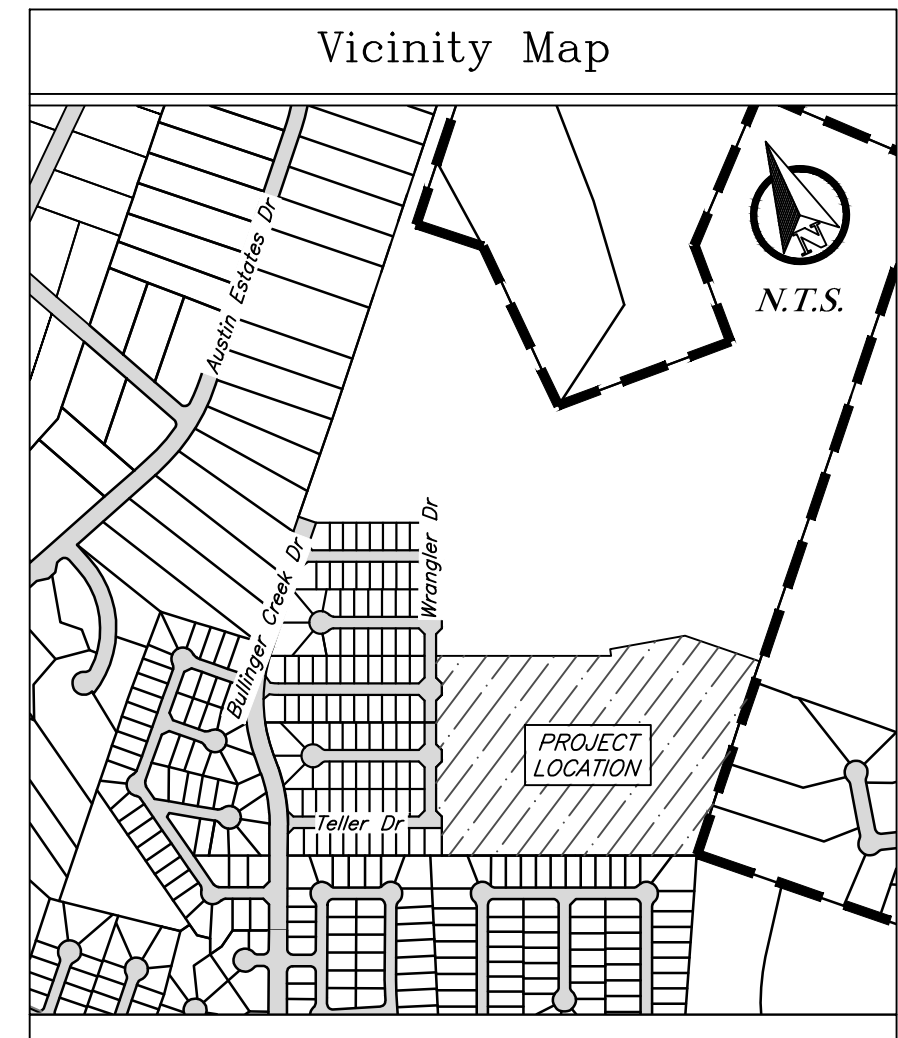
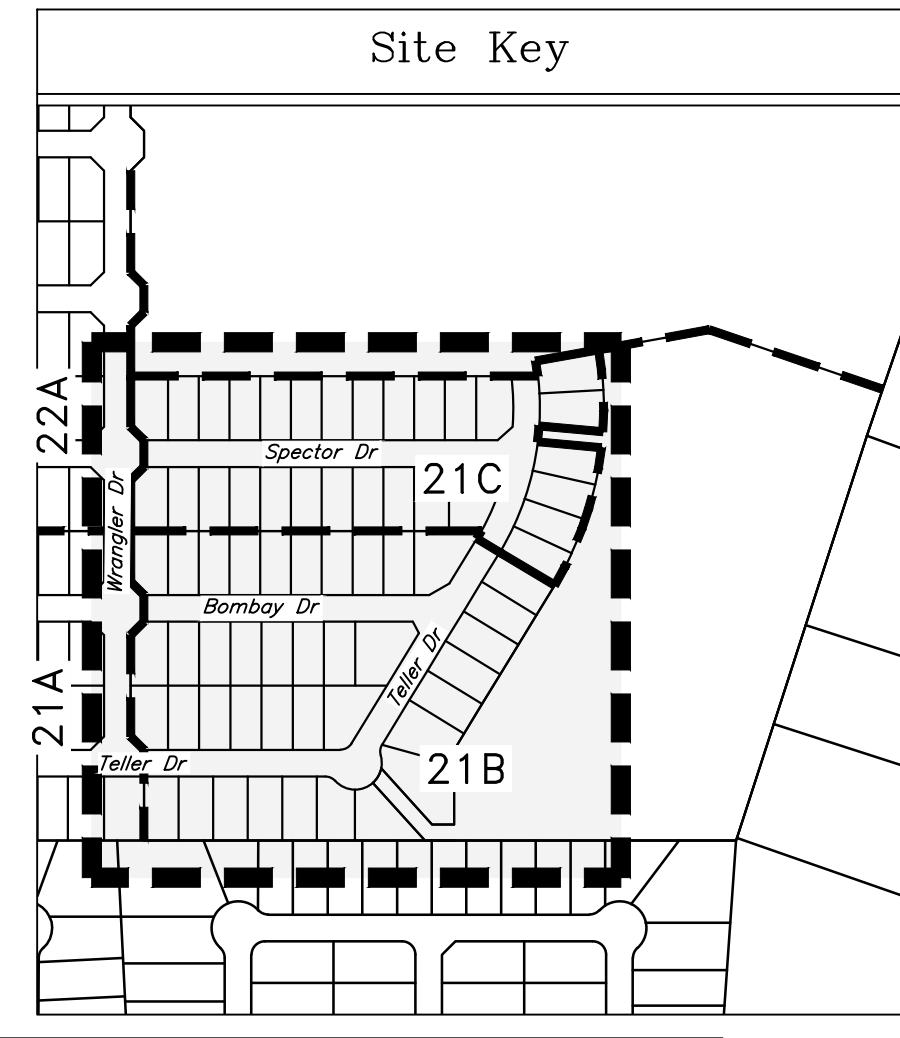




