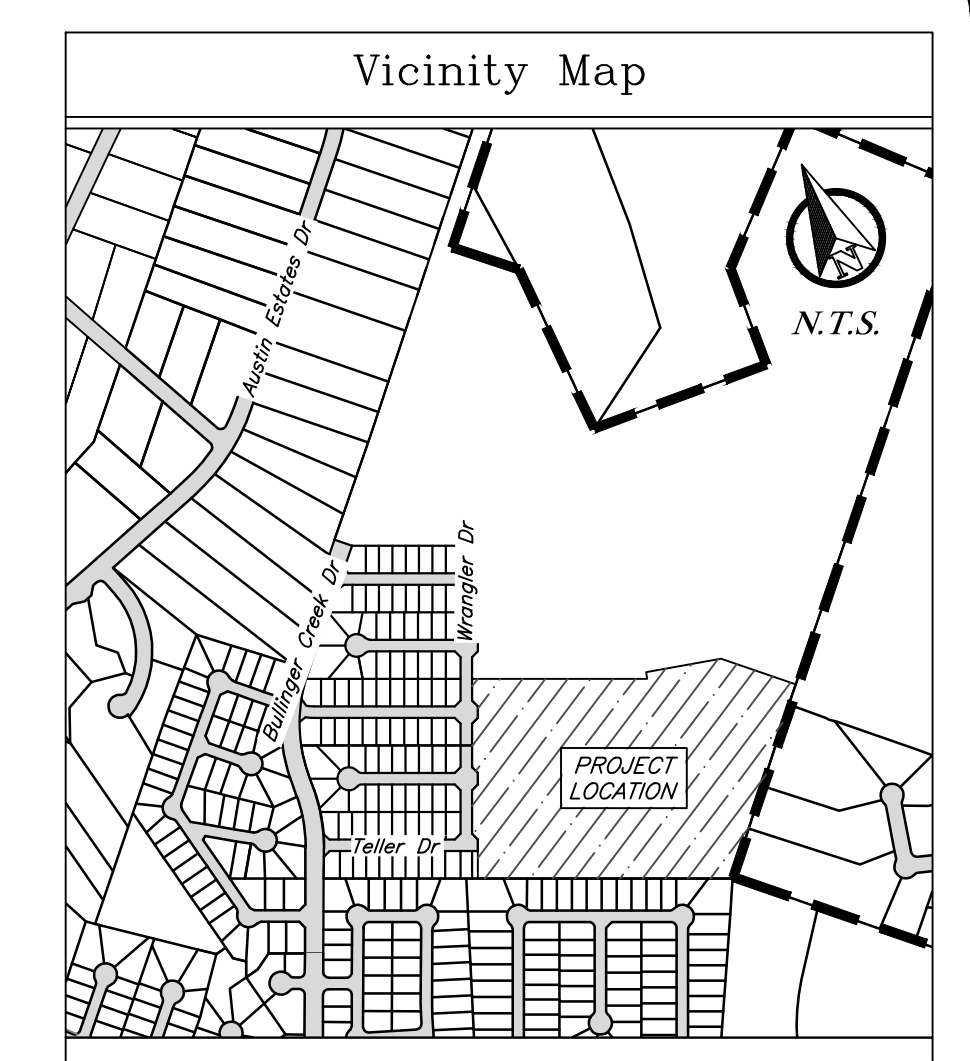
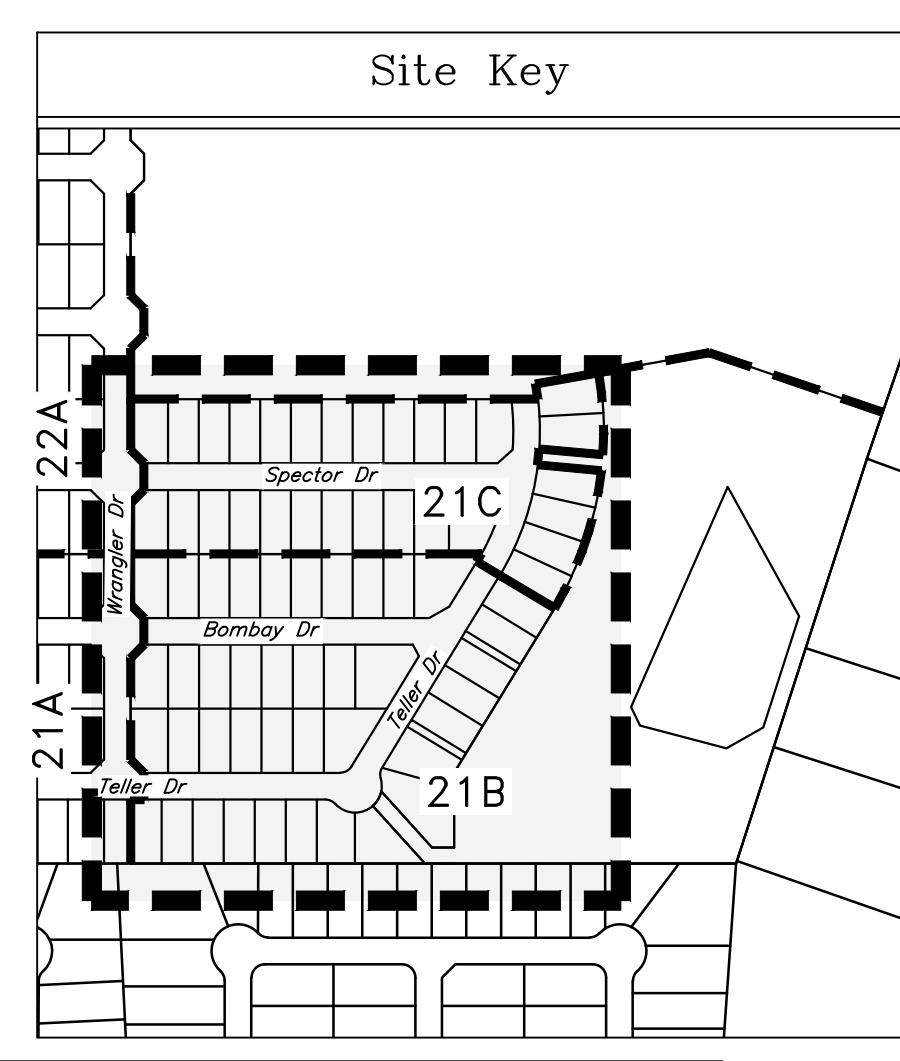




