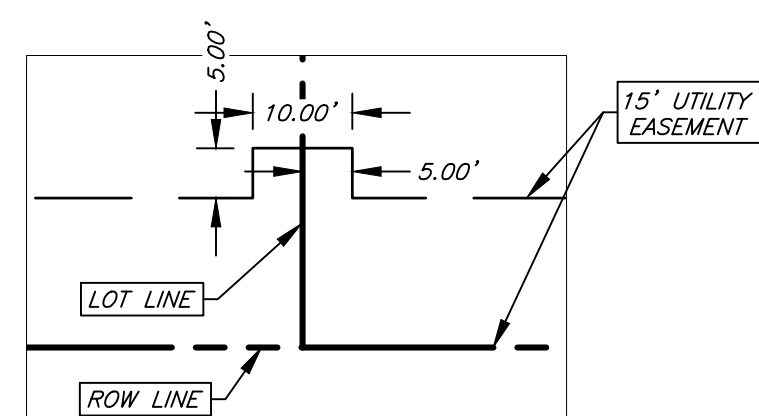
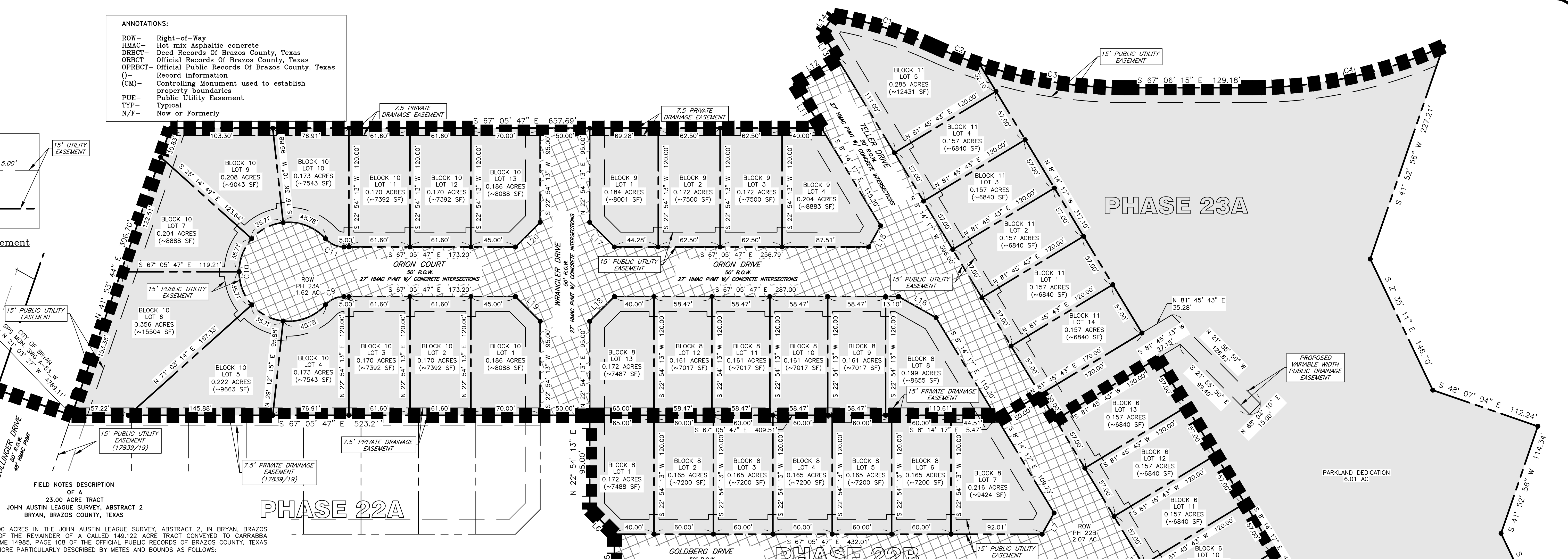


ANNOTATIONS:
 ROW- Right-of-Way
 HMAC- Hot mix Asphaltic concrete
 DRBCT- Deed Records Of Brazos County, Texas
 ORBCT- Official Records of Brazos County, Texas
 OPRBCT- Official Public Records of Brazos County, Texas
 ()- Controlling Monument used to establish property boundaries
 PUE- Public Utility Easement
 TYP- Typical
 N/F- Now or Formerly



Typical 5'x10' Easement Extension
 N.T.S.



