

FIELD NOTES DESCRIPTION
OF A
9.156 ACRE TRACT
JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 9.156 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 THE CARRABBA FAMILY LIMITED PARTNERSHIP IN VOLUME 14985, PAGE 108 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBC); SAID 9.156 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET (ALL 1/2 INCH IRON RODS TO BE SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING") IN THE SOUTHEAST RIGHT-OF-WAY LINE OF BULLINGER CREEK DRIVE (80 FOOT RIGHT-OF-WAY, VOLUME 16347, PAGE 50 (OPRBC)), MARKING THE NORTH CORNER OF AUSTIN'S COLONY PHASE THIRTEEN, AS RECORDED IN VOLUME 11975, PAGE 70 (OPRBC), THE WEST CORNER OF SAID REMAINDER OF 149.122 ACRE TRACT, AND THE WEST CORNER HEREOF;

THENCE, WITH SAID SOUTHEAST LINE OF SAID AUSTIN'S COLONY SUBDIVISION PHASE 20, WITH SAID SOUTHEAST RIGHT-OF-WAY LINE OF BULLINGER CREEK DRIVE FOR THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) N 23° 13' 23" E, PASSING AT 95.00 FEET A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A TRANSITION FROM SAID SOUTHEAST RIGHT-OF-WAY LINE TO THE SOUTHWEST RIGHT-OF-WAY LINE OF FUTURE TELLER DRIVE (50 FOOT RIGHT-OF-WAY), AND CONTINUING ON FOR A TOTAL DISTANCE OF 132.33 FEET TO A MAGNAIL SET WITH SHINER STAMPED "KERR SURVEYING PROP COR" MARKING A POINT OF CURVATURE;
- 2) WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 740.00 FEET, AN ARC LENGTH OF 255.49 FEET, A DELTA ANGLE OF 19° 46' 54", AND A CHORD WHICH BEARS N 13° 19' 57" E A DISTANCE OF 254.22 FEET (PASSING AT 62.66' CHORD DISTANCE, A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A TRANSITION FROM SAID SOUTHEAST RIGHT-OF-WAY LINE TO THE NORTHEAST RIGHT-OF-WAY LINE OF FUTURE TELLER DRIVE) TO A 1/2 INCH IRON ROD SET MARKING A POINT OF TANGENCY IN SAID SOUTHEAST RIGHT-OF-WAY OF BULLINGER CREEK DRIVE;
- 3) N 03° 26' 30" E A DISTANCE OF 78.25 FEET TO A 1/2 INCH IRON ROD SET MARKING A POINT OF CURVATURE IN SAID SOUTHEAST RIGHT-OF-WAY LINE;
- 4) WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 660.00 FEET, AN ARC LENGTH OF 127.15 FEET, A DELTA ANGLE OF 11° 02' 17", AND A CHORD WHICH BEARS N 08° 57' 38" E A DISTANCE OF 126.95 FEET TO A 1/2 INCH IRON ROD SET IN SAID SOUTHEAST RIGHT-OF-WAY, MARKING THE WEST CORNER OF FUTURE AUSTIN'S COLONY PHASE 22A; FROM WHICH THE CITY OF BRYAN GPS CONTROL MONUMENT SWG A-53-W BEARS N 12° 48' 24" W A DISTANCE OF 5,316.95 FEET;

THENCE, THROUGH SAID REMAINDER OF 149.122 ACRE TRACT, WITH THE SOUTHWEST LINE OF SAID FUTURE AUSTIN'S COLONY PHASE 22A, S 67° 05' 47" E, PASSING AT 694.25 FEET A 1/2 INCH IRON ROD SET IN THE NORTHWEST RIGHT-OF-WAY LINE OF FUTURE WRANGLER DRIVE, AND CONTINUING THROUGH SAID RIGHT-OF-WAY FOR A TOTAL DISTANCE OF 744.25 FEET TO A 1/2 INCH IRON ROD SET ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID FUTURE WRANGLER DRIVE (50 FOOT RIGHT-OF-WAY) MARKING THE SOUTH CORNER OF FUTURE AUSTIN'S COLONY SUBDIVISION PHASE 22A, THE WEST CORNER OF FUTURE AUSTIN'S COLONY SUBDIVISION PHASE 21C, THE NORTH CORNER OF FUTURE AUSTIN'S COLONY SUBDIVISION PHASE 21B, AND THE EAST CORNER HEREOF;

THENCE, THROUGH SAID REMAINDER OF 149.122 ACRE TRACT (VOLUME 14985, PAGE 108 (OPRBC)) AND WITH THE NORTHWEST LINES OF SAID FUTURE AUSTIN'S COLONY SUBDIVISION PHASE 21B FOR THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