LINE #	LENGTH	DIRECTION
L1	35.36'	N 22° 05' 47\"
L2	35.36'	N 67° 54' 13\"
L3	50.00'	N 22° 54' 13\"
L4	35.36'	N 22° 05' 47\"
L5	35.36'	N 67° 54' 13\"
L6	50.00'	N 22° 54' 13\"
L7	35.36'	N 22° 05' 47\"
L8	37.08'	N 70° 46' 04\"
L9	30.48'	S 14° 39' 29\"
L10	50.00'	S 36° 10' 36\"
L11	43.62'	N 83° 38' 39\"
L12	24.44'	S 6° 21' 21\"
L13	41.11'	S 67° 05' 47\"



CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	21.03'	25.00'	48° 11' 23\"	S 43° 00' 06\"	20.41'	22.18'
C2	135.17'	50.00'	154° 53' 54\"	N 83° 38' 39\"	97.61'	114.59'
C3	25.53'	25.00'	58° 31' 08\"	S 83° 38' 39\"	24.44'	14.01'
C4	21.03'	25.00'	48° 11' 23\"	S 30° 17' 23\"	20.41'	11.18'
C5	125.15'	475.00'	15° 05' 45\"	N 46° 50' 12\"	124.79'	62.94'
C6	348.76'	525.00'	38° 03' 43\"	N 35° 21' 13\"	342.38'	181.09'
C7	95.32'	475.00'	11° 29' 51\"	S 21° 22' 30\"	95.16'	47.82'
C8	28.65'	525.00'	3° 07' 38\"	N 14° 45' 32\"	28.65'	14.33'
C9	464.73'	645.00'	41° 16' 55\"	N 33° 44' 36\"	454.74'	242.97'

