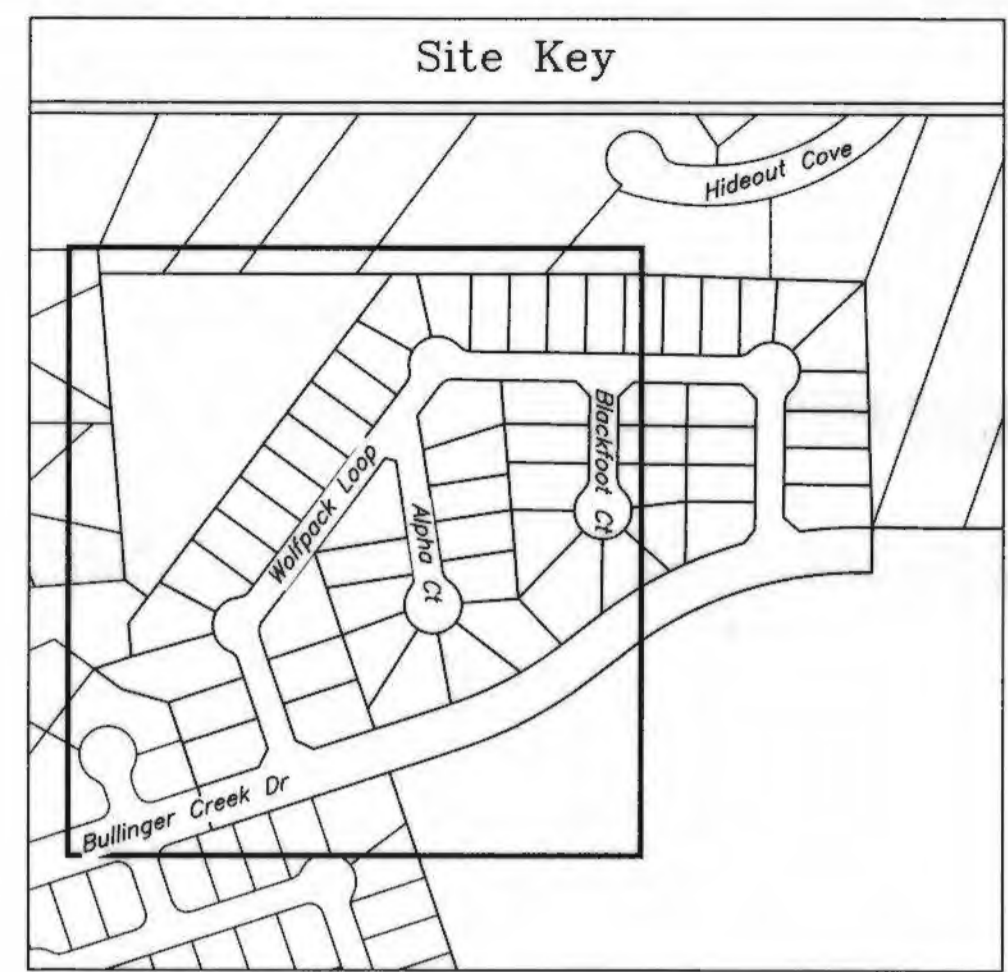
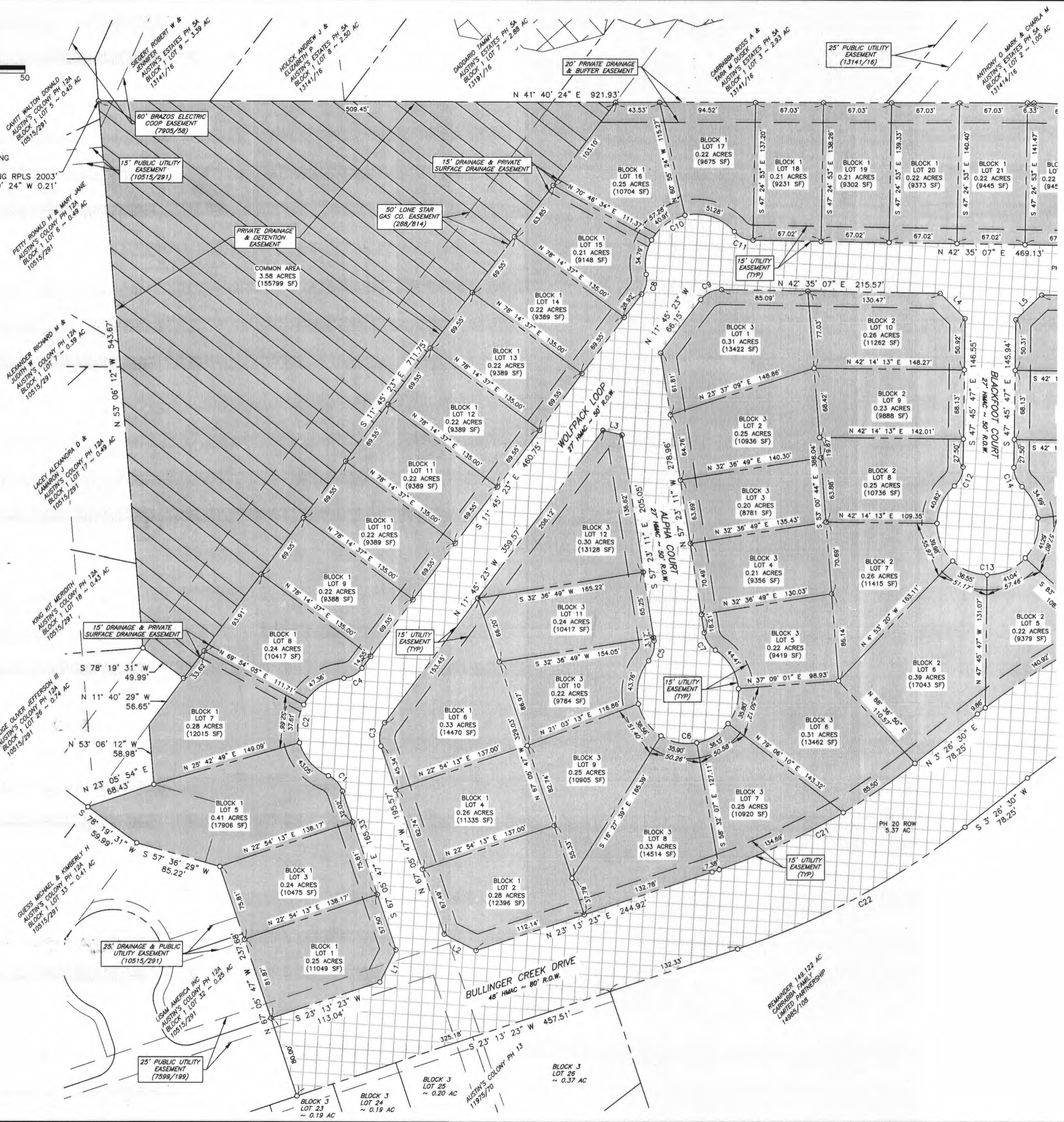




