPE CAN BE BUILT IN, BLOCKING OR CONNECTING TO THE ACCESS RIGHT OF WAY.
15. 1/2-INCH IRON RODS WILL BE SET AT ALL CORNER'S UNLESS OTHERWISE NOTED.
16. ALL LOTS SHOWING FLOODPLAIN MAY BE REQUIRED TO HAVE AN ENGINEERED FOUNDATION DESIGN, FLOODPLAIN DEVELOPMENT PERMIT, AND TWO ELEVATION CERTIFICATES PRIOR TO CERTIFICATE OF OCCUPANCY. A FEMA LOMR-F MAY ALSO BE REQUIRED.
17. LOTS WITH FILL SHALL HAVE AN ENGINEER'S SEAL ON THE FOUNDATION DESIGN.
- 18.) ATMOS PIPELINE EASEMENT:  
CONTACT ATMOS ENERGY PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES IN THE EASEMENT, INCLUDING FENCING.  
BLOCK ONE LOTS 7-14 HAVE A 75-FOOT REAR SETBACK LINE.  
IN ACCORDANCE WITH STATE AND FEDERAL PIPELINE SAFETY RULES, STANDARDS PERTAINING TO FENCING, VEGETATION AND STRUCTURES IN ATMOS PIPELINE EASEMENTS SHALL COMPLY WITH THE ATMOS "HELLO NEIGHBOR" ENCROACHMENT MANUAL. THE MANUAL CAN BE OBTAINED BY CALLING ATMOS ENERGY AT 1-888-286-6700.
- 19.) BRAZOS ELECTRIC POWER COOPERATIVE, INC. OWNS A 60 FOOT EASEMENT FOR POWER LINES RECORDED AT VOLUME 7905, PAGE 58 AND VOLUME 7888, PAGE 58, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. CONTACT @ 254-750-6323.
- 20.) THE CITY OF BRYAN CANNOT ISSUE PERMITS FOR BUILDINGS OR STRUCTURES IN THE ATMOS (LONESTAR) OR SUNOCO EASEMENTS.
- 21.) EVERY LOT LINE CROSSING THE ATMOS (LONESTAR) AND SUNOCO EASEMENTS SHALL HAVE A 16-FOOT REMOVABLE FENCE SECTION OR AN 8-FOOT WIDE GATE IN THE EASEMENT.
- 22.) PRIOR TO ANY FENCE OR GATE CONSTRUCTION IN THE ATMOS (LONESTAR) OR SUNOCO EASEMENT THE INSTALLER SHALL CONTACT TEX: 11 AND HAVE THE UTILITIES LOCATED.

**ABBREVIATIONS:**  
 PUBLIC UTILITY EASEMENT PUE  
 MINIMUM FINISHED FLOOR ELEVATION F.F. NNW  
 PUBLIC DRAINAGE EASEMENT DE

**FLOODPLAIN DELINEATION** BASED ON FIELD TOPOGRAPHIC SURVEY OF BFE (BASE FLOOD ELEVATION) FROM FEMA FIRM MAP 215F REVISED APRIL 2, 2014 (APPROXIMATE)

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 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 333.4 ACRE TRACT OF LAND AS CONVEYED TO ME IN THE DEEDS RECORDS OF BRAZOS COUNTY IN VOLUME 5807, PAGE 259, 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 15th DAY OF April, 2019.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS *Amberly R. Ott*

**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 18th DAY OF April, 2019.

*Martin Zimmermann*  
 CITY PLANNER, BRYAN, TEXAS

**LINE TABLE**

LINE	BEARING	LENGTH
L1	N47°20'46"E	16.19
L2	S50°27'27"E	19.99
L3	N39°52'53"E	50.00
L4	N50°27'27"W	14.58
L5	S60°04'33"E	50.49
L6	S52°03'58"E	197.01
L7	S03°54'22"W	77.55
L8	S85°14'39"E	17.73
L9	S17°20'09"E	37.29
L10	S83°30'55"E	31.30
L11	N71°27'08"E	28.12
L12	S79°29'40"E	38.17
L13	S44°21'55"E	25.60
L14	S41°51'51"W	77.98
L15	S78°19'41"W	12.54
L16	N78°19'41"E	12.54

