

METES AND BOUNDS DESCRIPTION OF A 4.013 ACRE TRACT JOHN AUSTIN LEAGUE, A-2 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 405.010 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO 88 JOINT VENTURE RECORDED IN VOLUME 1029, PAGE 850 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH CAP MARKED 'SMKING RPLS 2003' FOUND (N:10235289.26, E:3551977.86) ON THE NORTHEAST LINE OF LOT 1, BLOCK 1, JAMES EARL RUDDER HIGH SCHOOL SUBDIVISION AS SHOWN ON THE PLAT RECORDED IN VOLUME 8751, PAGE 270 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID IRON ROD FOUND MARKING THE WEST CORNER OF LOT 34, BLOCK 3, AUSTIN'S COLONY PHASE NINE ACCORDING TO THE PLAT RECORDED IN VOLUME 6302, PAGE 15 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. 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 (N:10242882.810, E:3554386.822) AND AS ESTABLISHED BY GPS OBSERVATION;

THENCE: N 47° 01' 50" W ALONG THE COMMON LINE OF SAID LOT 1 AND SAID REMAINDER OF 405.010 ACRE TRACT FOR A DISTANCE OF 350.04 FEET TO A 1/2 INCH IRON ROD WITH CAP MARKED 'SMKING RPLS 2003' FOUND MARKING THE SOUTH CORNER OF LOT 1, BLOCK 1, AUSTIN'S COLONY CHURCH ACCORDING TO THE PLAT RECORDED IN VOLUME 9197, PAGE 42 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 42° 58' 10" E ALONG THE SOUTHWEST LINE OF SAID AUSTIN'S COLONY CHURCH FOR A DISTANCE OF 489.39 FEET (PLAT CALL: N 45° 52' 33" E - 489.44 FEET, 9197/42) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET ON THE SOUTHWEST LINE OF AUSTIN'S COLONY PARKWAY (100' R.O.W.) MARKING THE EAST CORNER OF SAID AUSTIN'S COLONY CHURCH. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BENT MARKING THE NORTH CORNER OF SAID AUSTIN'S COLONY CHURCH BEARS: N 47° 01' 50" W FOR A DISTANCE OF 245.17 FEET (PLAT CALL: N 44° 07' 27" W - 245.17 FEET, 9197/42);

THENCE: S 47° 01' 50" E ALONG THE SOUTHWEST LINE OF AUSTIN'S COLONY PARKWAY FOR A DISTANCE OF 350.04 FEET (PLAT CALL: S 44° 07' 27" E - 350.06 FEET, 9197/42 & 6302/15) TO A POINT IN A BRICK COLUMN MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET. FOR REFERENCE, A 1/2 INCH IRON ROD WITH CAP MARKED 'SMKING RPLS 2003' FOUND ON THE NORTHEAST LINE OF AUSTIN'S COLONY PARKWAY BEARS: N 42° 58' 10" E FOR A DISTANCE OF 100.00 FEET, FROM WHICH, A 1/2 INCH IRON ROD FOUND BEARS: N 47° 01' 50" W FOR A DISTANCE OF 3301.64 FEET;

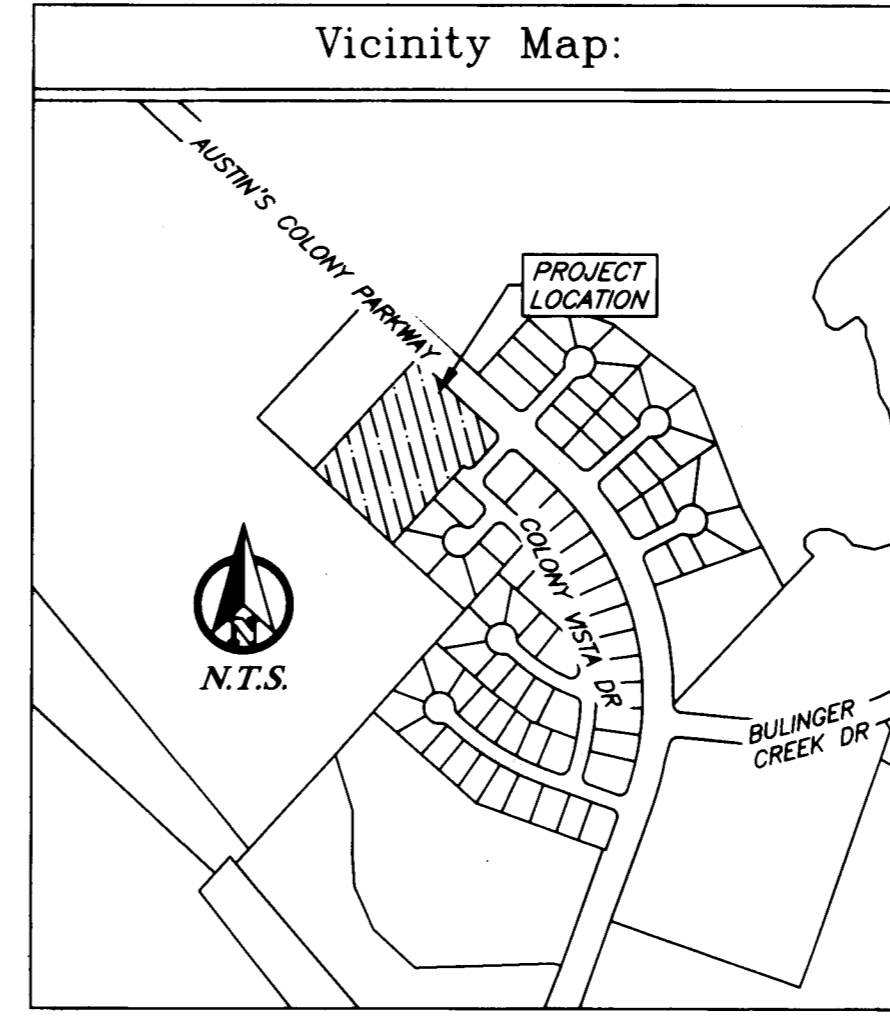
THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: S 02° 01' 50" E - 35.35 FEET) (PLAT CALL: CHORD: S 00° 52' 33" E - 35.36 FEET, 9197/42) TO A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF COLONY CREEK DRIVE (50' R.O.W.) MARKING THE END POINT OF SAID CURVE;

