

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
I, Grant Carrabba, in c/o Carrabba Family Ltd. Partnership, owner of the 14.43 acre tract shown on this plat...

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 24th day of March, 2022

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

APPROVAL OF THE CITY PLANNER

I, Heidi Zimmelman, 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 13th day of March, 2022.

City Planner
Bryan, Texas



METES AND BOUNDS DESCRIPTION

OF A
14.43 ACRE TRACT
JOHN AUSTIN LEAGUE SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION A 14.43 ACRE TRACT OF LAND IN THE JOHN AUSTIN LEAGUE SURVEY, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS; SAID TRACT BEING A PORTION OF A CALLED 149.122 ACRE TRACT AS DESCRIBED BY A DEED TO CARRABBA FAMILY LIMITED PARTNERSHIP RECORDED IN VOLUME 14985, PAGE 108 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBC); SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT POINT MARKING THE COMMON SOUTH CORNER OF LOTS 18 AND 19, BLOCK 4, AUSTIN'S ESTATES SUBDIVISION, PHASE 3A, ACCORDING TO THE PLAT RECORDED IN VOLUME 4720, PAGE 239 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND AN INTERIOR NORTHERLY CORNER OF SAID REMAINDER OF 149.122 ACRE TRACT, FOR REFERENCE A 1/2 INCH IRON ROD FOUND BEARS: S 67° 57' 10" E FOR A DISTANCE OF 0.45 FEET; ALSO FOR REFERENCE THE CITY OF BRYAN CONTROL MONUMENT SWG A-53-W BEARS N 14° 47' 47" W A DISTANCE OF 5,008.01 FEET; COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASE 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 1.000115 (CALCULATED USING GEOID12B);

THENCE: N 41° 53' 44" E ALONG THE COMMON LINE OF SAID 149.122 ACRE TRACT AND AUSTIN'S ESTATES SUBDIVISION, PHASE 3A, FOR A DISTANCE OF 572.40 FEET TO THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "SM KLING RPLS 2003" FOUND MARKING AN ANGLE POINT IN SAID LINE BEARS: N 41° 53' 44" E FOR A DISTANCE OF 472.41 FEET;

THENCE: THROUGH SAID 149.122 ACRE TRACT FOR THE FOLLOWING CALLS:

- S 48° 06' 16" E FOR A DISTANCE OF 80.00 FEET;
S 67° 05' 47" E FOR A DISTANCE OF 523.21 FEET;
S 22° 54' 13" W FOR A DISTANCE OF 95.00 FEET;
S 22° 05' 47" E FOR A DISTANCE OF 35.36 FEET;
S 22° 54' 13" W FOR A DISTANCE OF 50.00 FEET;
S 67° 54' 13" W FOR A DISTANCE OF 35.36 FEET;
S 22° 54' 13" W FOR A DISTANCE OF 190.00 FEET;
S 22° 05' 47" E FOR A DISTANCE OF 35.36 FEET;
S 22° 54' 13" W FOR A DISTANCE OF 50.00 FEET;
S 67° 54' 13" W FOR A DISTANCE OF 35.36 FEET;
S 22° 54' 13" W FOR A DISTANCE OF 190.00 FEET;
S 22° 05' 47" E FOR A DISTANCE OF 35.36 FEET;
S 22° 54' 13" W FOR A DISTANCE OF 50.00 FEET;
S 67° 54' 13" W FOR A DISTANCE OF 35.36 FEET;

N 67° 05' 47" W FOR A DISTANCE OF 744.25 FEET TO THE FUTURE EXTENSION OF THE SOUTHEAST LINE OF BULLINGER CREEK DRIVE MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 660.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27° 24' 57" FOR AN ARC DISTANCE OF 315.81 FEET (CHORD BEARS: N 28° 11' 15" E - 312.80 FEET) TO A 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "KERR 4502" MARKING THE END OF SAID CURVE;