LINE #	LENGTH	DIRECTION
L1	35.36'	N 22° 05' 47" W
L2	35.36'	N 67° 54' 13" E
L3	50.00'	N 22° 54' 13" E
L4	35.36'	N 22° 05' 47" W
L5	35.36'	N 67° 54' 13" E
L6	50.00'	N 22° 54' 13" E
L7	35.36'	N 22° 05' 47" W
L8	37.08'	N 70° 46' 04" E
L9	30.48'	S 14° 39' 29" E
L10	50.00'	S 36° 10' 36" E
L11	43.62'	N 83°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



CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	21.03'	25.00'	48° 11' 23"	S 43° 00' 06" E	20.41'	11.18'
C2	135.17'	50.00'	154° 53' 54"	N 83° 38' 39" E	97.61'	224.59'
C3	25.53'	25.00'	58° 31' 08"	S 83° 38' 39" W	24.44'	14.01'
C4	21.03'	25.00'	48° 11' 23"	S 30° 17' 23" W	20.41'	11.18'
C5	125.15'	475.00'	15° 05' 45"	N 46° 50' 12" E	124.79'	62.94'
C6	348.76'	525.00'	38° 03' 43"	N 35° 21' 13" E	342.38'	181.09'
C7	95.32'	475.00'	11° 29' 51"	S 21° 22' 30" W	95.16'	47.82'
C8	28.65'	525.00'	3° 07' 38"	N 14° 45' 32" E	28.65'	14.33'
C9	464.73'	645.00'	41° 16' 55"	N 33° 44' 36" E	454.74'	242.97'