FIELD NOTES DESCRIPTION OF A 25.94 ACRE TRACT OF JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2 BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 25.94 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 25.94 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN THE NORTHWEST LINE OF A CALLED 7.101 ACRE TRACT CONVEYED TO THE CITY OF BRYAN, TEXAS IN VOLUME 11854, PAGE 248 (OPRBC); 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;

THENCE, WITH THE NORTHEAST LINE OF AUSTIN'S COLONY PHASES FIFTEEN AND FOURTEEN (VOLUME 13332, PAGE 31 (OPRBC)) IN 67° 05' 47\"

THENCE, THROUGH SAID REMAINDER OF 149.122 ACRE TRACT AND WITH THE SOUTHEAST LINES OF SAID FUTURE AUSTIN'S COLONY SUBDIVISION PHASE 21A FOR THE FOLLOWING SIX (6) COURSES AND DISTANCES:

- 1)N 22° 54' 13\"
- 2)N 22° 05' 47\"
- 3)N 22° 54' 13\"
- 4)N 67° 54' 13\"
- 5)N 22° 54' 13\"
- 6)N 22° 05' 47\"

THENCE, WITH SAID SOUTHWEST RIGHT-OF-WAY LINE OF WRANGLER DRIVE, N 22° 54' 13\"

THENCE, THROUGH SAID REMAINDER OF 149.122 ACRE TRACT AND WITH THE SOUTHEAST LINES OF SAID FUTURE AUSTIN'S COLONY SUBDIVISION PHASE 22A FOR THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1)N 67° 54' 13\"
- 2)N 22° 54' 13\"
- 3)N 22° 05' 47\"
- 4)N 22° 54' 13\"

THENCE, CONTINUING THROUGH SAID REMAINDER OF 149.122 ACRE TRACT FOR THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1)S 67° 05' 47\"
- 2)WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 525.00 FEET, AN ARC LENGTH OF 28.65 FEET, A DELTA ANGLE OF 03° 07' 38\"
- 3)S 77° 18' 14\"
- 4)S 48° 07' 04\"

THENCE, WITH SAID NORTHWEST LINE OF REMAINDER OF 200.5533 ACRE TRACT, S 41° 52' 56\"

THENCE, PARTLY WITH THE NORTHWEST LINE OF SAID RIVERSTONE SUBDIVISION, PHASE TWO, AND PARTLY WITH SAID NORTHWEST LINE OF 7.101 ACRE TRACT (VOLUME 11854, PAGE 248 (OPRBC)), S 40° 47' 23\"

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:3554986.82) 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 DFRM for Brazos County, Texas and Incorporated areas, Map No. 480410205F, 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.
14. 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
1 of 2

Austin's Colony Subdivision
Phase 21B

Block 1 Lots 1-14, Block 2 Lots 1-7, Block 3 Lots 1-18, Common Area, & ROW

Phase 21C

Block 1 Lots 1-23, Block 2 Lots 1-6, Common Area, Parkland Dedication, & ROW
-68 lots
Being a total of 25.94 acres out of a called 149.122-acre tract
14985/108
Bryan, Brazos County, Texas
January 2021

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

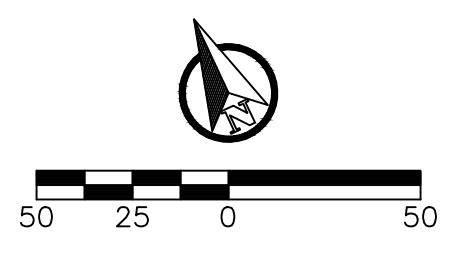
Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195
TBPELS Firm No. 10018500
Job No. 21-1044