POINT OF BEGINNING  
1/2 IRF W/ CAP  
STAMPED 'SM KLING RPLS 2003'  
BEARS: S 41° 40' 24" W 0.21'

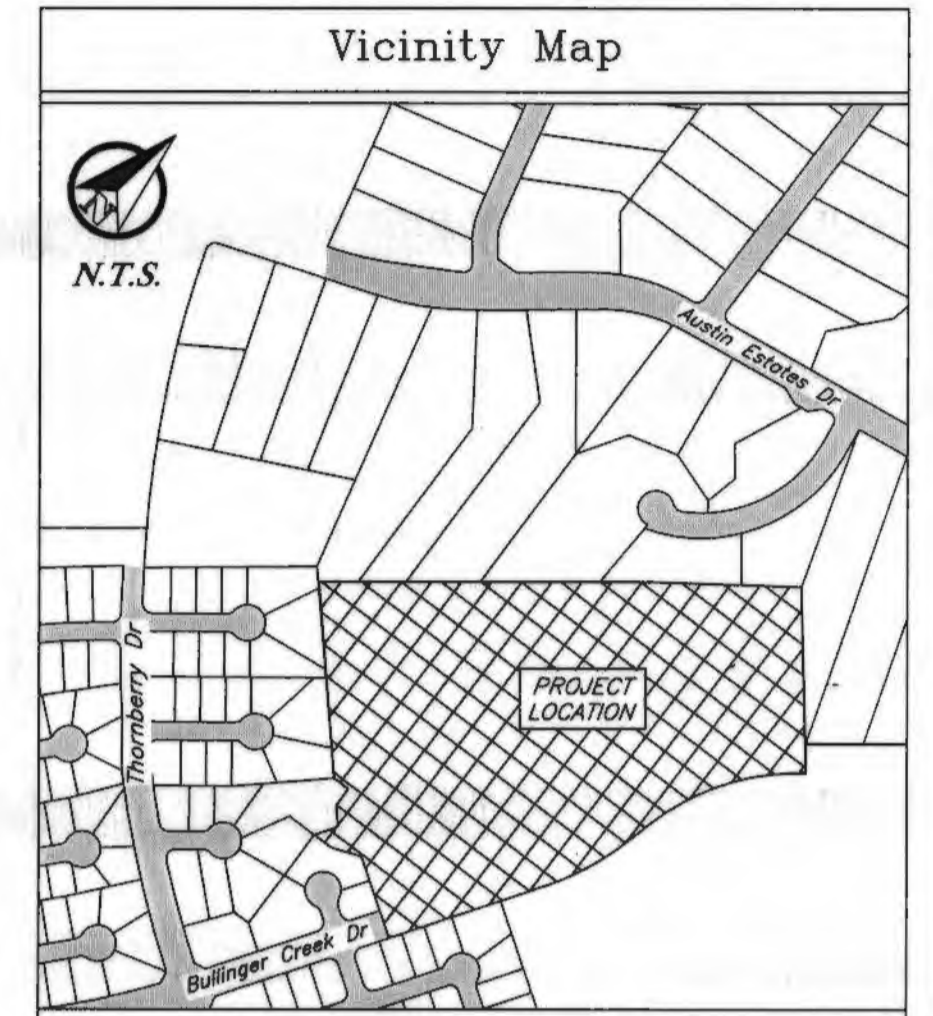


LINE TABLE

LINE #	LENGTH	DIRECTION
L1	35.45'	N 21° 56' 12" W
L2	35.26'	N 68° 03' 48" E
L3	19.39'	N 55° 25' 43" E
L4	35.25'	N 87° 24' 40" E
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L6	35.25'	N 87° 24' 40" E
L7	29.95'	S 10° 57' 36" E
L8	37.94'	N 82° 52' 46" E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	21.03'	25.00'	48° 11' 23"	N 88° 48' 31" E	20.41'	11.18'
C2	132.40'	50.00'	151° 43' 10"	N 39° 25' 35" W	96.97'	198.47'
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C4	21.03'	25.00'	48° 11' 23"	S 12° 20' 19" W	20.41'	11.18'
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C8	21.03'	25.00'	48° 11' 23"	S 35° 51' 04" E	20.41'	11.18'
C9	23.71'	25.00'	54° 20' 30"	N 15° 24' 52" E	22.83'	12.83'
C10	131.53'	50.00'	150° 43' 16"	N 15° 24' 52" E	96.75'	191.41'
C11	21.03'	25.00'	48° 11' 23"	S 68° 40' 49" W	20.41'	11.18'
C12	21.03'	25.00'	48° 11' 23"	N 23° 40' 05" W	20.41'	11.18'
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C19	442.96'	660.00'	38° 27' 14"	S 22° 40' 07" W	434.69'	230.18'
C20	289.32'	740.00'	22° 24' 05"	N 14° 38' 32" E	287.49'	146.53'
C21	227.87'	660.00'	19° 46' 54"	N 13° 19' 57" E	228.74'	115.08'
C22	255.49'	740.00'	19° 46' 54"	S 13° 19' 57" W	254.22'	129.03'