THENCE: S 42° 58' 10" W ALONG THE NORTHWEST LINE OF COLONY CREEK DRIVE FOR A DISTANCE OF 99.99 FEET (PLAT CALL: S 45° 52' 33" W - 100.00 FEET, 9197/42) TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: S 87° 58' 10" W - 35.35 FEET) (PLAT CALL: CHORD: S 89° 07' 27" W - 35.36 FEET, 9197/42) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET ON THE NORTHEAST LINE OF COLONY VISTA DRIVE (50' R.O.W.) MARKING THE END POINT OF SAID CURVE;

THENCE: S 42° 58' 10" W ALONG THE NORTHWEST LINE OF COLONY VISTA DRIVE AND THE NORTHWEST LINE OF SAID BLOCK 3, AUSTIN'S COLONY PHASE NINE FOR A DISTANCE OF 339.40 FEET (PLAT CALL: S 45° 42' 53" W - 339.44 FEET, 9197/42) TO THE POINT OF BEGINNING CONTAINING 4.013 ACRES OF LAND AS SURVEYED ON THE GROUND JUNE, 2017. SEE ATTACHED SURVEY FOR MORE DESCRIPTIVE INFORMATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.000107044899 (CALCULATED USING GEOID12B).

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	39.27'	25.00'	90° 00' 00"	S 87° 58' 10" W	35.35'	25.00'
C2	39.27'	25.00'	90° 00' 00"	S 2° 01' 50" E	35.35'	25.00'
C3	0.76'	25.00'	1° 44' 05"	N 46° 09' 22" W	0.76'	0.39'
C4	29.97'	25.00'	68° 41' 02"	N 10° 56' 11" W	28.21'	17.09'
C5	57.61'	50.00'	66° 01' 01"	N 9° 36' 06" W	54.48'	32.49'
C6	35.23'	50.00'	40° 21' 05"	N 62° 47' 40" W	34.50'	18.38'
C7	34.60'	50.00'	39° 38' 04"	S 77° 11' 58" W	33.91'	18.03'
C8	47.14'	50.00'	54° 01' 00"	S 30° 22' 01" W	45.41'	25.49'
C9	26.90'	50.00'	30° 49' 05"	S 12° 03' 26" E	26.58'	13.79'
C10	30.74'	25.00'	70° 26' 04"	S 7° 45' 01" W	28.84'	17.66'
C11	30.77'	25.00'	70° 31' 04"	S 78° 13' 54" W	28.87'	17.68'
C12	65.82'	50.00'	75° 25' 03"	S 75° 46' 40" W	61.17'	38.67'
C13	34.62'	50.00'	39° 40' 03"	S 18° 13' 07" W	33.94'	18.04'
C14	41.21'	50.00'	47° 13' 01"	S 25° 14' 08" E	40.05'	21.86'
C15	37.68'	50.00'	43° 10' 05"	S 70° 26' 30" E	36.80'	19.79'
C16	31.36'	50.00'	35° 56' 02"	N 69° 59' 36" E	30.85'	16.22'
C17	7.90'	50.00'	9° 03' 00"	N 47° 29' 43" E	7.89'	3.96'
C18	39.27'	25.00'	89° 59' 04"	N 87° 58' 18" E	35.35'	25.00'



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Grant Carrabba, c/d Carrabba Family Ltd. Partnership, owner of the 4.013 acre tract shown on this plat, being John Austin League A-2 as conveyed in the Deeds Records of Brazos County in Volume 1029, Page 850, and designated herein as Austin's Colony Phase 19, in the City of Bryan, Texas and whose name is subscribed hereto dedicated to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

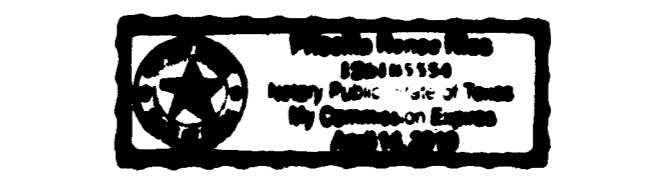
Grant Carrabba
Grant Carrabba
Partner, Carrabba Family Ltd. Partnership

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 July, 2018.