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE E-9951

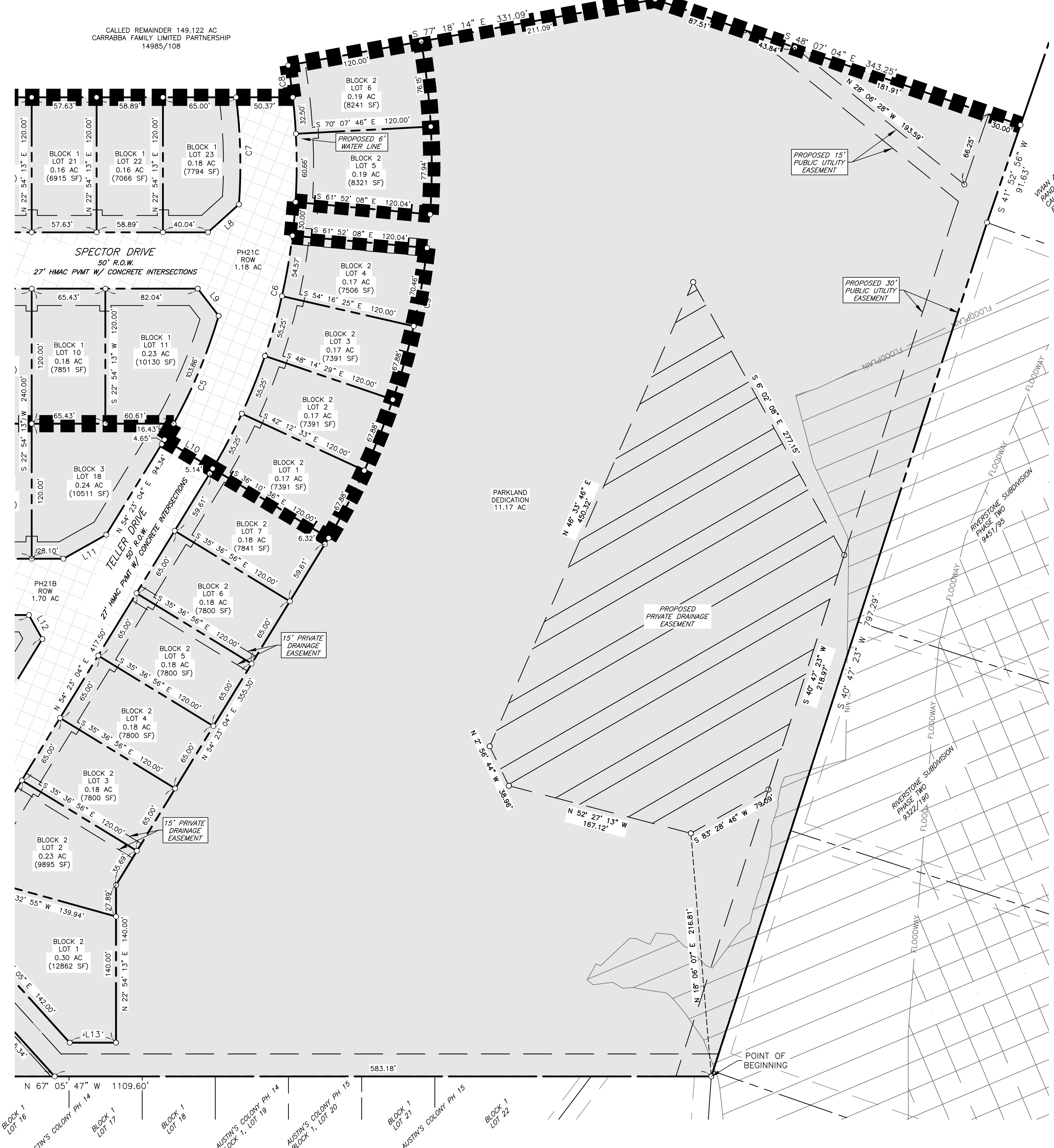
14B Project # 21-091 - AC 13x21B Plat