- General Notes:
- Coordinates and Bearing System shown hereon 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 (Y:10242892.81; X:3554386.82) and as established by GPS observation.
  - Distances shown hereon are Grid Distances unless otherwise noted. To obtain surface distances multiply by a combined scale factor of 1.000115 (Calculated using GEOID12B).
  - Proposed zoning is PD-H Planned Development - Housing District.
  - The subject property was annexed in the City of Bryan on \_\_\_\_\_ 2019 per ordinance no. \_\_\_\_\_.
  - Iron rods will be set at all angle points and lot corners, unless stated otherwise.
  - This lot is not within the 100-yr floodplain according to the DFIRM for Brazos County, Texas and Incorporated areas, Map No. 48041C00203, effective April 2, 2014.
  - Building setback lines Per City of Bryan Ordinance.
  - Distances shown along curves are chord lengths.
  - Austin's Colony Homeowner's Association "HOA" shall be responsible for all maintenance of all common areas and private drainage/detention areas.
  - No fences shall be located within or across public or private drainage easements.

8/12/2020 Master Plan - AC PH 20-25.dwg JAE Project # 19-001 JAE Engineering

**Final Plat**

**Austin's Colony  
Subdivision Phase 20**

Block 1 Lots 1-35, Block 2 Lots 1-10,  
& Block 3 Lots 1-12 - 57 lots  
Being a total of 22.66 Acres out of John Austin League A-2

Bryan, Brazos County, Texas  
1 of 2  
July 2019

Owner:  
Carrabba Family Ltd. Partnership  
PO Box 663  
Bryan, TX 77806

Surveyor:  
Kerr Surveying, LLC  
409 N. Texas Ave.  
Bryan, TX 77803  
979-268-3195  
Job No. 18-537

Engineer:  
14 Engineering  
PO Box 5192  
Bryan, TX 77805  
979-739-0567  
TBPE F-9951



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Grant Carrabba, in c/o Carrabba Family Ltd. Partnership, owner of the 22.66 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 14985, Page 108, and designated herein as Austin's Colony Subdivision, Phase 20, Block 1 Lots 1-32, Block 2 Lots 1-12, & Block 3 Lots 1-10, in the City of Bryan, Texas and whose name is subscribed hereto 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  
c/o Carrabba Family Ltd. Partnership

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Grant Carrabba, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes stated.

Given under my hand and seal on this 20th day of August, 2020.

JENNIFER R GOV  
Notary Public, Brazos County, Texas  
My Commission Expires 04/17/2023  
I.D.# 1154289-6

**CERTIFICATION OF THE SURVEYOR**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Brad Kern, 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 the 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 Kern, R.P.L.S. No. 4502

**APPROVAL OF THE CITY PLANNER**

I, Martin Zimmerman, 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 August, 2020.

City Planner  
Bryan, Texas

**APPROVAL OF THE CITY ENGINEER**

I, [Signature], 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 August, 2020.

