

ANNOTATIONS:
 ROW- Right-of-Way
 HMAC- Hot mix Asphaltic concrete
 DRBCT- Deed Records of Brazos County, Texas
 ORBCT- Official Records of Brazos County, Texas
 OPRBCT- Official Public Records of Brazos County, Texas
 ()- Record information
 (CM)- Controlling Monument used to establish property boundaries
 PUE- Public Utility Easement
 TYP- Typical
 N/F- Now or Formerly

FIELD NOTES DESCRIPTION
 OF A
 9.087 ACRE TRACT
 JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2
 BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 9.087 ACRES IN THE JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 149.122 ACRE TRACT CONVEYED TO THE CARRABBA FAMILY LIMITED PARTNERSHIP IN VOLUME 14985, PAGE 108 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 9.087 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET (ALL 1/2 INCH IRON RODS TO BE SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING") IN THE SOUTHWEST CORNER OF AUSTIN'S COLONY SUBDIVISION PHASE 20, AS RECORDED IN VOLUME 16347, PAGE 50 (OPRBCT), IN THE SOUTHWEST RIGHT-OF-WAY LINE OF BULLINGER CREEK DRIVE, (80 FOOT RIGHT-OF-WAY, VOLUME 16347, PAGE 50 (OPRBCT), MARKING THE NORTH CORNER OF AUSTIN'S COLONY PHASE THIRTEEN, (VOLUME 11975, PAGE 70 (OPRBCT)), THE WEST CORNER OF SAID REMAINDER OF 149.122 ACRE TRACT, AND THE WEST CORNER HEREOF;

THENCE, WITH SAID SOUTHWEST LINE OF SAID AUSTIN'S COLONY SUBDIVISION PHASE 20, WITH SAID SOUTHWEST RIGHT-OF-WAY LINE OF BULLINGER CREEK DRIVE FOR THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) N 23° 13' 23" E, PASSING AT 95.00 FEET A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A TRANSITION FROM SAID SOUTHWEST RIGHT-OF-WAY LINE TO THE SOUTHWEST RIGHT-OF-WAY LINE OF FUTURE TELLER DRIVE (50 FOOT RIGHT-OF-WAY), AND CONTINUING ON FOR A TOTAL DISTANCE OF 132.33 FEET TO A MAGNOL SET WITH SHINER STAMPED "KERR SURVEYING PROP COR" MARKING A POINT OF CURVATURE;
- 2) WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 740.00 FEET, AN ARC LENGTH OF 255.49 FEET, A DELTA ANGLE OF 19° 46' 54", AND A CHORD WHICH BEARS N 13° 19' 57" E A DISTANCE OF 254.22 FEET (PASSING AT 62.86' CHORD DISTANCE, A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A TRANSITION FROM SAID SOUTHWEST RIGHT-OF-WAY LINE TO THE NORTHEAST RIGHT-OF-WAY LINE OF FUTURE TELLER DRIVE) TO A 1/2 INCH IRON ROD SET MARKING A POINT OF TANGENCY IN SAID SOUTHWEST RIGHT-OF-WAY LINE OF BULLINGER CREEK DRIVE;
- 3) N 03° 28' 30" E A DISTANCE OF 78.25 FEET TO A 1/2 INCH IRON ROD SET MARKING A POINT OF CURVATURE IN SAID SOUTHWEST RIGHT-OF-WAY LINE;
- 4) WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 660.00 FEET, AN ARC LENGTH OF 127.15 FEET, A DELTA ANGLE OF 11° 02' 17", AND A CHORD WHICH BEARS N 08° 57' 38" E A DISTANCE OF 126.95 FEET TO A 1/2 INCH IRON ROD SET IN SAID SOUTHWEST RIGHT-OF-WAY, MARKING THE WEST CORNER OF FUTURE AUSTIN'S COLONY PHASE 22A; FROM WHICH THE CITY OF BRYAN GPS CONTROL MONUMENT SWG A-53-W BEARS N 12° 48' 24" W A DISTANCE OF 5,316.95 FEET;