Plat - AC PH 21C

1/5/2022
14 Engineering

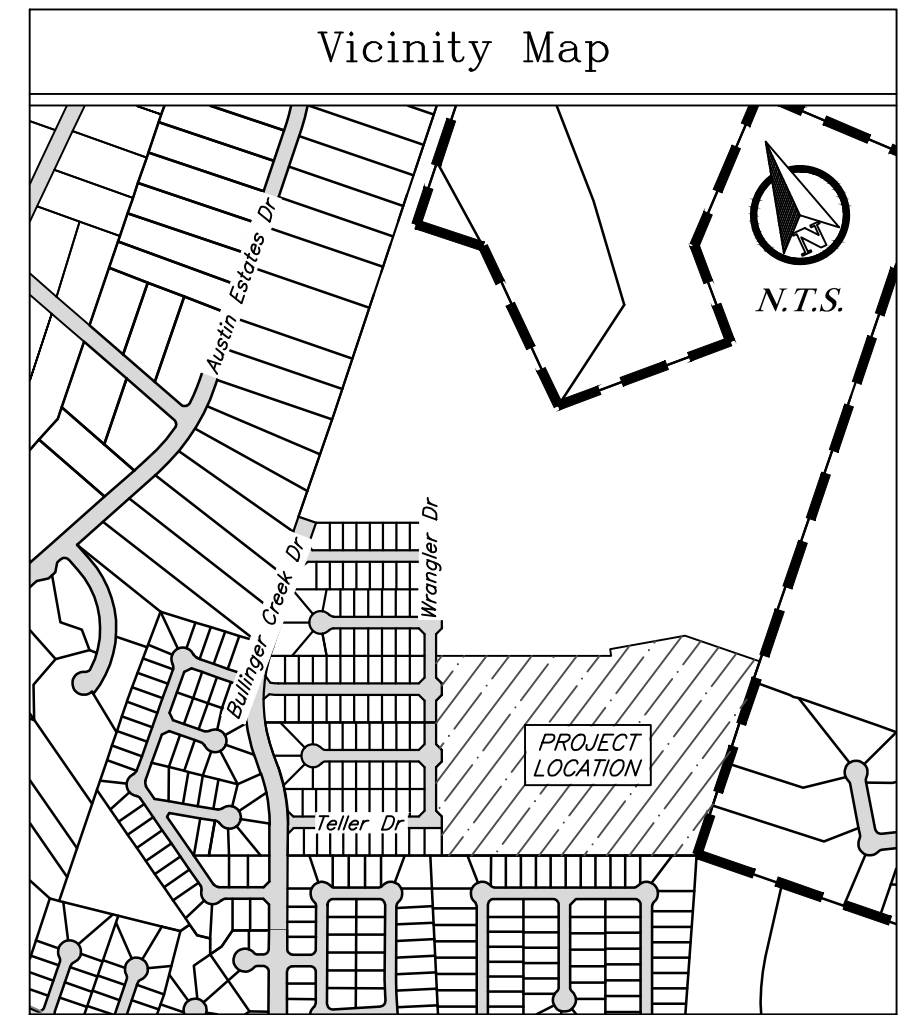
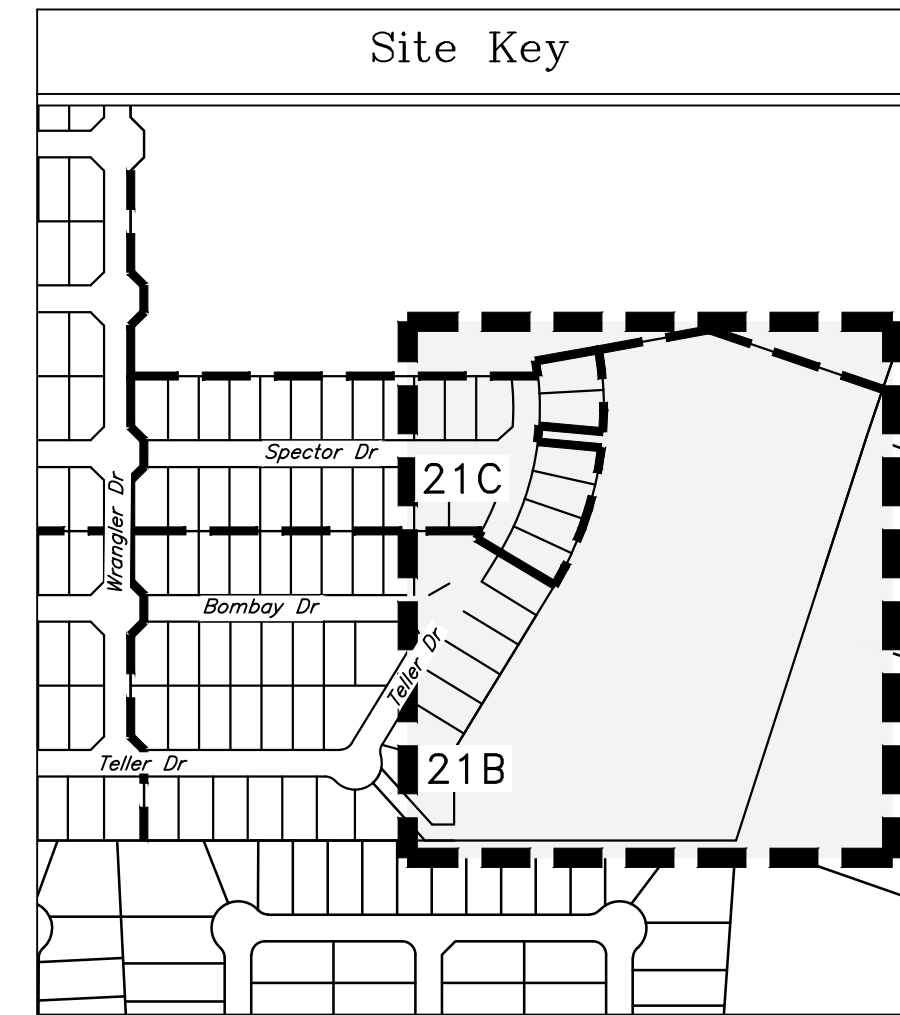