City Engineer, Bryan, Texas

**APPROVAL OF PLANNING AND ZONING COMMISSION**

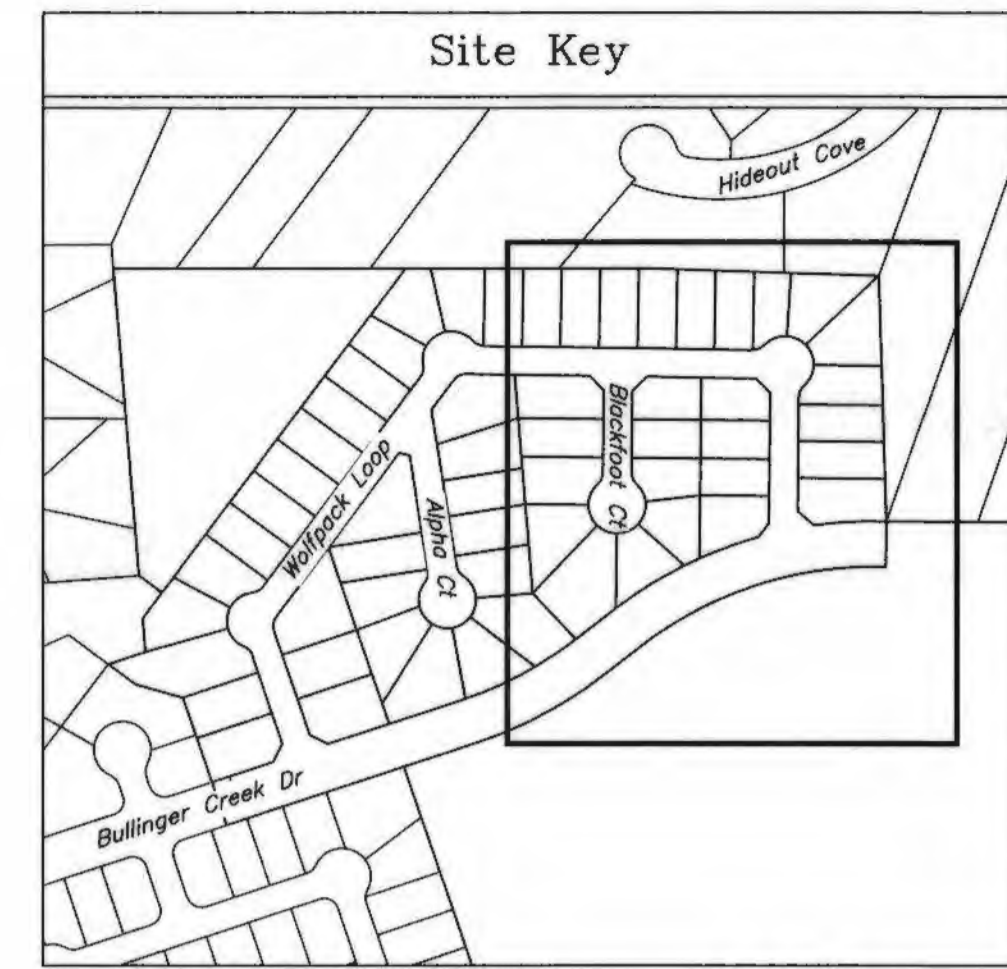
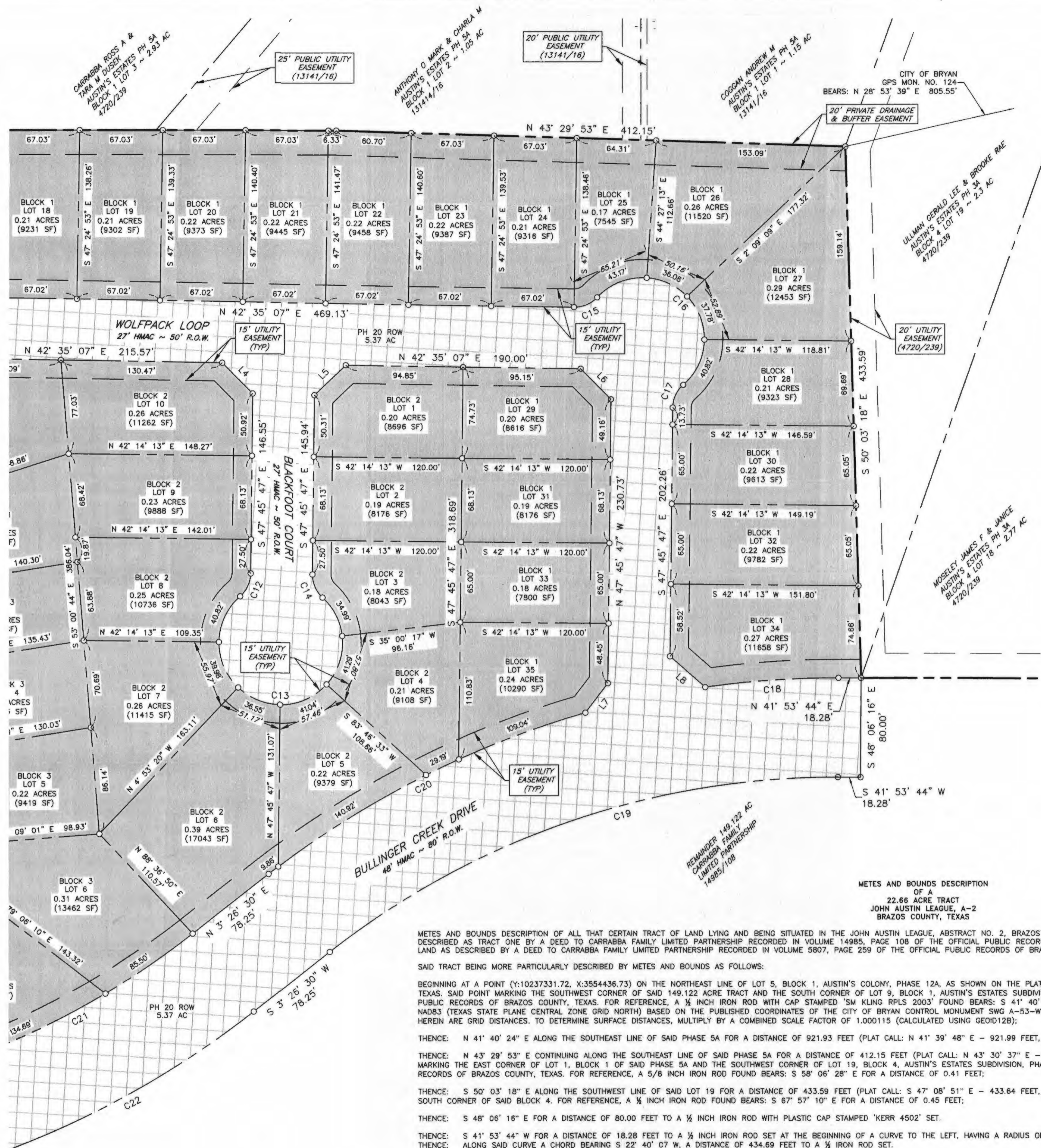
I, Bobby Cottenier, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 20th day of August, 2020, and same was duly approved on the 20th day of August, 2020, by said Commission.

Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 9/9/2020 12:28:24 PM  
In the PLAT Records

Doc Number: 2020-1405102  
Volume - Page: 16347-50  
Number of Pages: 2  
Amount: 73.00  
Order#: 20200909000045  
By: DB

or said county, do hereby  
authentication was filed for  
in the

Karen McQueen / By: [Signature]  
County Clerk, Brazos County, Texas / Deputy Clerk



**LINE TABLE**

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- Iron rods will be set at all angle points and lot corners, unless stated otherwise.
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- Distances shown along curves are chord lengths.
- Austin's Colony Homeowner's Association "HOA" shall be responsible for all maintenance of all common areas and private drainage/detention areas.
- No fences shall be located within or across public or private drainage easements.

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 2, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF A CALLED 148.122 ACRE TRACT OF LAND AS DESCRIBED AS TRACT ONE BY A DEED TO CARRABBA FAMILY LIMITED PARTNERSHIP RECORDED IN VOLUME 14985, PAGE 108 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND SAID TRACT BEING ALL OF A CALLED 3.871 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 POINT (Y:10237331.72; X:3554436.73) ON THE NORTHEAST LINE OF LOT 5, BLOCK 1, AUSTIN'S COLONY, PHASE 12A, AS SHOWN ON THE PLAT RECORDED IN VOLUME 10515, PAGE 291 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID POINT MARKING THE SOUTHWEST CORNER OF SAID 148.122 ACRE TRACT AND THE SOUTH CORNER OF LOT 9, BLOCK 1, AUSTIN'S ESTATES SUBDIVISION PHASE 5A AS SHOWN ON THE PLAT RECORDED IN VOLUME 13141, PAGE 16 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A 1/8 INCH IRON ROD WITH CAP STAMPED 'SM KLING RPLS 2003' FOUND BEARS: S 41° 40' 24" W FOR A DISTANCE OF 0.21 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 (Y:10242882.810; X:3554386.822) AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES, MULTIPLY BY A COMBINED SCALE FACTOR OF 1.000115 (CALCULATED USING GSD0128):

THENCE: N 41° 40' 24" E ALONG THE SOUTHEAST LINE OF SAID PHASE 5A FOR A DISTANCE OF 921.93 FEET (PLAT CALL: N 41° 39' 48" E - 921.99 FEET, 13141/16) TO A 1/8 INCH IRON ROD WITH CAP STAMPED 'SM KLING RPLS 2003' FOUND;

