

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	28.65'	525.00'	3° 07' 38"	S 14° 45' 32" W	28.65'	14.33'
C2	99.46'	475.00'	11° 59' 50"	S 9° 37' 40" W	99.28'	49.91'
C3	196.39'	525.00'	21° 26' 00"	S 2° 28' 43" W	195.25'	99.36'
C4	225.07'	645.00'	19° 59' 34"	S 3° 09' 10" W	223.93'	113.69'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	35.36'	N 67° 54' 13" E
L2	50.00'	N 22° 54' 13" E
L3	35.36'	N 22° 05' 47" W
L4	35.36'	N 67° 54' 13" E
L5	50.00'	N 22° 54' 13" E
L6	35.36'	N 22° 05' 47" W
L7	5.47'	S 8° 14' 17" E
L8	24.57'	S 52° 19' 58" W
L9	43.55'	S 37° 40' 02" E
L10	24.57'	S 52° 19' 58" W
L11	41.15'	S 32° 29' 16" E

PHASE 23A (FUTURE PHASE)



FIELD NOTES DESCRIPTION OF A 14.47 ACRE TRACT BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 14.47 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 CARRABBA FAMILY LIMITED PARTNERSHIP IN VOLUME 14985, PAGE 108 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBC); SAID 14.47 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

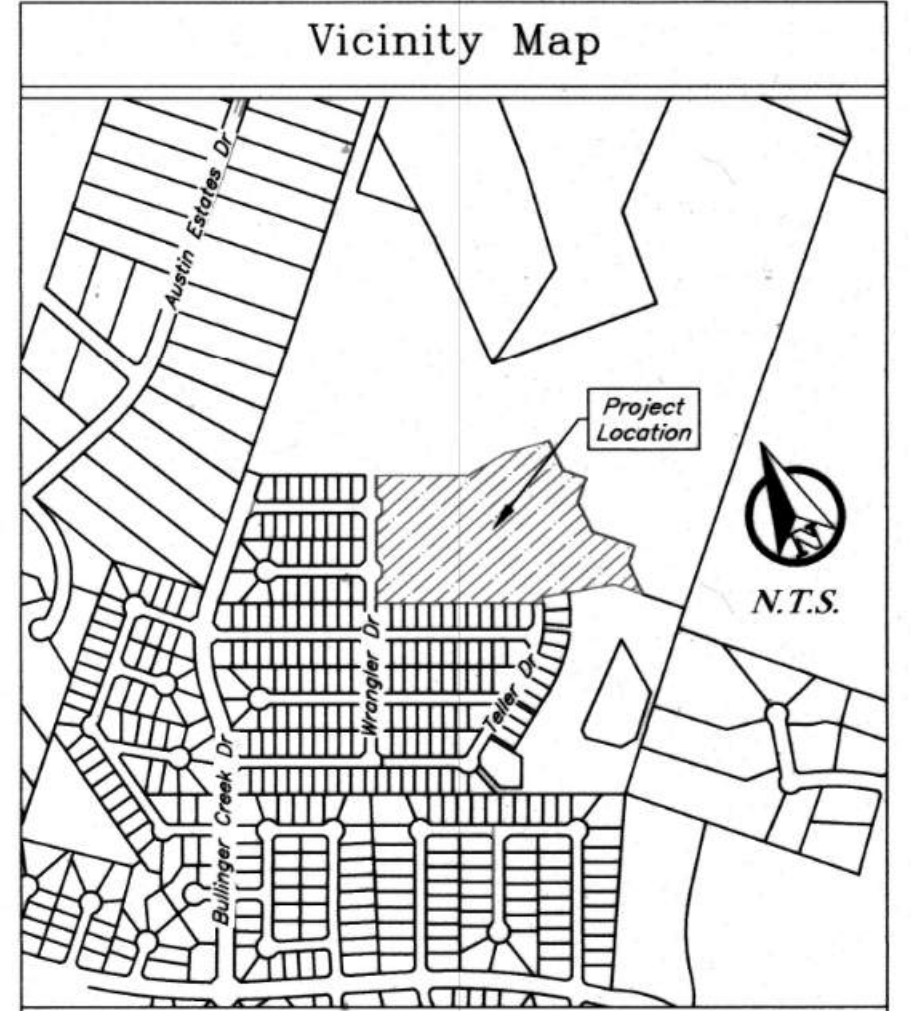
BEGINNING AT A 1/2 INCH IRON ROD FOUND WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING" ON THE SOUTHEAST RIGHT-OF-WAY OF WRANGLER DRIVE (50' RIGHT-OF-WAY, 17839/19 OPRBC); FOR REFERENCE, THE CITY OF BRYAN CONTROL MONUMENT GPS-124 BEARS N 46° 46' 38" W A DISTANCE OF 1,189.77 FEET;