CALLED REMAINDER 149.122 AC
CARRABBA FAMILY LIMITED PARTNERSHIP
14985/108



LINE TABLE		
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 - The topography shown is from survey data.
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 - 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.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Grant Carrabba, in c/o Carrabba Family Ltd. Partnership, owner of the 25.94 acre tract shown on this plat, being a portion of the remainder of a 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 21B, Block 1 Lots 1-21, Block 2 Lots 1-20, & Block 3 Lots 1-22, & Austin's Colony Subdivision, Phase 21C, Block 1 Lots 1-23, & Block 2 Lots 1-6, 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 same 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 Public Records of Brazos County in Volume _____ Page _____.

County Clerk, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Nathen 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.

Nathen Paul Kerr, R.P.L.S. No. 6834

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

Final Plat
2 of 2

Austin's Colony Subdivision
Phase 21B

Block 1 Lots 1-14, Block 2 Lots 1-7, Block 3 Lots 1-18,
Common Area, & ROW

and
Phase 21C

Block 1 Lots 1-23, Block 2 Lots 1-6, Common Area,
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Bryan, TX 77806

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195
TBPELS Firm No.
10018500
Job No. 21-1044

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE E-9951

14 Engineering 1/15/2022 Plat - AC PH 21Bw 14B Project # 21-091 - AC 14B21B Plats