

- 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 THORNBERY 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-H 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 48041CO 205 F & 215 F, 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, 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 CORNERS 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 RECORDING, CONTACT BRAZOS ELECTRIC COOP, TRANSMISSION DIVISION, RIGHT-OF-WAY DEPARTMENT AT 254-750-6323.

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 THORNBERY 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 THORNBERY DRIVE FOR A DISTANCE OF 20.16 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF SAID 333.4 ACRE TRACT MARKING THE NORTHWEST CORNER OF THORNBERY DRIVE (100' R.O.W., 9828/120).

THENCE: S 24° 33' 59" W ALONG SAID SOUTHWEST 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' 36" 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 BEARS: S 69° 04' 56" E - 6.26 FEET) TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF THORNBERY 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 THORNBERY 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° 04' 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.

| CURVE TABLE | | | | | |
|-------------|---------|------------|--------|---------|--------------------|
| CURVE | RADIUS | DELTA | LENGTH | TANGENT | CHORD BRG |
| 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 | N5°04'24"W 13.78 |
| C4 | 25.66 | 85°50'57" | 38.45 | 23.86 | N27°39'53"W 34.95 |
| C5 | 225.00 | 42°09'15" | 165.54 | 86.72 | S05°48'11"E 161.83 |
| C6 | 25.00 | 41°24'55" | 18.07 | 9.45 | N06°10'51"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°48'59"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°23'29" | 11.95 | 6.09 | S51°12'37"E 11.84 |
| C13 | 175.00 | 48°54'23" | 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 37.73 |
| C20 | 25.00 | 90°00'00" | 39.27 | 25.00 | N25°54'32"W 35.36 |
| C21 | 1000.00 | 1°55'11" | 52.35 | 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°52'10" | 36.01 | 21.94 | N29°18'27"W 32.98 |
| C27 | 1000.00 | 23°38'07" | 412.51 | 209.23 | 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°23'37"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°23'37"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°11'23" | 21.03 | 11.18 | S69°22'04"W 20.41 |
| C35 | 50.00 | 276°22'46" | 241.19 | 44.72 | N50°43'59"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 | N81°16'02"E 35.36 |
| C38 | 375.00 | 39°03'07" | 255.59 | 132.99 | S31°12'03"E 250.68 |
| C39 | 850.00 | 31°05'57" | 515.64 | 264.34 | S03°52'29"W 509.34 |
| C40 | 25.00 | 90°00'00" | 39.27 | 25.00 | S64°29'28"W 35.36 |

| LINE TABLE | | |
|------------|--------|-------------|
| LINE | LENGTH | BEARING |
| L1 | 159.11 | N63°26'23"E |
| L2 | 84.00 | N64°00'13"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°00'13"E |
| L17 | 78.68 | N66°45'28"E |
| L18 | 68.83 | N67°28'26"E |

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

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

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

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

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

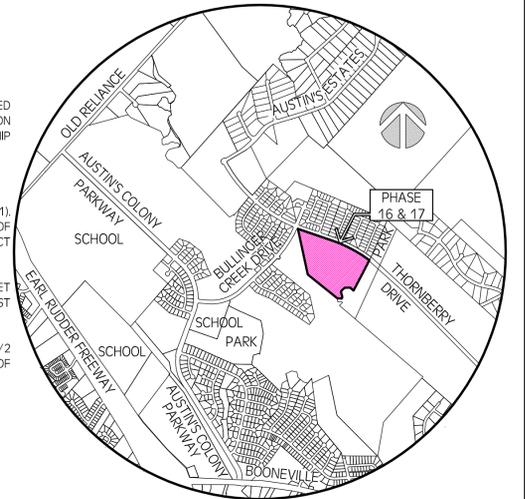
I, KAREN MCQUEEN, COUNTY CLERK IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2016, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME _____ PAGE _____.

COUNTY CLERK BRAZOS COUNTY, TEXAS

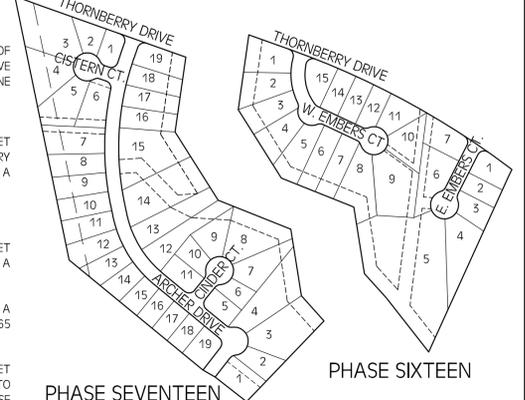
SURVEYOR
 BRAD KERR, R.P.L.S.
 KERR SURVEYING COMPANY
 409 N. TEXAS AVENUE
 BRYAN, TEXAS 77803
 979-268-3195

PREPARED BY:
 MICHAEL G. HESTER, P.E.
 HESTER ENGINEERING COMPANY #1-5476
 7607 EASTMARK DRIVE, SUITE 253-B
 COLLEGE STATION, TX 77840
 979-693-1100 mhester@hester-engr.com

OWNER & DEVELOPER
 GRANT CARRABBA, ASST. VICE PRESIDENT
 CARRABBA FAMILY LIMITED PARTNERSHIP
 4104 HWY 21 EAST, BRYAN, TEXAS 77802
 979-778-8850

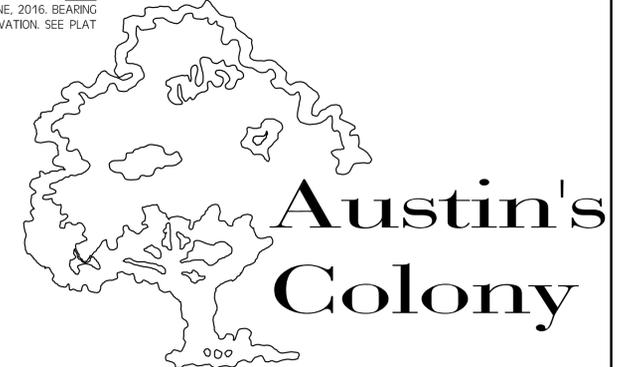


KEY MAP



PHASE SIXTEEN

PHASE SEVENTEEN



FINAL PLAT
 AUSTIN'S COLONY PHASES 16 & 17
 28.336 ACRES
 JOHN AUSTIN LEAGUE A-2
 BRYAN, BRAZOS COUNTY, TEXAS
 Scale 1"=100' August 8, 2016