THENCE, THROUGH SAID REMAINDER OF 149.122 ACRE TRACT, WITH THE SOUTHWEST LINE OF SAID FUTURE AUSTIN'S COLONY PHASE 22A, S 67° 05' 47" E, PASSING AT 694.25 FEET A 1/2 INCH IRON ROD SET IN THE NORTHWEST RIGHT-OF-WAY LINE OF FUTURE WRANGLER DRIVE, AND CONTINUING THROUGH SAID RIGHT-OF-WAY LINE OF SAID FUTURE AUSTIN'S COLONY PHASE 22A, A DISTANCE OF 744.25 FEET TO THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID FUTURE WRANGLER DRIVE (50 FOOT RIGHT-OF-WAY) MARKING THE SOUTH CORNER OF FUTURE AUSTIN'S COLONY SUBDIVISION PHASE 22A, THE WEST CORNER OF FUTURE AUSTIN'S COLONY SUBDIVISION PHASE 21C, THE NORTH CORNER OF FUTURE AUSTIN'S COLONY SUBDIVISION PHASE 21B, AND THE EAST CORNER HEREOF;

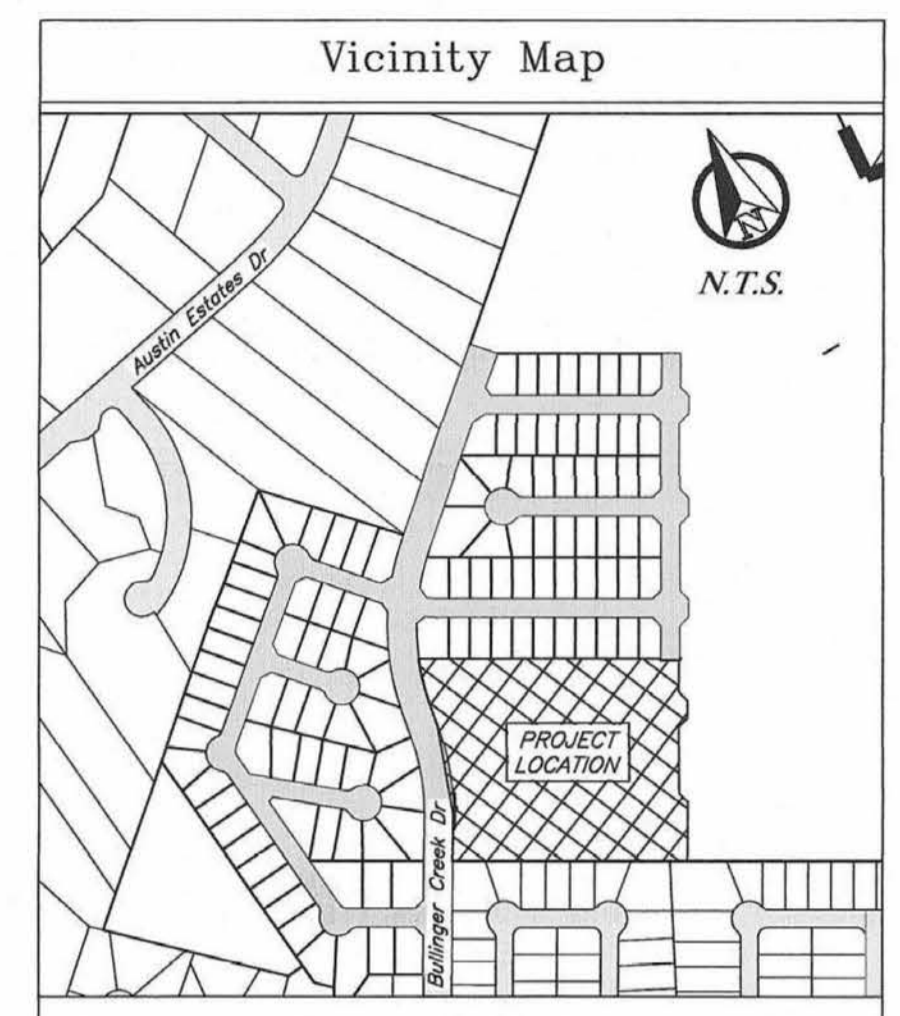
THENCE, THROUGH SAID REMAINDER OF 149.122 ACRE TRACT (VOLUME 14985, PAGE 108 (OPRBCT)) AND WITH THE NORTHWEST LINES OF SAID FUTURE AUSTIN'S COLONY SUBDIVISION PHASE 21B FOR THE FOLLOWING NINE (9) COURSES AND DISTANCES:

- 1) S 22° 54' 13" W A DISTANCE OF 95.00 FEET TO A 1/2 INCH IRON ROD SET IN SAID SOUTHWEST RIGHT-OF-WAY LINE OF WRANGLER DRIVE;
- 2) S 22° 05' 47" E, WITH A TRANSITION FROM SAID SOUTHWEST RIGHT-OF-WAY LINE OF WRANGLER DRIVE TO THE NORTHEAST RIGHT-OF-WAY LINE OF FUTURE BOMBAY DRIVE, A DISTANCE OF 35.36 FEET TO A 1/2 INCH IRON ROD SET ON SAID NORTHEAST RIGHT-OF-WAY LINE OF BOMBAY DRIVE;
- 3) S 22° 54' 13" W, THROUGH SAID RIGHT-OF-WAY, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD SET ON THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID FUTURE BOMBAY DRIVE;
- 4) S 67° 05' 47" E, WITH A TRANSITION FROM SAID SOUTHWEST RIGHT-OF-WAY LINE OF BOMBAY DRIVE TO SAID SOUTHWEST RIGHT-OF-WAY LINE OF WRANGLER DRIVE, A DISTANCE OF 35.36 FEET TO A 1/2 INCH IRON ROD SET IN SAID SOUTHWEST RIGHT-OF-WAY;
- 5) S 22° 54' 13" W, WITH SAID SOUTHWEST RIGHT-OF-WAY OF WRANGLER DRIVE, A DISTANCE OF 190.00 FEET TO A 1/2 INCH IRON ROD SET IN SAID SOUTHWEST RIGHT-OF-WAY LINE;
- 6) S 22° 05' 47" E, WITH A TRANSITION FROM SAID SOUTHWEST RIGHT-OF-WAY LINE OF WRANGLER DRIVE TO THE NORTHEAST RIGHT-OF-WAY LINE OF FUTURE TELLER DRIVE, A DISTANCE OF 35.36 FEET TO A 1/2 INCH IRON ROD SET IN SAID NORTHEAST RIGHT-OF-WAY LINE OF TELLER DRIVE;
- 7) S 22° 54' 13" W, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD SET IN THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID TELLER DRIVE;
- 8) N 67° 05' 47" W, WITH SAID SOUTHWEST RIGHT-OF-WAY LINE OF FUTURE TELLER DRIVE A DISTANCE OF 24.97 FEET TO A 1/2 INCH IRON ROD SET;
- 9) S 22° 54' 13" W, A DISTANCE OF 120.00 FEET TO A 1/2 INCH IRON ROD SET IN THE NORTHEAST LINE OF AUSTIN'S COLONY PHASE FOURTEEN (VOLUME 13332, PAGE 31 (OPRBCT)), MARKING THE WEST CORNER OF SAID FUTURE AUSTIN'S COLONY SUBDIVISION PHASE 21B AND THE SOUTH CORNER HEREOF; FOR REFERENCE, A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF AUSTIN'S COLONY PHASE FIFTEEN, AS RECORDED IN VOLUME 13332, PAGE 31 (OPRBCT), AND THE SOUTH CORNER OF FUTURE AUSTIN'S COLONY SUBDIVISION PHASE 21C BEARS S 67° 05' 47" E A DISTANCE OF 1,134.57 FEET;

THENCE, PARTLY WITH SAID NORTHEAST LINE OF AUSTIN'S COLONY PHASE FOURTEEN, AND PARTLY WITH THE NORTHEAST LINE OF SAID AUSTIN'S COLONY PHASE THIRTEEN (VOLUME 11975, PAGE 70 (OPRBCT)), N 67° 05' 47" W A DISTANCE OF 646.09 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 9.087 ACRES OF LAND, MORE OR LESS.

