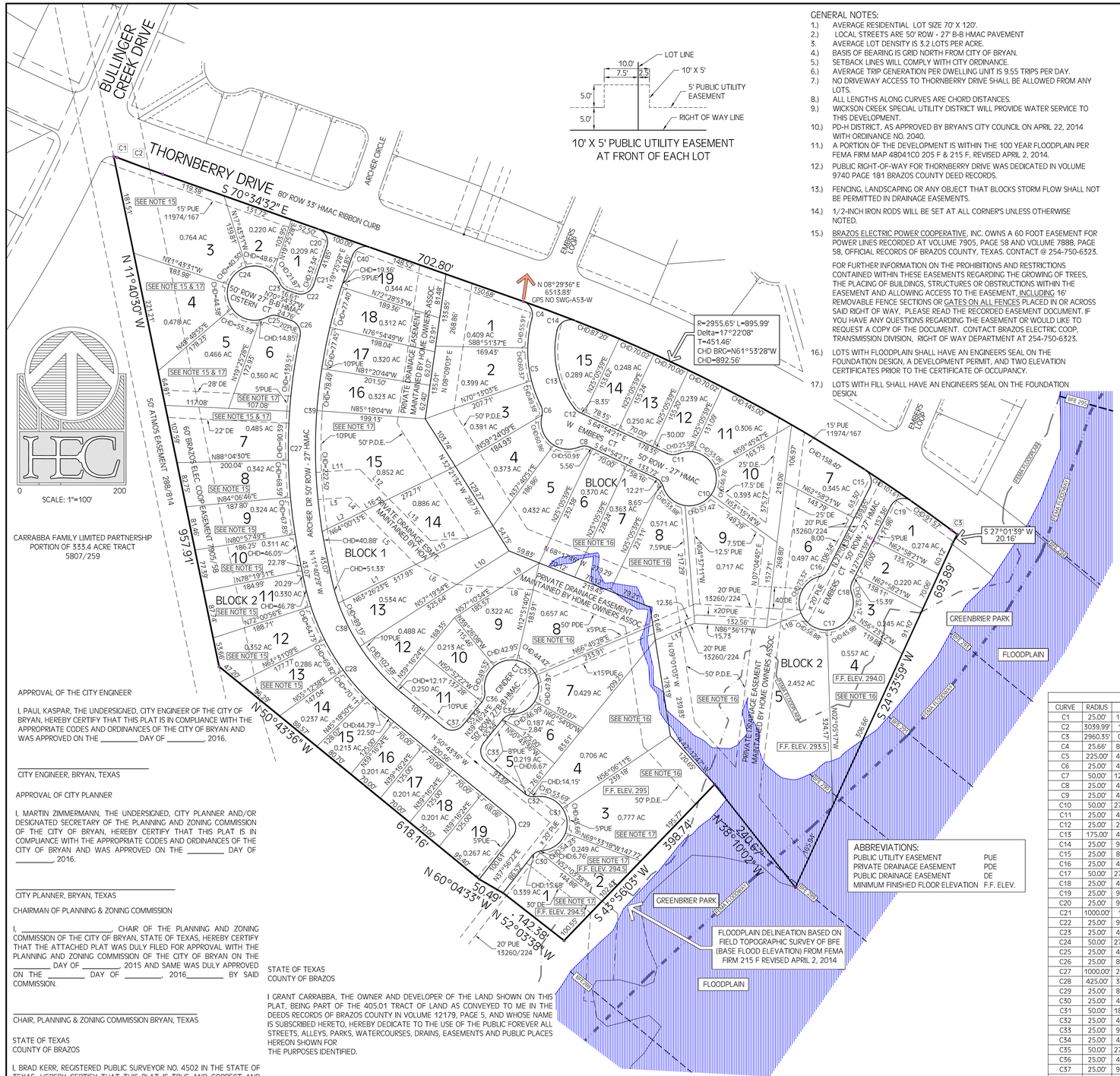


GENERAL NOTES:

1.) AVERAGE RESIDENTIAL LOT SIZE 70' X 120'.
2.) LOCAL STREETS ARE 50' ROW - 27' B-B HMAC PAVEMENT
3. AVERAGE LOT DENSITY IS 3.2 LOTS 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.) NO DRIVEWAY ACCESS TO THORNBERRY DRIVE SHALL BE ALLOWED FROM ANY LOTS.
8.) ALL LENGTHS ALONG CURVES ARE CHORD DISTANCES.
9.) WICKSON CREEK SPECIAL UTILITY DISTRICT WILL PROVIDE WATER SERVICE TO THIS DEVELOPMENT.
10.) PD-HI DISTRICT, AS APPROVED BY BRYAN'S CITY COUNCIL ON APRIL 22, 2014 WITH ORDINANCE NO. 2040.
11.) A PORTION OF THE DEVELOPMENT IS WITHIN THE 100 YEAR FLOODPLAIN PER FEMA FIRM MAP 48041C0 205 F & 215 F, REVISED APRIL 2, 2014.
12.) PUBLIC RIGHT-OF-WAY FOR THORNBERRY DRIVE WAS DEDICATED IN VOLUME 9740 PAGE 181 BRAZOS COUNTY DEED RECORDS.
13.) FENCING, LANDSCAPING OR ANY OBJECT THAT BLOCKS STORM FLOW SHALL NOT BE PERMITTED IN DRAINAGE EASEMENTS.
14.) 1/2-INCH IRON RODS WILL BE SET AT ALL CORNER'S UNLESS OTHERWISE NOTED.
15.) 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.

FOR FURTHER INFORMATION ON THE PROHIBITIONS AND RESTRICTIONS CONTAINED WITHIN THESE EASEMENTS REGARDING THE GROWING OF TREES, THE PLACING OF BUILDINGS, STRUCTURES OR OBSTRUCTIONS WITHIN THE EASEMENT AND ALLOWING ACCESS TO THE EASEMENT, INCLUDING 16' REMOVABLE FENCE SECTIONS OR GATES ON ALL FENCES PLACED IN OR ACROSS SAID RIGHT OF WAY, PLEASE READ THE RECORDED EASEMENT DOCUMENT. IF YOU HAVE ANY QUESTIONS REGARDING THE EASEMENT OR WOULD LIKE TO REQUEST A COPY OF THE DOCUMENT. CONTACT BRAZOS ELECTRIC COOP, TRANSMISSION DIVISION, RIGHT OF WAY DEPARTMENT AT 254-750-6323.

16.) LOTS WITH FLOODPLAIN SHALL HAVE AN ENGINEERS SEAL ON THE FOUNDATION DESIGN, A DEVELOPMENT PERMIT, AND TWO ELEVATION CERTIFICATES PRIOR TO THE CERTIFICATE OF OCCUPANCY.

17.) LOTS WITH FILL SHALL HAVE AN ENGINEERS SEAL ON THE FOUNDATION DESIGN.

ABBREVIATIONS:

PUBLIC UTILITY EASEMENT	PUE
PRIVATE DRAINAGE EASEMENT	PDE
PUBLIC DRAINAGE EASEMENT	DE
MINIMUM FINISHED FLOOR ELEVATION	F.F. ELEV.

METES AND BOUNDS DESCRIPTION
OF A
28.336 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 AN 'X' FOUND IN CONCRETE ON THE SOUTHWEST LINE OF THORNBERRY DRIVE (80' R.O.W., 9740/1), FOR REFERENCE, THE CITY OF BRYAN GPS MONUMENT NO. 124 BEARS: N 14° 39' 44" W FOR A DISTANCE OF 3,576.92 FEET AND A 1/2 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID 333.4 ACRE TRACT BEARS: N 27° 01' 39" E FOR A DISTANCE OF 974.40 FEET (DEED CALL: N 29° 54' 38" E - 974.40 FEET, 9740/1);

THENCE: S 27° 01' 39" W ALONG THE SOUTHWEST LINE OF THORNBERRY DRIVE FOR A DISTANCE OF 20.16 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF SAID 333.4 ACRE TRACT MARKING THE NORTHWEST CORNER OF THORNBERRY DRIVE (100' R.O.W., 9828/120);

THENCE: S 24° 33' 59" W ALONG SAID SOUTHEAST LINE OF SAID 333.4 ACRE TRACT, AT 651.39 FEET PASS A 1/2 INCH IRON ROD FOUND, CONTINUE ON FOR A TOTAL DISTANCE OF 693.89 FEET TO A POINT IN THE CENTERLINE OF PIN OAK BRANCH;

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

N 38° 10' 02" W FOR A DISTANCE OF 240.67 FEET TO A 1/2 INCH IRON ROD SET;

S 43° 56' 03" W FOR A DISTANCE OF 398.74 FEET TO A 1/2 INCH IRON ROD SET;

N 52° 03' 38" W FOR A DISTANCE OF 142.38 FEET TO A 1/2 INCH IRON ROD SET;

N 60° 04' 33" W FOR A DISTANCE OF 50.49 FEET TO A 1/2 INCH IRON ROD SET;

N 50° 43' 56" W FOR A DISTANCE OF 618.16 FEET TO A 1/2 INCH IRON ROD SET;