FIELD NOTES DESCRIPTION OF A 25.94 ACRE TRACT 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 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)) N 67° 05' 47" W, PASSING AT A DISTANCE OF 528.74 FEET THE SOUTHERNMOST WEST CORNER OF SAID FUTURE AUSTIN'S COLONY SUBDIVISION PHASE 21C; AND THE SOUTH CORNER OF FUTURE AUSTIN'S COLONY SUBDIVISION PHASE 21B; AND CONTINUING ON FOR A TOTAL DISTANCE OF 1,109.50 FEET TO 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 NORTHEAST LINE OF AUSTIN'S COLONY PHASE FOURTEEN (VOLUME 13332, PAGE 31 (OPRBC)); MARKING THE SOUTH CORNER OF FUTURE AUSTIN'S COLONY SUBDIVISION PHASE 21A AND THE WEST CORNER HEREOF; FOR REFERENCE, THE NORTH CORNER OF AUSTIN'S COLONY PHASE THIRTEEN, AS RECORDED IN VOLUME 11975, PAGE 70 (OPRBC) BEING IN THE SOUTHEAST LINE OF AUSTIN'S COLONY SUBDIVISION PHASE 20, AS RECORDED IN VOLUME 16347, PAGE 50 (OPRBC); AND BEING THE WEST CORNER OF SAID REMAINDER OF 149.122 ACRE TRACT BEARS N 67° 05' 47" W A DISTANCE OF 671.06 FEET;

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" E, PASSING AT A DISTANCE OF 120.00 FEET A 1/2 INCH IRON ROD SET ON THE SOUTHWEST RIGHT-OF-WAY LINE OF FUTURE TELLER DRIVE (50 FOOT RIGHT-OF-WAY), AND CONTINUING THROUGH SAID RIGHT-OF-WAY FOR A TOTAL DISTANCE OF 170.00 FEET TO A 1/2 INCH IRON ROD SET IN THE NORTHEAST RIGHT-OF-WAY OF TELLER DRIVE;
- 2)N 22° 05' 47" W, WITH A TRANSITION FROM SAID NORTHEAST RIGHT-OF-WAY OF TELLER DRIVE TO THE SOUTHEAST RIGHT-OF-WAY LINE OF FUTURE WRANGLER DRIVE (50 FOOT RIGHT-OF-WAY), A DISTANCE OF 35.36 FEET TO A 1/2 INCH IRON ROD SET IN SAID SOUTHEAST RIGHT-OF-WAY LINE OF WRANGLER DRIVE;
- 3)N 22° 54' 13" E, 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;
- 4)N 67° 54' 13" E, WITH A TRANSITION FROM SAID SOUTHEAST RIGHT-OF-WAY OF WRANGLER DRIVE TO THE SOUTHWEST RIGHT-OF-WAY LINE OF FUTURE BOMBAY DRIVE, A DISTANCE OF 35.36 FEET TO A 1/2 INCH IRON ROD SET IN SAID SOUTHWEST RIGHT-OF-WAY LINE OF BOMBAY DRIVE;
- 5)N 22° 54' 13" E, THROUGH SAID RIGHT-OF-WAY OF BOMBAY DRIVE, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD SET IN THE NORTHEAST RIGHT-OF-WAY LINE OF BOMBAY DRIVE;
- 6)N 22° 05' 47" W, WITH A TRANSITION FROM SAID NORTHEAST 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 SOUTHWEST RIGHT-OF-WAY LINE OF WRANGLER DRIVE;

THENCE, WITH SAID SOUTHWEST RIGHT-OF-WAY LINE OF WRANGLER DRIVE, N 22° 54' 13" E, PASSING AT A DISTANCE OF 95.00 FEET A 1/2 INCH IRON ROD SET MARKING THE EAST CORNER OF SAID FUTURE AUSTIN'S COLONY SUBDIVISION PHASE 21A, THE SOUTH CORNER OF FUTURE AUSTIN'S COLONY SUBDIVISION PHASE 22A, THE WEST CORNER OF FUTURE AUSTIN'S COLONY SUBDIVISION PHASE 21C, AND THE NORTH CORNER OF SAID FUTURE AUSTIN'S COLONY SUBDIVISION PHASE 21B, AND CONTINUING ON WITH THE SOUTHWEST LINE OF SAID PHASE 22A, A TOTAL DISTANCE OF 190.00 FEET TO A 1/2 INCH IRON ROD SET IN SAID SOUTHWEST RIGHT-OF-WAY LINE;