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	35.36'	S 22° 05' 47" E
L2	35.36'	S 67° 54' 13" W
L3	35.36'	S 22° 05' 47" E
L4	35.36'	S 67° 54' 13" W
L5	35.36'	N 68° 03' 48" E
L6	36.48'	N 23° 56' 47" W
L7	35.36'	S 67° 54' 13" W
L8	35.36'	S 22° 05' 47" E



General Notes:

1. 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-63-W (T:10242882.61; X:9554386.82) and as established by GPS observation.
2. Distances shown hereon are Grid Distances unless otherwise noted. To obtain surface distances multiply by a combined scale factor of 1.000115 (Calculated using GSD01D2B).
3. This property is zoned PD-H, Planned Development - Housing District as approved by the Bryan City Council on September 8, 2020 with ordinance no. 2450.
4. 1/2" inch iron rods with blue plastic caps stamped "KERR SURVEYING" will be set at all angle points and lot corners, unless stated otherwise.
5. This lot is not within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0205F, effective April 2, 2014.
6. Building setback lines Per City of Bryan Ordinance.
7. The topography shown is from survey data.
8. All utilities shown hereon are approximate locations.
9. Distances shown along curves are chord lengths.
10. A homeowner's association (HOA) shall be established with direct responsibility to, and controlled by, the property owners involved to provide for operation, repair, and maintenance of all common areas, private drainage easements, and private stormwater detention facilities which are part of this subdivision. The City of Bryan shall not be responsible for any operation, repair, or maintenance of these areas.
11. No fences shall be located within or across public or private drainage easements.
12. No driveway access will be allowed for Lots adjacent to Bullinger Creek Drive.
13. Public parkland dedication for this plat will be a part of Phase 21B, as accepted by the Park and Recreation Advisory Board August 20, 2019.

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS

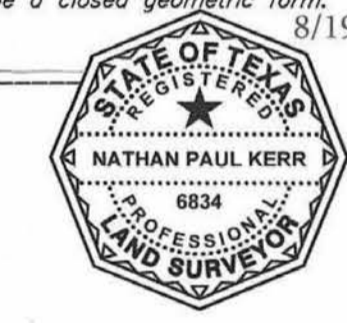
I, Grant Carrabba, in c/o Carrabba Family Ltd. Partnership, owner of the 9.087 acre tract shown on this plat, being a portion of the remainder of a called 149.122 acre tract conveyed in the Deed Records of Brazos County, Volume 14985, Page 108, and designated herein as Austin's Colony Subdivision, Phase 21A, Block 1 Lots 1-20 & Block 2 Lots 1-20, 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

CERTIFICATION OF THE SURVEYOR
 STATE OF TEXAS
 COUNTY OF BRAZOS

I, Nathan Paul Kerr, Registered Professional Land Surveyor No. 6834, 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.

Nathan Paul Kerr, R.P.L.S. No. 6834



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 25 day of August, 2022.

Notary Public, Brazos County, Texas

APPROVAL OF THE CITY PLANNER

I, Kristin 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 20 day of September, 2022.

City Planner
 Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, Paul Koppen, 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 20 day of September, 2022.