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

A FIELD NOTES DESCRIPTION OF 23.00 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 CARRABBA FAMILY LIMITED PARTNERSHIP IN VOLUME 14985, PAGE 108 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 23.00 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND (ALL 1/2 INCH IRON RODS FOUND WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING") IN THE SOUTHEAST RIGHT-OF-WAY LINE OF BULLINGER CREEK DRIVE (80 FOOT RIGHT-OF-WAY, 17839/19 OPRBCT), MARKING THE NORTH CORNER OF LOT 17, BLOCK 3, AUSTIN'S COLONY SUBDIVISION PHASE 22A AS RECORDED IN VOLUME 17839, PAGE 19 (OPRBCT); AND AN ANGLE POINT IN SAID REMAINDER OF 149.122 ACRE TRACT; FOR REFERENCE, THE CITY OF BRYAN CONTROL MONUMENT GPS-124 BEARS N 32° 12' 34" W A DISTANCE OF 722.34 FEET;

THENCE, THROUGH SAID REMAINDER OF 149.122 ACRE TRACT FOR THE FOLLOWING TWENTY-TWO (22) COURSES AND DISTANCES:

- 1) N 41° 53' 44" E WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF A PROPOSED SECTION OF BULLINGER CREEK DRIVE, A DISTANCE OF 306.70 FEET TO A 1/2 INCH IRON ROD SET (ALL 1/2 INCH IRON RODS "SET" TO BE SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING") MARKING THE NORTH CORNER HEREOF;
- 2) S 67° 05' 47" E A DISTANCE OF 657.69 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;
- 3) N 08° 14' 17" W A DISTANCE OF 51.70 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;
- 4) N 81° 45' 43" E A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;
- 5) N 08° 14' 17" W A DISTANCE OF 30.33 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;
- 6) N 56° 22' 02" E A DISTANCE OF 21.44 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;
- 7) WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 415.00 FEET, AN ARC LENGTH OF 106.35 FEET, A DELTA ANGLE OF 14° 41' 00", AND A CHORD WHICH BEARS S 49° 57' 35" E A DISTANCE OF 106.06 FEET TO 1/2 INCH IRON ROD SET MARKING A POINT OF REVERSE CURVATURE;
- 8) WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 465.00 FEET, AN ARC LENGTH OF 198.72 FEET, A DELTA ANGLE OF 24° 29' 10", AND A CHORD WHICH BEARS S 54° 51' 40" E A DISTANCE OF 197.21 FEET TO 1/2 INCH IRON ROD SET MARKING A POINT OF TANGENCY;
- 9) S 67° 06' 15" E A DISTANCE OF 129.18 FEET TO A 1/2 INCH IRON ROD SET MARKING A POINT OF CURVATURE;
- 10) WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 465.00 FEET, AN ARC LENGTH OF 198.62 FEET, A DELTA ANGLE OF 24° 28' 25", AND A CHORD WHICH BEARS S 79° 20' 27" E A DISTANCE OF 197.12 FEET TO 1/2 INCH IRON ROD SET FOR CORNER;
- 11) S 41° 52' 56" W A DISTANCE OF 227.21 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;
- 12) S 02° 35' 11" E A DISTANCE OF 146.70 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;
- 13) S 48° 07' 04" E A DISTANCE OF 112.24 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;
- 14) S 41° 52' 56" W A DISTANCE OF 114.34 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;
- 15) S 02° 35' 11" E A DISTANCE OF 148.06 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;
- 16) S 48° 07' 04" E A DISTANCE OF 206.28 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;
- 17) S 41° 52' 56" W A DISTANCE OF 83.22 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;
- 18) S 03° 07' 04" E A DISTANCE OF 157.29 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;
- 19) N 48° 07' 04" W A DISTANCE OF 144.47 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;
- 20) N 77° 18' 14" W A DISTANCE OF 331.09 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;
- 21) WITH A CURVE TO THE RIGHT, 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 S 14° 45' 32" W A DISTANCE OF 28.65 FEET TO 1/2 INCH IRON ROD SET FOR CORNER;
- 22) N 67° 05' 47" W A DISTANCE OF 762.88 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER IN THE SOUTHEAST LINE OF SAID AUSTIN'S COLONY SUBDIVISION, PHASE 22A (17839/19 OPRBCT);