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

- 1)N 67° 54' 13" E, WITH A TRANSITION FROM SAID SOUTHWEST RIGHT-OF-WAY LINE OF WRANGLER DRIVE TO THE SOUTHWEST RIGHT-OF-WAY LINE OF FUTURE SPECTOR DRIVE, A DISTANCE OF 35.36 FEET TO A 1/2 INCH IRON ROD SET IN SAID SOUTHWEST RIGHT-OF-WAY LINE OF SPECTOR DRIVE;
- 2)N 22° 54' 13" E, THROUGH SAID RIGHT-OF-WAY OF SPECTOR DRIVE, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD SET IN THE NORTHEAST RIGHT-OF-WAY LINE OF SPECTOR DRIVE;
- 3)N 22° 05' 47" W, WITH A TRANSITION FROM SAID NORTHEAST RIGHT-OF-WAY LINE OF SPECTOR DRIVE TO SAID SOUTHWEST RIGHT-OF-WAY LINE OF WRANGLER DRIVE, A DISTANCE OF 35.36 FEET TO A 1/2 INCH IRON ROD SET IN SAID SOUTHWEST RIGHT-OF-WAY LINE OF WRANGLER DRIVE;
- 4)N 22° 54' 13" E, WITH SAID SOUTHWEST RIGHT-OF-WAY LINE OF WRANGLER DRIVE, A DISTANCE OF 95.00 FEET TO A 1/2 INCH IRON ROD SET IN THE SOUTHWEST LINE OF SAID FUTURE AUSTIN'S COLONY SUBDIVISION PHASE 22A, MARKING THE NORTH CORNER HEREOF; FROM WHICH THE CITY OF BRYAN GPS CONTROL MONUMENT SWG A-53-W BEARS N 20° 47' 24" W A DISTANCE OF 5,569.86 FEET;

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

- 1)S 67° 05' 47" E A DISTANCE OF 762.88 FEET TO A 1/2 INCH IRON ROD SET IN THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID TELLER DRIVE;
- 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", AND A CHORD WHICH BEARS N 14° 45' 32" E A DISTANCE OF 28.65 FEET TO A 1/2 INCH IRON ROD SET;
- 3)S 77° 18' 14" E A DISTANCE OF 331.09 FEET TO A 1/2 INCH IRON ROD SET;
- 4)S 48° 07' 04" E A DISTANCE OF 343.25 FEET TO A 1/2 INCH IRON ROD SET IN THE NORTHWEST LINE OF THE REMAINDER OF A CALLED 200.5533 ACRE TRACT CONVEYED TO VIVIAN A. SCHROEDER AND RANDALL E. SCHROEDER IN VOLUME 2003, PAGE 310 (OPRBC); AND IN THE SOUTHWEST LINE OF SAID REMAINDER OF CALLED 149.122 ACRE TRACT (VOLUME 14985, PAGE 108 (OPRBC)); FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BENT MARKING AN ANGLE POINT IN SAID SOUTHWEST LINE OF REMAINDER OF 149.122 ACRE TRACT, THE WEST CORNER OF A CALLED 287.18 ACRE TRACT CONVEYED TO THERESA HOLLAND, ET AL. IN VOLUME 11809, PAGE 201 (OPRBC); AND THE NORTH CORNER OF SAID REMAINDER OF 200.5533 ACRE TRACT (VOLUME 2003, PAGE 310 (OPRBC)) BEARS N 41° 52' 56" E A DISTANCE OF 2,092.42 FEET;

THENCE, WITH SAID NORTHWEST LINE OF REMAINDER OF 200.5533 ACRE TRACT, S 41° 52' 56" W A DISTANCE OF 91.63 FEET TO A 1/2 INCH IRON ROD FOUND BENT MARKING THE WEST CORNER OF SAID REMAINDER OF 200.5533 ACRE TRACT, THE NORTH CORNER OF RIVERSTONE SUBDIVISION, PHASE TWO, AS RECORDED IN VOLUME 9322, PAGE 190 (OPRBC); AND AN ANGLE POINT IN THE SOUTHWEST LINE HEREOF;

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" W A DISTANCE OF 797.29 FEET TO POINT OF BEGINNING HEREOF AND CONTAINING 25.94 ACRES OF LAND, MORE OR LESS.

General Notes:

- 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 (T:10242882.81; X:3554386.82) and as established by GPS observation.
- 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).
- 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.
- 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.
- 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.
- Building setback lines Per City of Bryan Ordinance.
- Distances shown along curves are chord lengths.
- 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.
- No fences shall be located within or across public or private drainage easements.
- No driveway access will be allowed for Lots adjacent to Bullinger Creek Drive.
- 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.
- Per PD Ordinance no. 2450, the public parkland depicted is part of the dedication required by Phases 20, 21A, & 22A.
- 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.