**CURVE TABLE**

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD BRC	CHORD
C1	2390.37'	3°30'56"	146.67	73.36'	N45°35'18"E	146.65'
C2	25.00'	85°42'44"	37.40	23.20'	S86°41'11"W	34.01'
C3	25.00'	91°54'44"	40.10	25.85'	S04°30'05"E	35.94'
C4	2390.37'	16°19'07"	680.81	342.73'	N33°17'43"E	678.51'
C5	25.00'	71°36'03"	31.24	18.03'	S60°56'11"W	29.25'
C6	50.00'	250°31'42"	218.62	70.71'	N66°24'40"W	81.65'
C7	25.00'	70°31'42"	30.77	17.68'	S23°35'21"W	28.87'
C8	125.00'	31°28'38"	68.67	35.23'	N04°03'49"E	67.81'
C9	25.00'	70°31'44"	30.77	17.68'	S15°27'44"E	28.87'
C10	25.00'	140°56'54"	61.50	70.50'	N58°47'57"E	47.12'
C11	25.00'	89°59'49"	39.27	25.00'	N56°40'24"W	35.35'
C12	50.00'	179°59'59"	157.08	INFINITE'	S11°40'19"E	100.00'
C13	25.00'	90°00'11"	39.27	25.00'	N33°19'36"E	35.36'
C14	25.00'	48°11'28"	21.03	11.18'	S13°50'38"W	20.41'
C15	50.00'	187°42'53"	163.81	741.57'	N83°36'20"E	99.77'
C16	25.00'	48°11'23"	21.03	11.18'	N26°37'55"W	20.41'
C17	25.00'	91°20'02"	39.85	25.59'	N83°36'23"E	35.76'

**CERTIFICATE 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.

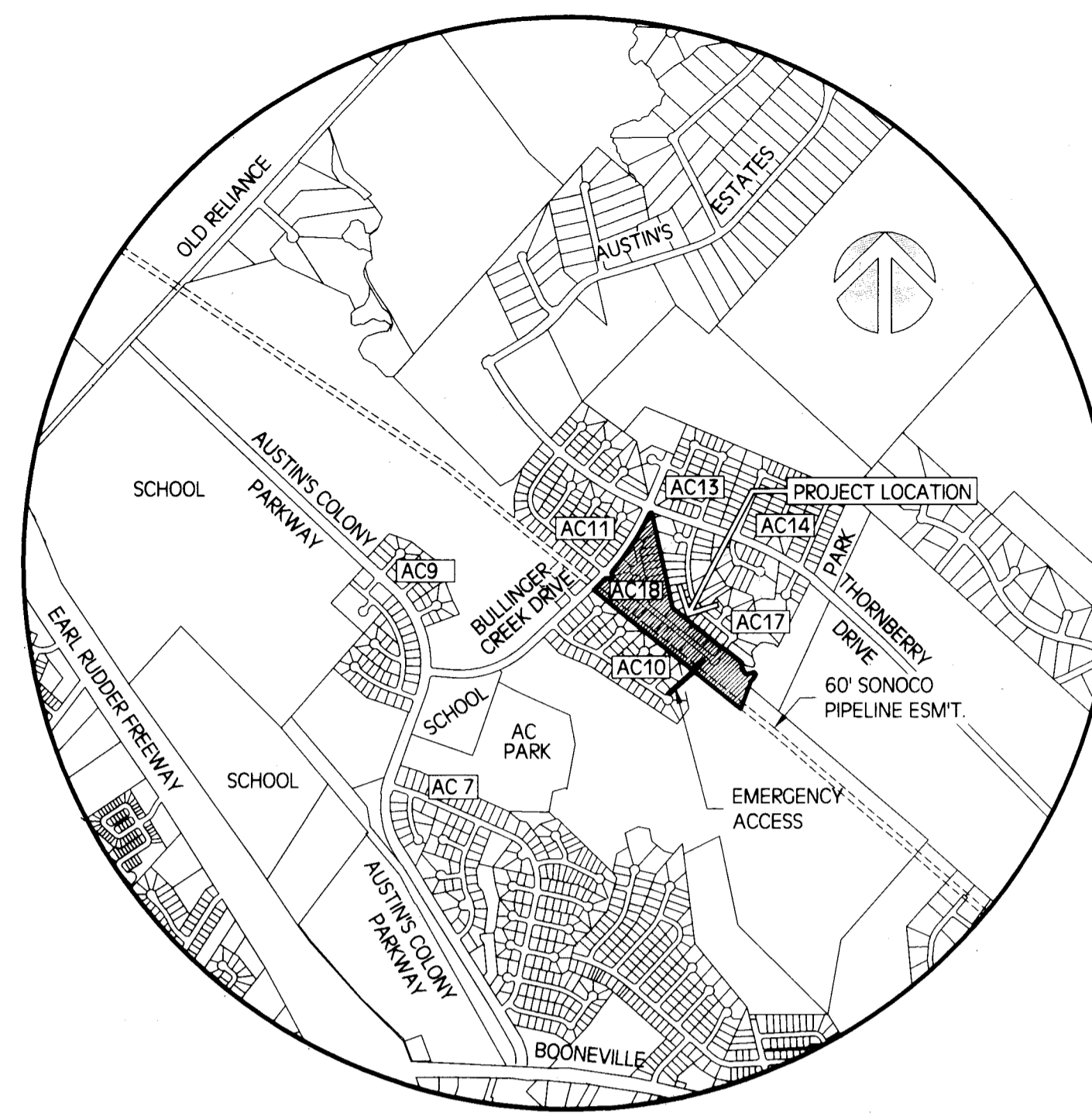
*Brad Kerr*  
 REGISTERED PROFESSIONAL LAND SURVEYOR