- 1) S 22° 54' 13" W A DISTANCE OF 95.00 FEET TO A 1/2 INCH IRON ROD SET IN SAID SOUTHEAST RIGHT-OF-WAY LINE OF WRANGLER DRIVE;
- 2) S 22° 05' 47" E WITH A TRANSITION FROM SAID SOUTHEAST RIGHT-OF-WAY OF WRANGLER DRIVE TO THE NORTHEAST RIGHT-OF-WAY LINE OF FUTURE BOMBAY DRIVE, A DISTANCE OF 35.36 FEET TO A 1/2 INCH IRON ROD SET ON SAID NORTHEAST RIGHT-OF-WAY LINE OF BOMBAY DRIVE;
- 3) S 22° 54' 13" W, THROUGH SAID RIGHT-OF-WAY, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD SET ON THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID BOMBAY DRIVE;
- 4) S 67° 05' 47" E, WITH A TRANSITION FROM SAID SOUTHWEST RIGHT-OF-WAY LINE OF BOMBAY DRIVE TO SAID SOUTHEAST RIGHT-OF-WAY LINE OF WRANGLER DRIVE, A DISTANCE OF 35.36 FEET TO A 1/2 INCH IRON ROD SET IN SAID SOUTHEAST RIGHT-OF-WAY;
- 5) S 22° 54' 13" W, WITH SAID SOUTHEAST RIGHT-OF-WAY OF WRANGLER DRIVE, A DISTANCE OF 190.00 FEET TO A 1/2 INCH IRON ROD SET IN SAID SOUTHEAST RIGHT-OF-WAY LINE;
- 6) S 22° 05' 47" E, WITH A TRANSITION FROM SAID SOUTHEAST RIGHT-OF-WAY LINE OF WRANGLER DRIVE TO THE NORTHEAST RIGHT-OF-WAY LINE OF FUTURE TELLER DRIVE, A DISTANCE OF 35.36 FEET TO A 1/2 INCH IRON ROD SET IN SAID NORTHEAST RIGHT-OF-WAY LINE OF TELLER DRIVE;
- 7) S 22° 54' 13" W, PASSING AT 50.00 FEET A 1/2 INCH IRON ROD SET IN THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID TELLER DRIVE, AND CONTINUING ON FOR A TOTAL DISTANCE OF 170.00 FEET TO A 1/2 INCH IRON ROD SET IN THE NORTHEAST LINE OF AUSTIN'S COLONY PHASE FOURTEEN (VOLUME 13332, PAGE 31 (OPRBC)), MARKING THE WEST CORNER OF SAID FUTURE AUSTIN'S COLONY SUBDIVISION PHASE 21B AND THE SOUTH CORNER HEREOF; FOR REFERENCE, A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF AUSTIN'S COLONY PHASE FIFTEEN, AS RECORDED IN VOLUME 13332, PAGE 31 (OPRBC), AND THE SOUTH CORNER OF FUTURE AUSTIN'S COLONY SUBDIVISION PHASE 21C BEARS S 67° 05' 47" E A DISTANCE OF 1,109.60 FEET;

THENCE, PARTLY WITH SAID NORTHEAST LINE OF AUSTIN'S COLONY PHASE FOURTEEN, AND PARTLY WITH THE NORTHEAST LINE OF SAID AUSTIN'S COLONY PHASE THIRTEEN (VOLUME 11975, PAGE 70 (OPRBC)), N 67° 05' 47" W A DISTANCE OF 671.06 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 9.156 ACRES OF LAND, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Grant Carrabba, in c/o Carrabba Family Ltd. Partnership, owner of the 9.156 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 14985, Page 108, and designated herein as Austin's Colony Subdivision, Phase 21A, Block 1 Lots 1-21 & Block 2 Lots 1-20, 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 ____ day of _____, 20____.

Notary Public, Brazos County, Texas

APPROVAL OF THE CITY ENGINEER

I, _____, 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 _____, 20____.

City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND 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 _____, 20____ and some was duly approved on the ____ day of _____, 20____ by said Commission.

Chair, Planning & Zoning Commission, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, 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 _____, 20____, in the Official Records of Brazos County in Volume ____ Page ____.

County Clerk, Brazos County, Texas

CERTIFICATION OF THE 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 bound describing said subdivision will describe a closed geometric form.

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

APPROVAL OF THE CITY PLANNER

I, _____, 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 _____, 20____.