THENCE: N 43° 29' 53" E CONTINUING ALONG THE SOUTHEAST LINE OF SAID PHASE 5A FOR A DISTANCE OF 412.15 FEET (PLAT CALL: N 43° 30' 37" E - 412.23 FEET, 13141/16) TO A 1/8 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' SET MARKING THE EAST CORNER OF LOT 1, BLOCK 1 OF SAID PHASE 5A AND THE SOUTHWEST CORNER OF LOT 19, BLOCK 1, AUSTIN'S ESTATES SUBDIVISION, PHASE 3A AS SHOWN ON THE PLAT RECORDED IN VOLUME 4720, PAGE 239 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A 5/8 INCH IRON ROD FOUND BEARS: S 58° 06' 28" E FOR A DISTANCE OF 0.41 FEET;

THENCE: S 50° 03' 18" E ALONG THE SOUTHWEST LINE OF SAID LOT 19 FOR A DISTANCE OF 433.59 FEET (PLAT CALL: S 47° 08' 51" E - 433.64 FEET, 4720/239) TO A 1/8 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' SET MARKING THE SOUTH CORNER OF SAID BLOCK 4. FOR REFERENCE, A 1/8 INCH IRON ROD FOUND BEARS: S 67° 57' 10" E FOR A DISTANCE OF 0.45 FEET;

THENCE: S 48° 06' 16" E FOR A DISTANCE OF 80.00 FEET TO A 1/8 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' SET.

THENCE: S 41° 53' 44" W FOR A DISTANCE OF 18.28 FEET TO A 1/8 INCH IRON ROD SET AT THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 660.00 FEET, DELTA OF 38° 27' 14", AND AN ARC LENGTH OF 442.96 FEET.

THENCE: ALONG SAID CURVE A CHORD BEARING S 22° 40' 07" W, A DISTANCE OF 434.69 FEET TO A 1/8 INCH IRON ROD SET.

THENCE: S 3° 26' 30" W FOR A DISTANCE OF 78.25 FEET TO A 1/8 INCH IRON ROD SET AT THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 740.00 FEET, DELTA OF 19° 46' 54", AND AN ARC LENGTH OF 255.49 FEET.

THENCE: ALONG SAID CURVE A CHORD BEARING S 13° 19' 57" W, A DISTANCE OF 254.22 FEET TO A 1/8 INCH IRON ROD SET.

THENCE: S 23° 13' 23" W FOR A DISTANCE OF 457.51 FEET TO A 1/8 INCH IRON ROD WITH BROKEN PLASTIC CAP.

THENCE: N 67° 05' 47" W FOR A DISTANCE OF 237.68 FEET.

THENCE: S 57° 36' 29" W FOR A DISTANCE OF 85.22 FEET TO A 1/8 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' FOUND.

THENCE: S 78° 19' 31" W FOR A DISTANCE OF 59.99 FEET TO A 1/8 INCH IRON ROD FOUND.

THENCE: N 23° 05' 54" E FOR A DISTANCE OF 68.43 FEET.

THENCE: N 53° 06' 12" W FOR A DISTANCE OF 58.98 FEET TO A 1/8 INCH IRON ROD FOUND.

THENCE: N 11° 40' 29" W FOR A DISTANCE OF 56.65 FEET TO A 1/8 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' FOUND.

THENCE: S 78° 19' 31" W FOR A DISTANCE OF 49.99 FEET TO A 1/8 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' FOUND.

THENCE: N 53° 06' 12" W FOR A DISTANCE OF 543.67 FEET TO THE POINT OF BEGINNING CONTAINING 22.66 ACRES OF LAND.

**Final Plat**

**Austin's Colony  
Subdivision Phase 20**

Block 1 Lots 1-35, Block 2 Lots 1-10,  
& Block 3 Lots 1-12 - 57 lots  
Being a total of 22.66 Acres out of John Austin League A-2

Bryan, Brazos County, Texas  
2 of 2  
July 2019

Owner:  
Carrabba Family Ltd. Partnership  
PO Box 663  
Bryan, TX 77806

Surveyor:  
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409 N. Texas Ave.  
Bryan, TX 77803  
979-268-1182  
Job No. 18-537

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