**CERTIFICATE OF THE COUNTY CLERK**  
 STATE OF TEXAS

Filed for Record  
 Official Public Records Of:  
 Brazos County Clerk  
 On: 4/22/2019 1:50:02 PM  
 in the PLAT RECORDS

Doc Number: 2019-1368512  
 Volume - Page: 15270-41  
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 Amount: 73.00  
 Order#: 20190422000100  
 By: PD

COUNTY CLERK BRAZOS COUNTY, TEXAS  
*Laurel A. Green*  
*By: Patsy Davis*



**APPROVAL OF THE PLANNING AND ZONING COMMISSION**  
 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 19th DAY OF July, 2019 AND SAME WAS DULY APPROVED ON THE 19th DAY OF June, 2018 BY SAID COMMISSION.

*Bobby Gutierrez*  
 CHAIR, PLANNING & ZONING COMMISSION BRYAN, TEXAS

**FINAL PLAT**

**AUSTIN'S COLONY PHASE 18**  
 BLOCK 1 LOTS 1-20 BLOCK 2 LOTS 1 - 14  
 18.623 ACRES  
 JOHN AUSTIN LEAGUE A-2  
 BRYAN, BRAZOS COUNTY, TEXAS  
 Scale 1"=100' MARCH 21, 2019

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

**PREPARED BY:**  
 MICHAEL G. HESTER, P.E.  
 HESTER ENGINEERING COMPANY #15478  
 2900 BROTHERS BOULEVARD  
 COLLEGE STATION, TX 77845  
 979-693-1100 mhester@hester-engr.com

**OWNER & DEVELOPER**  
 GRANT J. CARRABBA, ASST. VICE PRESIDENT  
 CARRABBA FAMILY LIMITED PARTNERSHIP  
 4104 SH21 EAST  
 BRYAN, TEXAS 77803  
 979-778-8850

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

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF A CALLED 333.4 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO CARRABBA FAMILY LIMITED PARTNERSHIP RECORDED IN VOLUME 5807, PAGE 259 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' FOUND ON THE SOUTHEAST LINE OF HARVEY MITCHELL SCHOOL DRIVE (80' R.O.W.). SAID IRON ROD FOUND MARKING THE NORTH CORNER OF AUSTIN'S COLONY PHASE TEN 'A' ACCORDING TO THE PLAT RECORDED IN VOLUME 7912, PAGE 21 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE SOUTHEAST LINE OF HARVEY MITCHELL SCHOOL DRIVE FOR THE FOLLOWING CALLS:

N 47° 20' 46" E FOR A DISTANCE OF 16.19 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 2390.37 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 30' 56" FOR AN ARC DISTANCE OF 146.67 FEET (CHORD BEARS: N 45° 35' 18" E - 146.65 FEET) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' FOUND 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 85° 42' 43" FOR AN ARC DISTANCE OF 37.40 FEET (CHORD BEARS: N 86° 41' 11" E - 34.01 FEET) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' FOUND MARKING THE END POINT OF SAID CURVE;

S 50° 27' 27" E FOR A DISTANCE OF 19.99 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' FOUND;

N 39° 32' 33" E FOR A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' FOUND;

N 50° 27' 27" W FOR A DISTANCE OF 14.58 FEET TO A 1/2 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° 54' 44" FOR AN ARC DISTANCE OF 40.10 FEET (CHORD BEARS: N 04° 30' 05" W - 35.94 FEET) TO A 1/2 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 2390.37 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16° 19' 07" FOR AN ARC DISTANCE OF 680.81 FEET (CHORD BEARS: N 33° 17' 43" E - 678.51 FEET) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' FOUND 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 71° 36' 03" FOR AN ARC DISTANCE OF 31.24 FEET (CHORD BEARS: N 60° 56' 11" E - 29.25 FEET) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET ON THE SOUTHWEST LINE OF THORNBERRY DRIVE (80' R.O.W.). FOR REFERENCE, A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' FOUND MARKING THE END POINT OF SAID CURVE BEARS: S 76° 04' 22" E FOR A DISTANCE OF 6.26 FEET AND THE CITY OF BRYAN CONTROL MONUMENT CPS-124 BEARS: N 13° 09' 02" E FOR A DISTANCE OF 2859.63 FEET;