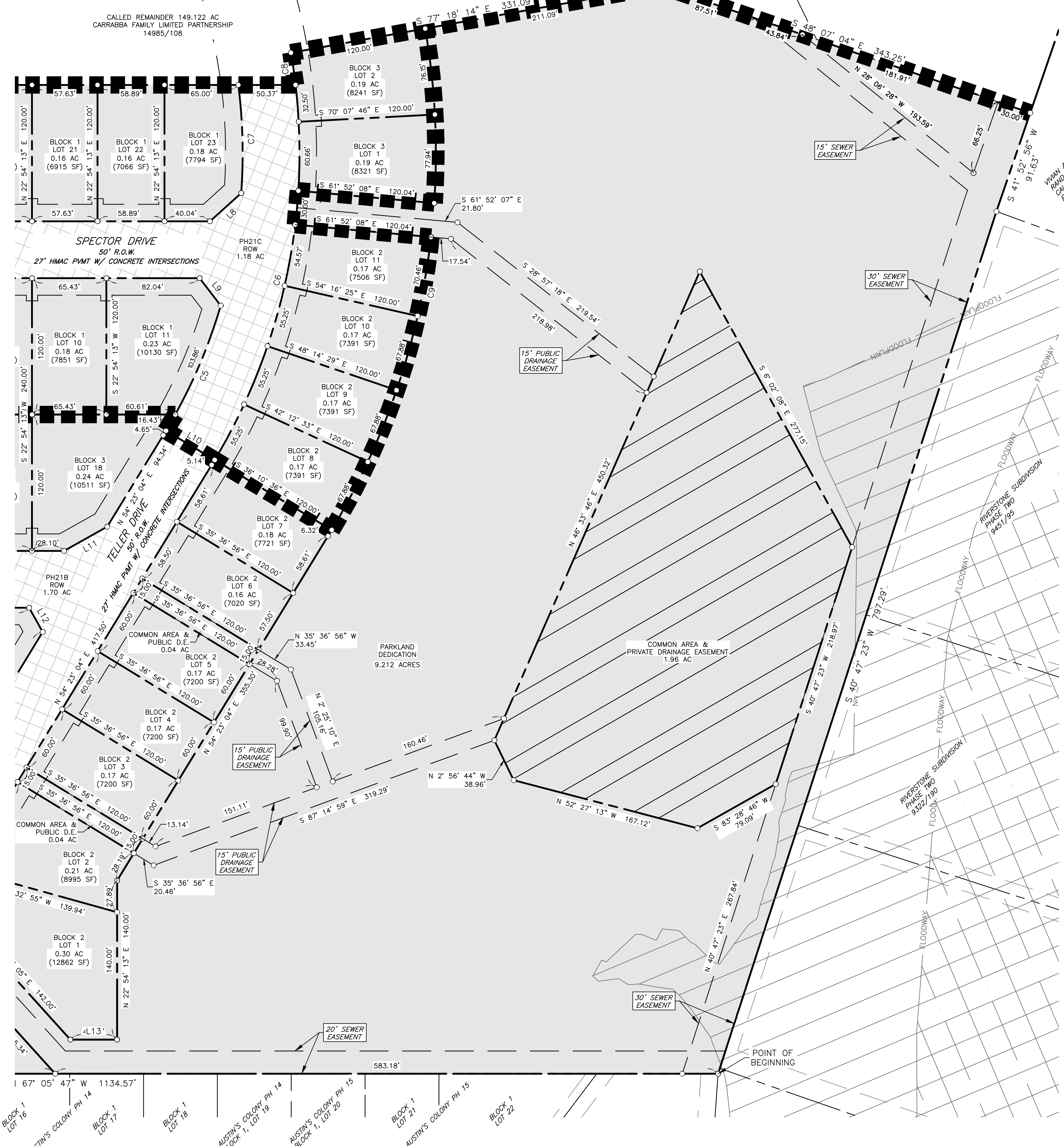
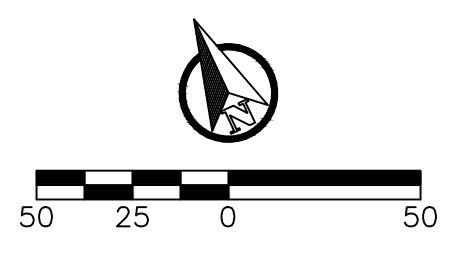
**Final Plat**  
1 of 2