THENCE, WITH THE COMMON LINES OF SAID AUSTIN'S COLONY SUBDIVISION, PHASE 22A AND SAID REMAINDER OF 149.122 ACRE TRACT (14985/108 OPRBCT) FOR THE FOLLOWING TEN (10) COURSES AND DISTANCES:

- 1) N 22° 54' 13" E A DISTANCE OF 95.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;
- 2) N 67° 54' 13" E A DISTANCE OF 35.36 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;
- 3) N 22° 54' 13" E A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;
- 4) N 22° 05' 47" W A DISTANCE OF 35.36 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;
- 5) N 22° 54' 13" E A DISTANCE OF 190.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;
- 6) N 67° 54' 13" E A DISTANCE OF 35.36 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;
- 7) N 22° 54' 13" E A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;
- 8) N 22° 05' 47" W A DISTANCE OF 35.36 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;
- 9) N 22° 54' 13" E A DISTANCE OF 95.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;
- 10) N 67° 05' 47" W A DISTANCE OF 523.21 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 23.00 ACRES OF LAND, MORE OR LESS.

SURVEYED ON THE GROUND MARCH 2022 UNDER MY SUPERVISION, THE BEARING BASIS FOR THIS SURVEY IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, GRID NORTH DERIVED FROM 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 DESCRIBED HEREIN ARE GRID DISTANCES. TO OBTAIN SURFACE DISTANCES (NOT SURFACE AREAS) MULTIPLY BY A COMBINED SCALE FACTOR OF 1.000115 (CALCULATED USING GEOID12B).

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 a portion of the remainder of a called 149.122 acre tract 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 herein 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

CERTIFICATE 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 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