N 11° 40' 30" W FOR A DISTANCE OF 957.91 FEET TO A 1/2 INCH IRON ROD SET ON THE SOUTHEAST LINE OF BULLINGER CREEK DRIVE (80' R.O.W.). SAID IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF BULLINGER CREEK DRIVE BEARS: S 60° 55' 57" W FOR A DISTANCE OF 29.25 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14° 23' 19" FOR AN ARC DISTANCE OF 6.28 FEET (CHORD S 76° 04' 36" E - 6.26 FEET) TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF THORNBERRY DRIVE (80' R.O.W., 9740/1) MARKING THE END POINT OF SAID CURVE AND THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 3040.00 FEET;

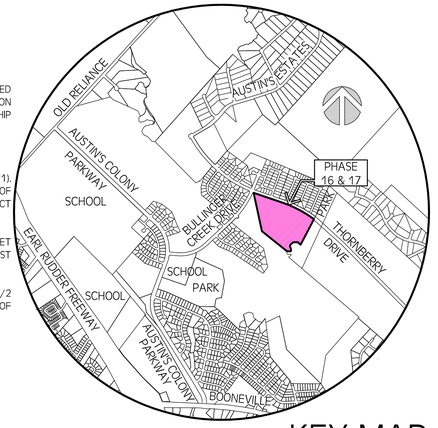
THENCE: ALONG THE SOUTHWEST LINE OF THORNBERRY DRIVE FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 41' 36" FOR AN ARC DISTANCE OF 89.85 FEET (CHORD BEARS: S 69° 43' 44" E - 89.84 FEET) (CALLED CHORD: S 66° 50' 45" E - 89.84 FEET, 9740/1) TO A 1/2 INCH IRON ROD FOUND MARKING THE END POINT OF SAID CURVE;

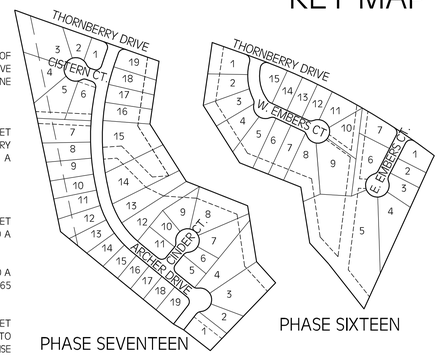
S 70° 34' 32" E FOR A DISTANCE OF 702.80 FEET (DEED CALL: S 67° 41' 33" E - 702.80 FEET, 9740/1) TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 2955.65 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 22' 08" FOR AN ARC DISTANCE OF 895.99 FEET (CHORD BEARS: S 61° 53' 28" E - 892.56 FEET) (CALLED CHORD: S 59° 00' 29" E - 892.56 FEET, 9740/1) TO AN 'X' FOUND IN CONCRETE MARKING THE END POINT OF SAID CURVE AND THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 2960.35 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 16' 00" FOR AN ARC DISTANCE OF 13.78 FEET (CHORD BEARS: S 53° 04' 24" E - 13.78 FEET) (CALLED: S 50° 11' 25" E - 13.78 FEET, 9740/1) TO THE POINT OF BEGINNING CONTAINING 28.336 ACRES OF LAND, AS SURVEYED ON THE GROUND JUNE, 2016. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION. SEE PLAT PREPARED JUNE, 2016, FOR MORE DESCRIPTIVE INFORMATION.