City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

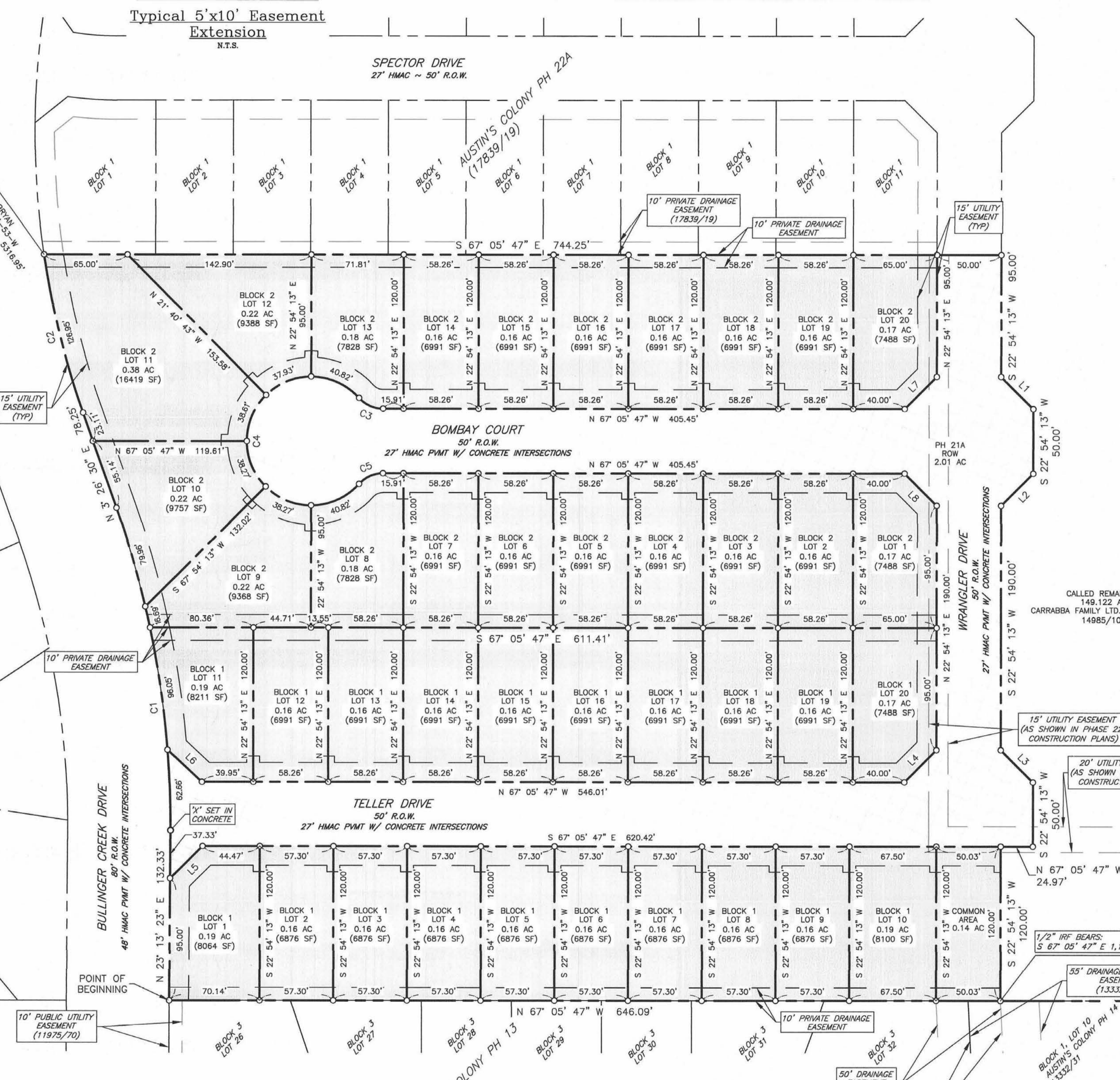
I, Leo Caprillo, Jr., Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 20 day of October, 2022, and same was duly approved on the 20 day of November, 2022, by said Commission.

Chair, Planning & Zoning Commission, Bryan, Texas

Filed for Record
 Official Public Records Of:
 Brazos County Clerk
 On: 9/26/2022 3:38:40 PM
 In the PLAT Records

Doc Number: 2022-1484822
 Volume - Page: 18245-135
 Number of Pages: 1
 Amount: 73.00
 Order#: 2022092600143
 By: PD

County Clerk, Brazos County, Texas
 Cassie Rodriguez



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	255.49'	740.00'	19° 46' 54"	N 13° 19' 57" E	254.22'	129.03'
C2	127.15'	660.00'	11° 02' 17"	N 8° 57' 38" E	126.95'	63.77'
C3	21.03'	25.00'	48° 11' 23"	N 43° 00' 06" W	20.41'	11.18'
C4	241.19'	50.00'	276° 22' 46"	S 22° 54' 13" W	66.67'	44.72'
C5	21.03'	25.00'	48° 11' 23"	N 88° 48' 31" E	20.41'	11.18'

Final Plat
Austin's Colony
Subdivision Phase 21A
 Block 1 Lots 1-20 & Block 2 Lots 1-20, & ROW - 40 lots
 Being a total of 9.087 acres out of
 a called 149.122 acre tract
 14985/108
 John Austin League A-2
 Bryan, Brazos County, Texas
 August 2022

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
 TBPELS Firm No. 1001/8500
 Job No. 21-1044

Engineer: J4 Engineering
 PO Box 5192
 Bryan, TX 77805
 979-739-0567
 TBPE F-9951