THENCE: THROUGH SAID 333.4 ACRE TRACT FOR THE FOLLOWING CALLS:

S 11° 40' 30" E FOR A DISTANCE OF 957.91 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET;

S 50° 43' 36" E FOR A DISTANCE OF 618.16 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET;

S 60° 04' 33" E FOR A DISTANCE OF 50.49 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET;

S 52° 03' 38" E FOR A DISTANCE OF 197.01 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET;

S 03° 54' 22" W FOR A DISTANCE OF 77.55 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET;

S 83° 14' 39" E FOR A DISTANCE OF 17.73 FEET TO A POINT IN THE CENTERLINE OF CARTERS CREEK TRIBUTARY 'C';

THENCE: ALONG THE CENTERLINE OF SAID CREEK AND THE COMMON LINE OF SAID 333.4 ACRE TRACT AND A CALLED 37.228 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO CARTER ARDEN DEVELOPMENT, LLC RECORDED IN VOLUME 8938, PAGE 113 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS FOR THE FOLLOWING CALLS:

S 17° 20' 09" E FOR A DISTANCE OF 37.29 FEET TO A POINT;

S 83° 30' 35" E FOR A DISTANCE OF 31.30 FEET TO A POINT;

N 71° 27' 08" E FOR A DISTANCE OF 28.12 FEET TO A POINT;

S 79° 29' 40" E FOR A DISTANCE OF 38.17 FEET TO A POINT;

S 44° 21' 55" E FOR A DISTANCE OF 25.60 FEET TO A POINT;

S 41° 51' 51" W FOR A DISTANCE OF 77.98 FEET TO A POINT MARKING THE NORTHWEST CORNER OF SAID 37.228 ACRE TRACT. FOR REFERENCE, A 1/2 INCH IRON ROD WITH CAP MARKED 'MCCLURE' FOUND ON THE SOUTHWEST LINE OF COVINGTON COURT BEARS: S 48° 31' 26" E FOR A DISTANCE OF 1101.57 FEET AND A 1/2 INCH IRON ROD WITH CAP MARKED 'KERR 4502' FOUND MARKING A SOUTHWEST CORNER OF SAID 333.4 ACRE TRACT BEARS: S 48° 31' 26" E FOR A DISTANCE OF 2414.05 FEET (DEED CALL: S 45° 37' 55" E - 2414.09 FEET, 8938/113);

THENCE: S 20° 44' 54" W THROUGH SAID 333.4 ACRE TRACT FOR A DISTANCE OF 228.80 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET ON THE NORTHEAST LINE OF A 60' PIPE LINE EASEMENT RECORDED IN VOLUME 106, PAGE 421 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 50° 43' 36" W CONTINUING THROUGH SAID 333.4 ACRE TRACT AND ALONG THE NORTHEAST LINE OF SAID EASEMENT FOR A DISTANCE OF 323.57 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET;

THENCE: N 65° 10' 44" W CONTINUING THROUGH SAID 333.4 ACRE TRACT FOR A DISTANCE OF 240.39 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET ON THE SOUTHWEST LINE OF SAID 60' PIPELINE EASEMENT;

THENCE: N 50° 43' 36" W CONTINUING THROUGH SAID 333.4 ACRE TRACT AND ALONG THE SOUTHWEST LINE OF SAID EASEMENT, PASS THE NORTHEAST CORNER OF AUSTIN'S COLONY PHASE TEN 'B' ACCORDING TO SAID PLAT, 7912/21, CONTINUE ON ALONG THE NORTHEAST LINE OF SAID AUSTIN'S COLONY PHASES TEN 'A' AND 'B' FOR A TOTAL DISTANCE OF 1112.87 FEET (PLAT CALL BEARING: N 47° 50' 37" W, 7912/21) TO A 5/8 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' FOUND;

THENCE: N 50° 27' 27" W CONTINUING ALONG THE NORTHEAST LINE OF SAID PHASE TEN 'A' FOR A DISTANCE OF 164.29 FEET (PLAT CALL: N 47° 34' 28" W - 164.29 FEET, 7912/21) TO THE POINT OF BEGINNING CONTAINING 18.623 ACRES OF LAND AS SURVEYED ON THE GROUND FEBRUARY, 2017. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE SURFACE DISTANCES.

**FINAL PLAT**  
**AUSTIN'S COLONY PHASE 18**  
BLOCK 1 LOTS 1-20 BLOCK 2 LOTS 1 -14  
**18.623 ACRES**  
JOHN AUSTIN LEAGUE A-2  
BRYAN, BRAZOS COUNTY, TEXAS  
Scale 1"=100' MARCH 21, 2019

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