KEY MAP



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD BRG	CHORD
C1	25.00'	14°22'52"	6.27	3.15'	N76°04'22"W	6.26'
C2	3039.99'	1°41'36"	89.85	44.93'	S69°43'44"E	89.84'
C3	2960.35'	0°16'00"	13.78	6.89'	N53°04'24"W	13.78'
C4	25.66'	85°50'37"	38.45	23.86'	N27°38'53"W	34.95'
C5	225.00'	42°09'15"	165.54	86.72'	S05°48'11"E	161.83'
C6	25.00'	41°24'35"	18.07	9.45'	N06°10'31"W	17.68'
C7	50.00'	127°37'29"	111.37	101.67'	S49°16'59"E	89.74'
C8	25.00'	48°11'23"	21.03	11.18'	N89°00'02"W	20.41'
C9	25.00'	48°11'23"	21.03	11.18'	N40°48'39"W	20.41'
C10	50.00'	276°22'46"	241.19	44.72'	N25°05'39"E	66.67'
C11	25.00'	48°11'23"	21.03	11.18'	S89°00'02"E	20.41'
C12	25.00'	27°25'28"	11.95	6.09'	S51°12'57"E	11.84'
C13	175.00'	49°34'25"	151.41	80.81'	S12°43'41"E	146.73'
C14	25.00'	99°20'45"	43.35	29.45'	S61°43'52"W	38.12'
C15	25.00'	83°58'45"	36.64	22.50'	N14°57'44"W	33.45'
C16	25.00'	48°11'23"	21.03	11.18'	N51°07'20"E	20.41'
C17	50.00'	276°22'46"	241.19	44.72'	S62°58'21"E	66.67'
C18	25.00'	48°11'23"	21.03	11.18'	S02°55'57"W	20.41'
C19	25.00'	97°59'27"	42.76	28.75'	S76°01'22"W	37.75'
C20	25.00'	90°00'00"	39.27	25.00'	N25°34'32"W	35.36'
C21	1000.00'	1°51'12"	32.35	16.17'	S18°29'52"W	32.34'
C22	25.00'	91°51'12"	40.08	25.82'	N63°29'52"E	35.92'
C23	25.00'	48°11'23"	21.03	11.18'	S46°28'51"E	20.41'
C24	50.00'	276°22'46"	241.19	44.72'	S19°25'28"W	66.67'
C25	25.00'	48°11'23"	21.03	11.18'	S85°19'47"W	20.41'
C26	25.00'	82°32'10"	36.01	21.94'	N29°18'27"W	32.98'
C27	1000.00'	23°38'07"	412.51	209.25'	S00°08'34"W	409.60'
C28	425.00'	39°03'07"	289.67	150.72'	S31°12'03"E	284.10'
C29	25.00'	88°39'58"	38.69	24.42'	N06°25'37"W	34.94'
C30	25.00'	48°11'23"	21.03	11.18'	S62°02'03"W	20.41'
C31	50.00'	185°02'44"	161.48	1134.84'	N06°25'37"W	99.90'
C32	25.00'	48°11'23"	21.03	11.18'	S74°49'18"E	20.41'
C33	25.00'	90°00'00"	39.27	25.00'	S05°43'36"E	35.36'
C34	25.00'	48°11'25"	21.03	11.18'	S63°22'04"W	20.41'
C35	50.00'	276°22'46"	241.19	44.72'	N50°43'36"W	66.67'
C36	25.00'	48°11'23"	21.03	11.18'	N15°10'42"E	20.41'
C37	25.00'	90°00'00"	39.27	25.00'	N84°16'24"E	35.36'
C38	375.00'	39°03'07"	255.59	132.99'	S31°12'03"E	250.68'
C39	950.00'	31°05'57"	515.64	264.34'	S05°52'29"W	509.34'
C40	25.00'	90°00'00"	39.27	25.00'	S64°25'28"W	35.36'

LINE TABLE		
LINE	LENGTH	BEARING
L1	159.11	N65°26'23"E
L2	84.00	N64°00'15"E
L3	57.62	N85°51'31"E
L4	36.43	S44°46'42"E
L5	137.35	S44°46'42"E
L6	83.64	S63°42'53"E
L7	81.95	S86°04'30"E
L8	59.08	S86°04'30"E
L9	83.55	S57°10'34"W
L10	114.49	S57°19'34"W
L11	80.60	N85°51'31"E
L12	76.41	S44°46'42"E
L13	108.48	S44°46'42"E
L14	70.49	N85°52'45"E
L15	108.93	N63°26'23"E
L16	52.81	N64°00'15"E
L17	78.68	N66°45'28"E
L18	68.83	N67°28'26"E

Austin's Colony

FINAL PLAT

AUSTIN'S COLONY PHASES 16 & 17

28.336 ACRES

JOHN AUSTIN LEAGUE A-2

BRYAN, BRAZOS COUNTY, TEXAS

Scale 1"=100' September 5, 2016

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 _____, 2016.

_____
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 _____, 2016.

_____
CITY PLANNER, BRYAN, TEXAS

CHAIRMAN OF PLANNING & ZONING COMMISSION

I, _____, 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 _____, 2015 AND SAME WAS DULY APPROVED ON THE _____ DAY OF _____, 2016_____ 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 GRANT 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 12179, PAGE 5, 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.

_____
GRANT CARRABBA, ASST. VICE PRESIDENT
CARRABBA FAMILY LIMITED PARTNERSHIP

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GRANT J. CARRABBA, ASST. 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 _____, 2016.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS _____

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 _____, 2016, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME _____, PAGE _____.

COUNTY CLERK BRAZOS COUNTY, TEXAS _____

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

PREPARED BY:
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OWNER & DEVELOPER
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979-778-8850