**Austin's Colony Subdivision**  
**Phase 21B**  
Block 1 Lots 1-14, Block 2 Lots 1-7, Block 3 Lots 1-18,  
Parkland Dedication, Common Area, & ROW  
and  
**Phase 21C**  
Block 1 Lots 1-23, Block 2 Lots 8-11,  
Block 3 Lots 1-2, & ROW  
68 Lots Total  
Being a total of 25.94 acres out of  
a called 149.122 acre tract (14985/108)  
Bryan, Brazos County, Texas  
April 2022  
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

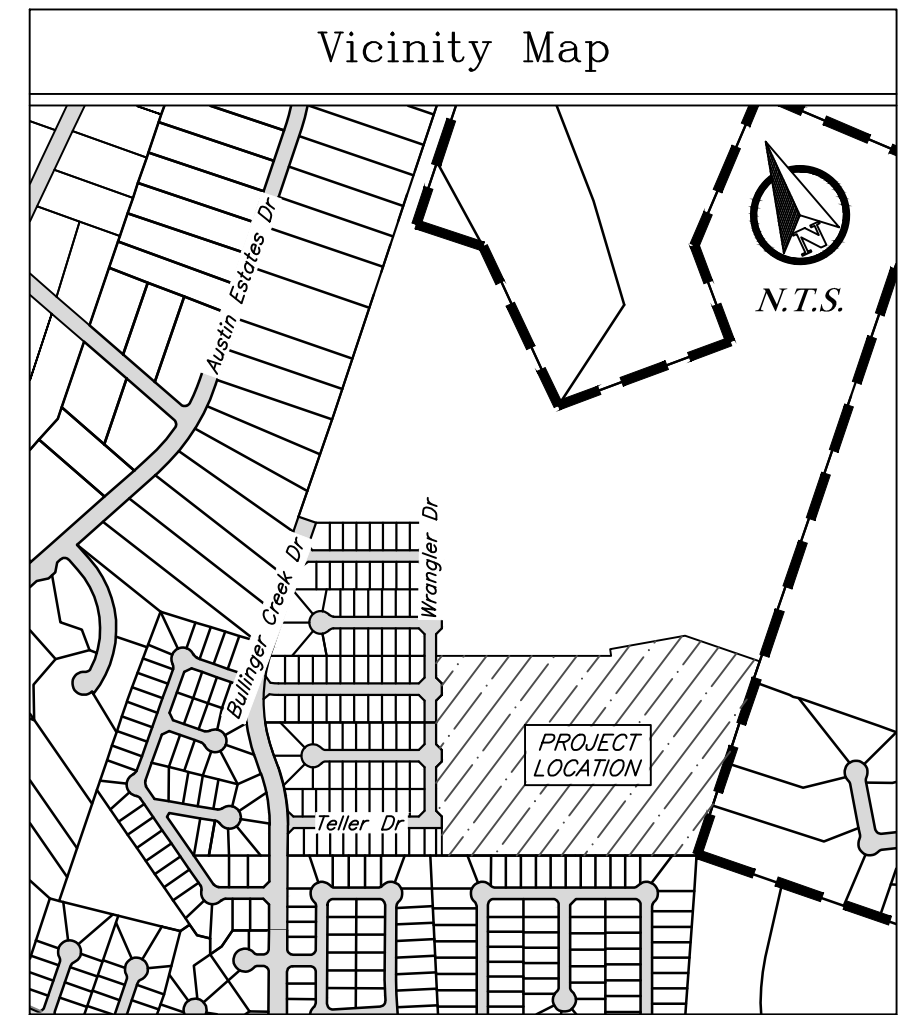
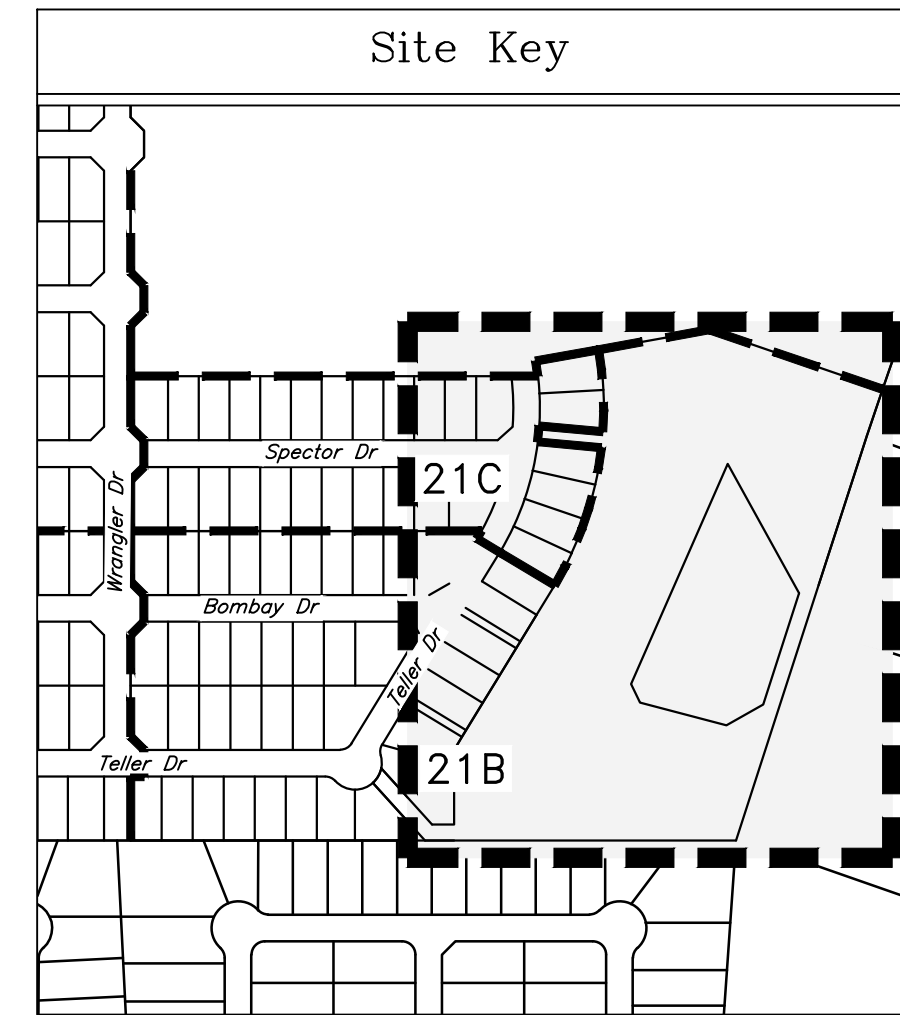
Engineer:  
J4 Engineering  
PO Box 5192  
Bryan, TX 77805  
979-739-0567  
TBPE E-9951