THENCE, SEVERING SAID REMAINDER OF CALLED 149.122 ACRE TRACT FOR THE FOLLOWING FIFTEEN (15) COURSES AND DISTANCES:

- 1) S 67° 05' 47" E A DISTANCE OF 409.51 FEET TO A 1/2 INCH IRON ROD SET (ALL 1/2 INCH IRON RODS SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING");
- 2) S 08° 14' 17" E A DISTANCE OF 5.47 FEET TO A 1/2 INCH IRON ROD SET;
- 3) N 81° 45' 43" E A DISTANCE OF 205.28 FEET TO A 1/2 INCH IRON ROD SET;
- 4) S 82° 48' 34" E A DISTANCE OF 208.23 FEET TO A 1/2 INCH IRON ROD SET;
- 5) S 02° 35' 11" E A DISTANCE OF 146.70 FEET TO A 1/2 INCH IRON ROD SET;
- 6) S 48° 07' 04" E A DISTANCE OF 112.24 FEET TO A 1/2 INCH IRON ROD SET;
- 7) S 41° 52' 56" W A DISTANCE OF 114.34 FEET TO A 1/2 INCH IRON ROD SET;
- 8) S 02° 35' 11" E A DISTANCE OF 146.06 FEET TO A 1/2 INCH IRON ROD SET;
- 9) S 48° 07' 04" E A DISTANCE OF 208.28 FEET TO A 1/2 INCH IRON ROD SET;
- 10) S 41° 52' 56" W A DISTANCE OF 83.22 FEET TO A 1/2 INCH IRON ROD SET;
- 11) S 03° 07' 04" E A DISTANCE OF 157.29 FEET TO A 1/2 INCH IRON ROD SET;
- 12) N 48° 07' 04" W A DISTANCE OF 144.47 FEET TO A 1/2 INCH IRON ROD FOUND;
- 13) N 77° 18' 14" W A DISTANCE OF 331.09 FEET TO A 1/2 INCH IRON ROD FOUND WITH NO CAP;
- 14) WITH A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 525.00 FEET, AN ARC LENGTH OF 28.65 FEET, A DELTA ANGLE OF 03° 07' 38", AND A CHORD WHICH BEARS S 14° 45' 32" W A DISTANCE OF 28.65 FEET TO AN "X" SET IN CONCRETE;
- 15) N 67° 05' 47" W A DISTANCE OF 762.88 FEET TO A 1/2 INCH IRON ROD FOUND WITH NO CAP ON SAID SOUTHEAST RIGHT-OF-WAY OF WRANGLER DRIVE;

THENCE, WITH THE SOUTHEAST PLATTED BOUNDARY OF THE RIGHT-OF-WAY AREA OF AUSTIN'S COLONY PHASE 22A (17839/19 OPRBC) FOR THE FOLLOWING NINE (9) COURSES AND DISTANCES:

- 1) N 22° 54' 13" E A DISTANCE OF 95.00 FEET TO A 1/2 INCH IRON ROD FOUND;
- 2) N 67° 54' 13" E A DISTANCE OF 35.36 FEET TO A 1/2 INCH IRON ROD SET;
- 3) N 22° 54' 13" E A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD SET;
- 4) N 22° 05' 47" W A DISTANCE OF 35.36 FEET TO A 1/2 INCH IRON ROD FOUND;
- 5) N 22° 54' 13" E A DISTANCE OF 190.00 FEET TO A 1/2 INCH IRON ROD FOUND;
- 6) N 67° 54' 13" E A DISTANCE OF 35.36 FEET TO A 1/2 INCH IRON ROD SET;
- 7) N 22° 54' 13" E A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD SET;
- 8) N 22° 05' 47" W A DISTANCE OF 35.36 FEET TO A 1/2 INCH IRON ROD FOUND;
- 9) N 22° 54' 13" E A DISTANCE OF 95.00 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 14.47 ACRES OF LAND, MORE OR LESS, SURVEYED ON THE GROUND 2022 AND 2025 UNDER MY SUPERVISION.
- 10)