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

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

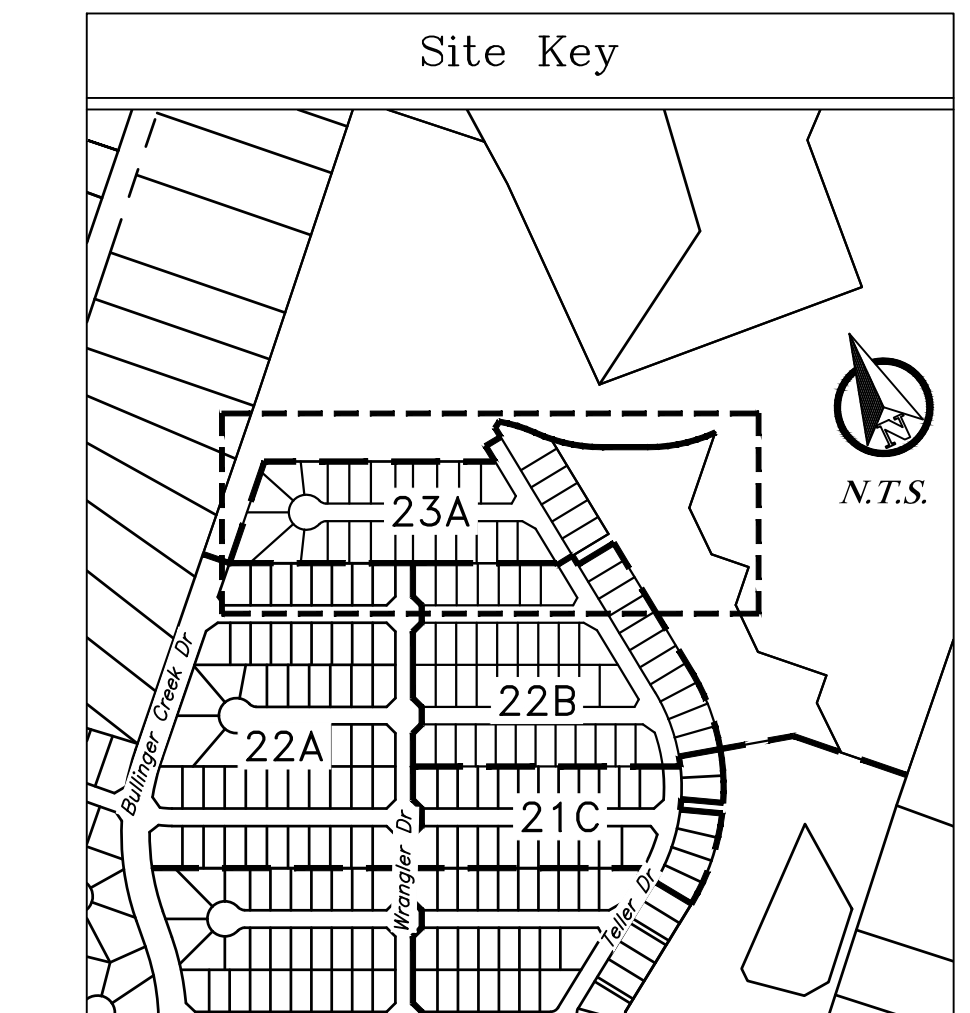
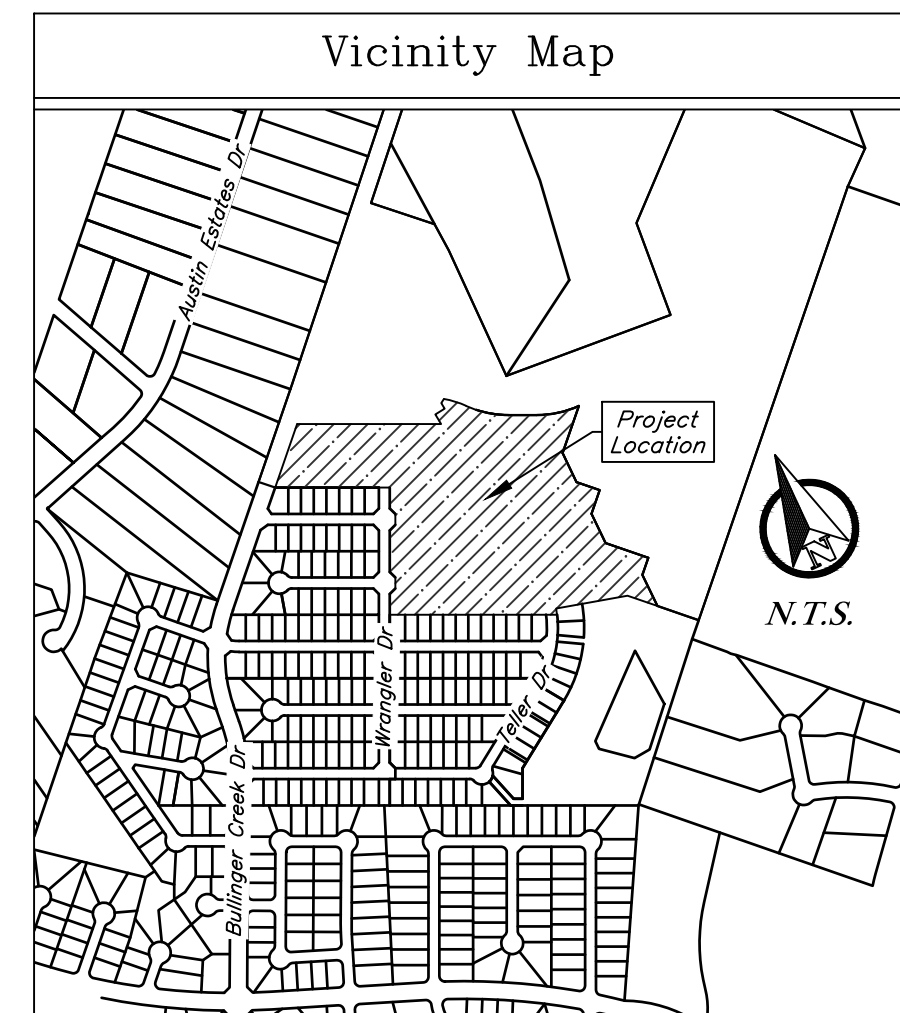
APPROVAL OF PLANNING AND ZONING COMMISSION

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

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. 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 DFIRM 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 22B, as accepted by the Park and Recreation Advisory Board August 20, 2019.