14B Project # 21-091 - AC PH 21B Plat  
14 Engineering  
4/16/2022  
Plat - AC PH 21B



LINE #	LENGTH	DIRECTION
L1	35.36'	N 22° 05' 47" W
L2	35.36'	N 67° 54' 13" E
L3	50.00'	N 22° 54' 13" E
L4	35.36'	N 22° 05' 47" W
L5	35.36'	N 67° 54' 13" E
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CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
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  - 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).
  - 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.
  - 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.
  - 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.
  - Building setback lines Per City of Bryan Ordinance.
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  - No fences shall be located within or across public or private drainage easements.
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  - 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.
  - Per PD Ordinance no. 2450, the public parkland depicted is part of the dedication required by Phases 20, 21A, & 22A.
  - 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 1-14, Block 2 Lots 1-7, & Block 3 Lots 1-18, & Austin's Colony Subdivision, Phase 21C, Block 1 Lots 1-23, & Block 2 Lots 8-11 & Block 3 Lots 1-2 & all associated common area, parkland dedication, & ROW's, 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, 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, \_\_\_\_\_, 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,  
Parkland Dedication, Common Area, & ROW  
and  
**Phase 21C**  
Block 1 Lots 1-23, Block 2 Lots 8-11,  
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68 Lots Total  
Being a total of 25.94 acres out of  
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Bryan, Brazos County, Texas  
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10018500  
Job No. 21-1044

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

14 Engineering 4/16/2022 Plat - AC PH 21Bw 14B Project # 21-091 - AC PH 21B Plat