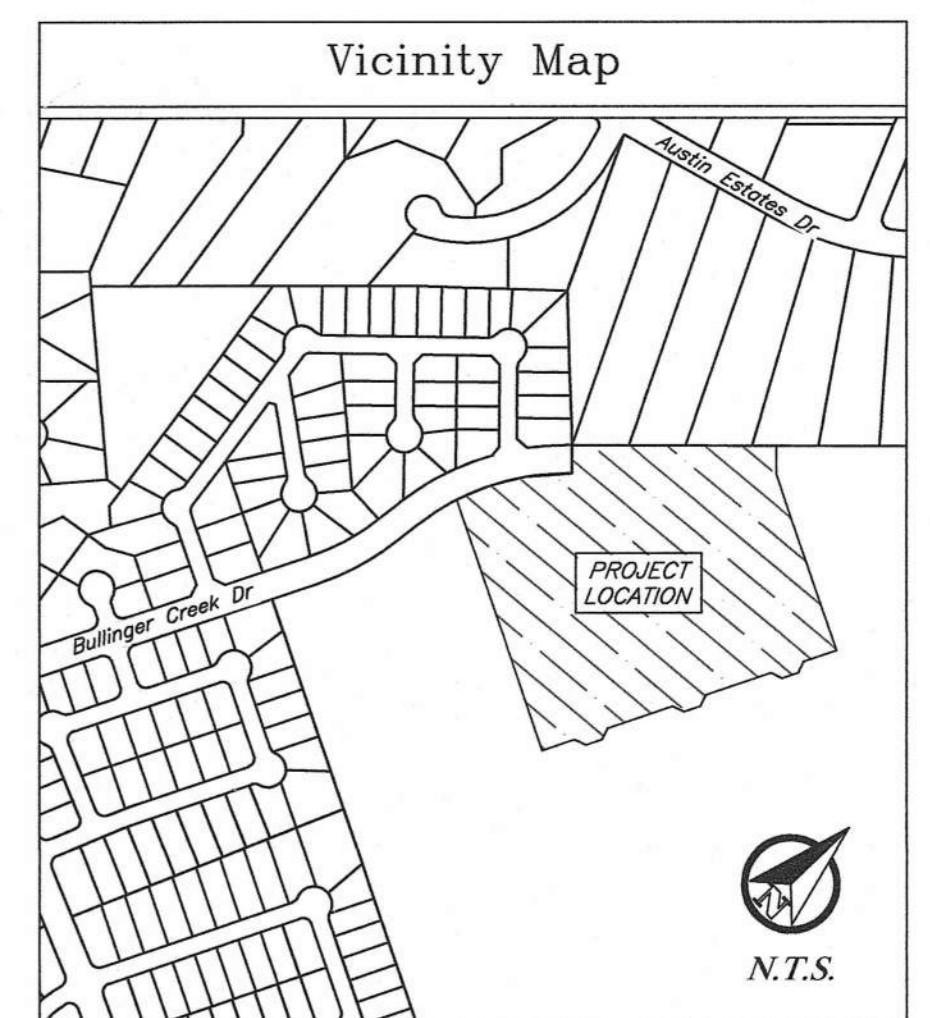
N 41° 53' 44" E CONTINUING ALONG THE FUTURE EXTENSION OF THE SOUTHEAST LINE OF BULLINGER CREEK DRIVE FOR A DISTANCE OF 18.28 FEET A 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "KERR 4502";

N 48° 06' 16" W FOR A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING CONTAINING 14.43 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND.



CURVE TABLE with columns: CURVE #, LENGTH, RADIUS, DELTA, CHORD DIRECTION, CHORD LENGTH, TANGENT. Rows C1 through C6.

LINE TABLE with columns: LINE #, LENGTH, DIRECTION. Rows L1 through L17.



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-53-W (Y:10242882.81, 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. Proposed zoning is PD-H Planned Development - Housing District.
4. The subject property was annexed in the City of Bryan on September 10, 2019 per ordinance no. 2372.
5. 1/2" iron rods with blue plastic caps stamped "KERR SURVEYING" will be set at all angle points and lot corners, unless stated otherwise.
6. This lot is not within the 100-yr floodplain according to the DFRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0205F, effective April 2, 2014.
7. Building setback lines Per City of Bryan Ordinance.
8. All utilities shown hereon are approximate locations.
9. Distances shown along curves are chord lengths.
10. Austin's Colony Homeowner's Association "HOA" shall be responsible for all maintenance of all common areas and private drainage/detention areas.
11. No fences shall be located within or across public or private drainage easements.

APPROVAL OF THE CITY ENGINEER

I, W. Paul Kasper, 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 31st day of March, 2022.

W. Paul Kasper
City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Leo Gonzales, 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 24th day of March, 2022, and same was duly approved on the 13th day of March, 2022, by said Commission.

Leo Gonzales
Chair, Planning & Zoning Commission, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 4/1/2022 1:31:43 PM
In the PLAT Records
Doc Number: 2022-1466558
Volume - Page: 17839-19
Number of Pages: 1
Amount: 73.00
Order#: 20220401000114
By: TC



said county, do hereby
certification was filed for
Page 20 in the

Final Plat
Austin's Colony
Subdivision Phase 22A
Block 1 Lots 1-22, Block 2 Lots 1-18, & Block 3 Lots 1-17 - 57 lots
Being a total of 14.43 Acres out of a called 149.122 Acre Tract
Volume 14985, Page 108 OPRBC
John Austin League Survey, A-2
Bryan, Brazos County, Texas
March 2022
Owner: Carrabba Family Ltd. Partnership
Surveyor: Kerr Surveying, LLC
Engineer: J4 Engineering

3/16/2022 Master Plan - AC PH 20-25-ANG 3/16/2022 Master Plan - AC PH 20-25-ANG