Notary Public
Notary Public, Brazos County, Texas



CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, 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 Kerr
Brad Kerr, R.P.L.S. No. 4502



General Notes:

- 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 (N:10242882.81, E:3554386.82) and as established by GPS observation.
- Distances shown herein are grid distances. To determine surface distances multiply by a combined scale factor of 1.000107 (calculated using GEOID12B).
- This property is zoned RD-5 Residential District 5000.
- 1/2" 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. 48041C0215F, effective April 2, 2014.
- Building setback lines to be in accordance with the City of Bryan Zoning Ordinance.
- Easement to Andrus Pipeline Corp., 591/424, no longer crosses this tract as released in 14075/108.

APPROVAL OF THE CITY PLANNER

I, *Mark 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 July, 2018.

APPROVAL OF CITY ENGINEER

I, *W. Paul Kagan*, 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 July, 2018.

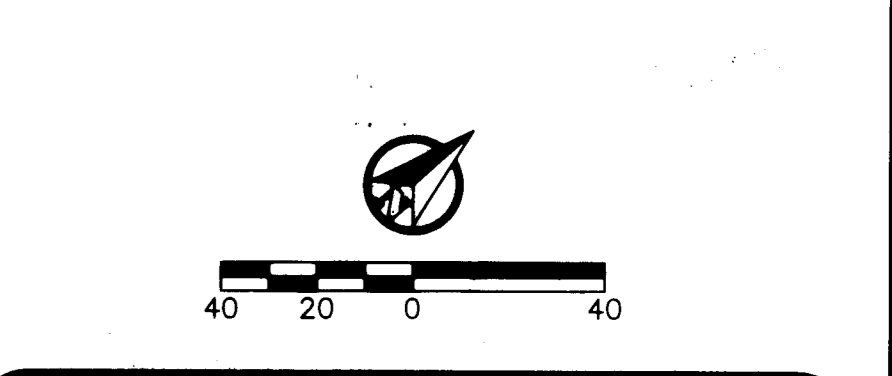
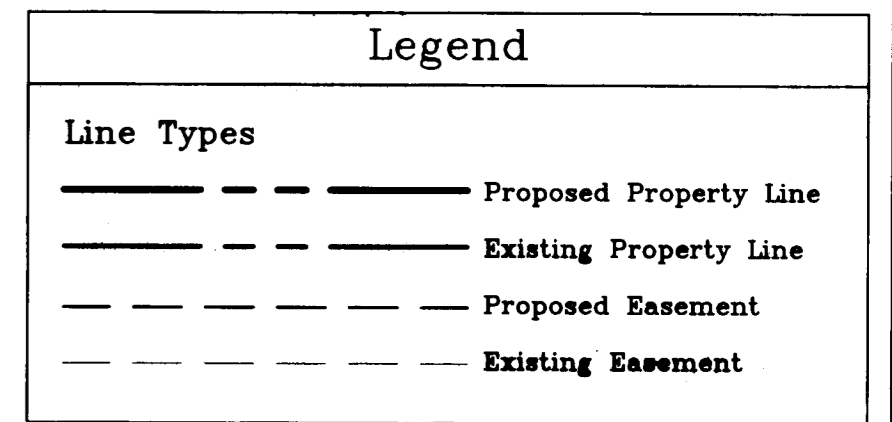
APPROVAL OF PLANNING AND ZONING COMMISSION

I, *Bobby Gutierrez*, 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 22nd day of July, 2018, and same was duly approved on the 20th day of July, 2018, by said Commission.

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 7/30/2018 3:53:28 PM
In the PLAT Records

Doc Number: 2018-1336613
Volume - Page: 14825-165
Number of Pages: 1
Amount: 73.00
Order#: 20180730000126
By: WD

Karen McQueen
County Clerk
Brazos County, Texas



Final Plat

Austin's Colony Phase 19

Lots 1-14 of Block 1
Being 4.013 Acres out of the 405.010 Acre Tract
John Austin League, A-2 (Vol. 1029/Pg. 850)
Bryan, Brazos County, Texas

September 2017

Owner/Developer:
Carrabba Family Ltd. Partnership
P.O. Box 663
Bryan, TX 77806

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

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195