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 4-55 W (Y1084868.8; X:3554386.82) 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 GEOID12B).
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. Distances shown along curves are chord lengths.
8. 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.
9. No fences shall be located within or across public or private drainage easements.
10. No driveway access will be allowed for Lots adjacent to Bullinger Creek Drive.
11. Public parkland dedication for this plat was accepted by the Park and Recreation Advisory Board August 20, 2019.
12. Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.



Final Plat

Austin's Colony Subdivision Phase 22B

Block 5 Lots 13-24, Block 6 Lots 3-13, Block 7 Lots 1-19, Block 8 Lots 1-7, ROW, & Parkland - 49 Lots
Being a total of 14.47 Acres out of the remainder of a called 149.122 acre tract (14985/108 OPRBC)
John Austin League A-2
Bryan, Brazos County, Texas
November 2025

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

Surveyor:
Kerr Surveying, LLC
1718 Briarcrest Dr.
Bryan, TX 77802
979-268-3195
Job No. 25-1334

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0667
TBPE-F-9051

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Grant Carrabba, in c/o Carrabba Family Ltd. Partnership, owner of the 14.47 acre tract shown on this plat, being a portion of the called 149.122 acre tract conveyed in the Official Public Records of Brazos County in Volume 14985, Page 108, and designated herein as Austin's Colony Subdivision, Phase 22B, Block 5, Lots 13-24, Block 6 Lots 3-13, Block 7 Lots 1-19, Block 8 Lots 1-7, 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 purpose stated.

Given under my hand and seal on this 20th day of November, 2025.

Notary Public, Brazos County, Texas

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 bound describing said subdivision will describe a closed geometric form.

Nathan Paul Kerr, R.P.L.S. No. 6834
11/19/2025

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 21st day of November, 2025.

City Planner
Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, Jason Barkmecht, 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 22nd day of November, 2025.

Jason Barkmecht
City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Clayton Nelson, 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 21st day of November, 2025, and same was duly approved on the 21st day of November, 2025, by said Commission.

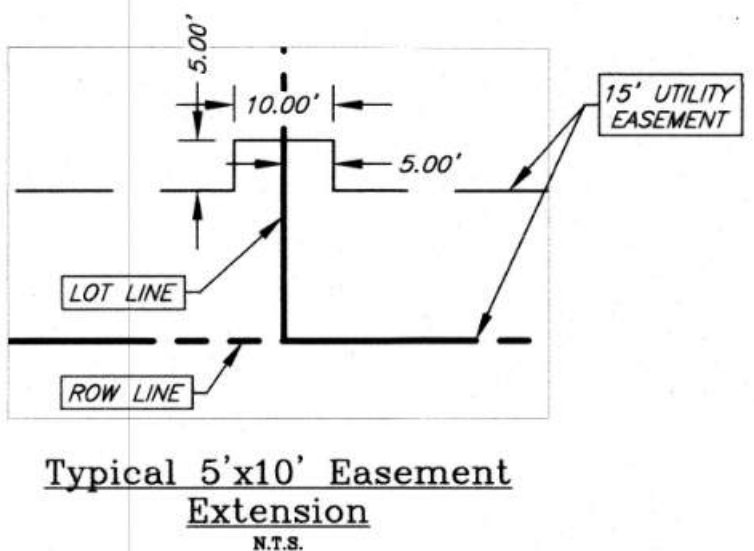
Chair, Planning & Zoning Commission, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

Filed for Record
Official Public Records 01:
Brazos County Clerk
On: 11/26/2025 12:55:16 PM
In the PLAT Records

Doc Number: 2025-1572907
Volume - Page: 20233-253
Number of Pages: 1
Amount: 72.00
Order#: 20251126000076
By: JV

Karen McQueen
County Clerk, Brazos County, Texas



- ANNOTATIONS:
- ROW- Right-of-Way
 - HM- Hot mix Asphalt concrete
 - DRBCT- Deed Records of Brazos County, Texas
 - ORBC- Official Records of Brazos County, Texas
 - OPRBC- 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