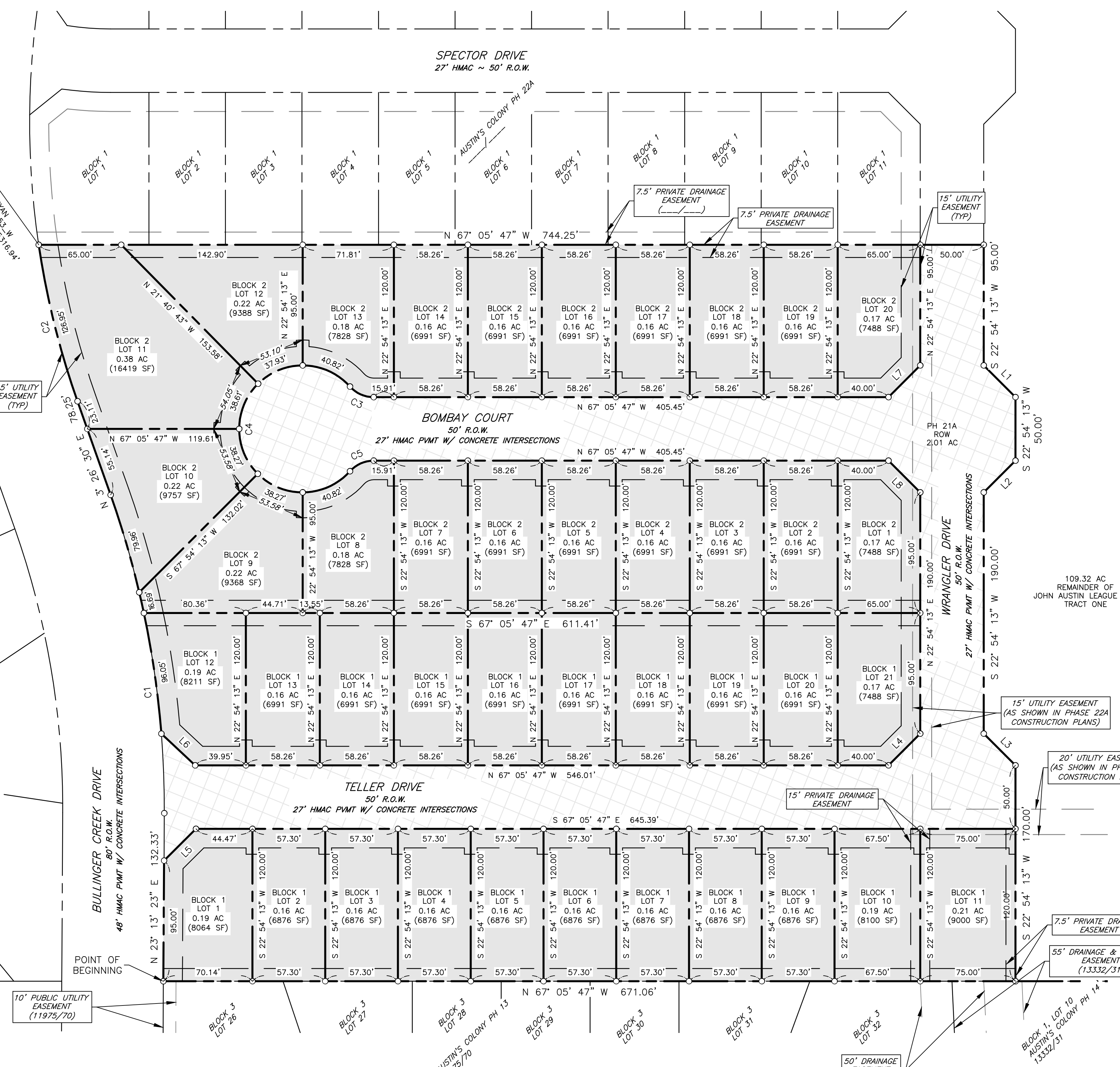
City Planner
Bryan, Texas

LINE #	LENGTH	DIRECTION
L1	35.36'	S 22° 05' 47" E
L2	35.36'	S 67° 54' 13" W
L3	35.36'	S 22° 05' 47" E
L4	35.36'	S 67° 54' 13" W
L5	35.45'	N 68° 03' 48" E
L6	36.48'	N 23° 56' 47" W
L7	35.36'	S 67° 54' 13" W
L8	35.36'	S 22° 05' 47" E



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 GED01D12B).
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. Iron rods 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 DFRM for Brazos County, Texas and incorporated areas, Map No. 48041C0205F, effective April 2, 2014.
6. Building setback lines Per City of Bryan Ordinance.
7. The topography shown is from survey data.
8. All utilities shown hereon are approximate locations.
9. Distances shown along curves are chord lengths.
10. 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.
11. No fences shall be located within or across public or private drainage easements.
12. No driveway access will be allowed for Lots adjacent to Bullinger Creek Drive.
13. Public parkland dedication for this plat will be a part of Phase 21B, as accepted by the Park and Recreation Advisory Board August 20, 2019.



CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	255.49'	740.00'	19° 46' 54"	N 13° 19' 57" E	254.22'	129.03'
C2	127.15'	660.00'	11° 02' 17"	N 8° 57' 38" E	126.95'	63.77'
C3	21.03'	25.00'	48° 11' 23"	N 43° 00' 06" W	20.41'	11.18'
C4	241.19'	50.00'	276° 22' 46"	S 22° 54' 13" W	66.67'	44.72'
C5	21.03'	25.00'	48° 11' 23"	N 88° 48' 31" E	20.41'	11.18'

14B Project # 19-074 - AC PH 21A Plat 1/5/2022

Final Plat

Austin's Colony Subdivision Phase 21A

Block 1 Lots 1-21 & Block 2 Lots 1-20, & ROW
-41 lots

Being a total of 9.156 Acres out of
John Austin League A-2, Tract One
Bryan, Brazos County, Texas

December 2021

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

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

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-734-0567
TBPE F-9051