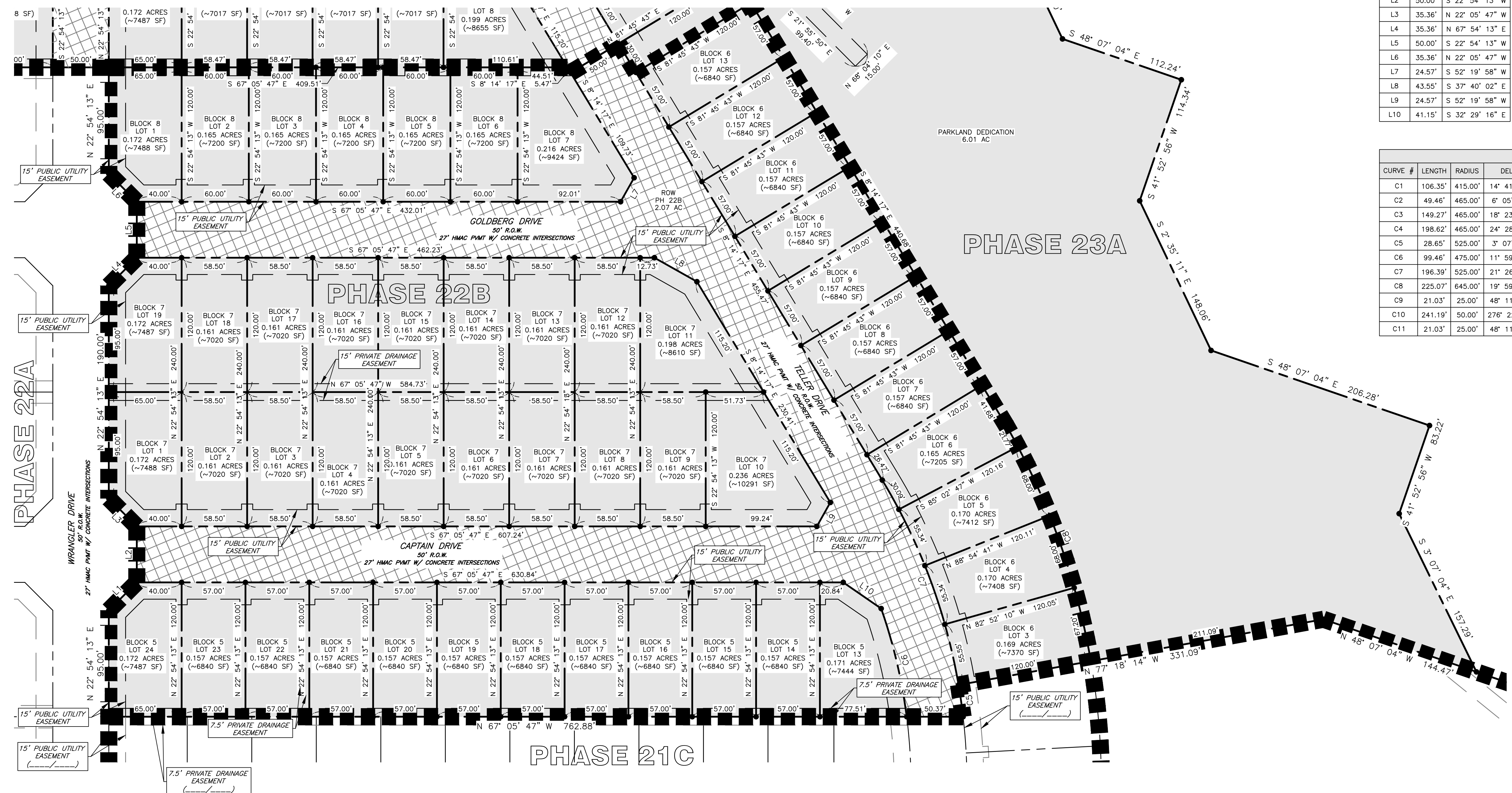
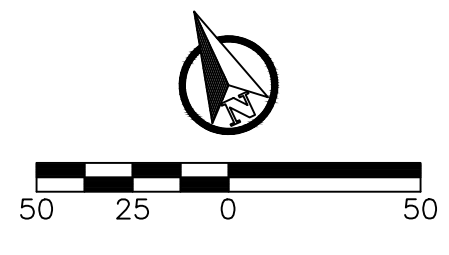
Final Plat
 1 of 2
Austin's Colony Subdivision
 Phase 22B
 Block 5 Lots 13-25, Block 6 Lots 3-13,
 Block 7 Lots 1-19, Block 8 Lots 1-7, & ROW
 Phase 23A
 Block 6 Lots 14-19, Block 8 Lots 8-13, Block 9 Lots 1-4,
 Block 10 Lots 1-13, ROW, & Common Area
 Being a total of 23.00 Acres out of John Austin League A-2
 Bryan, Brazos County, Texas
 June 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
 Job No. 22-307

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

14-Engineering
 6/8/2022
 Plat - AC Ph. 22B, 23A.dwg
 J4E Project # 19-001



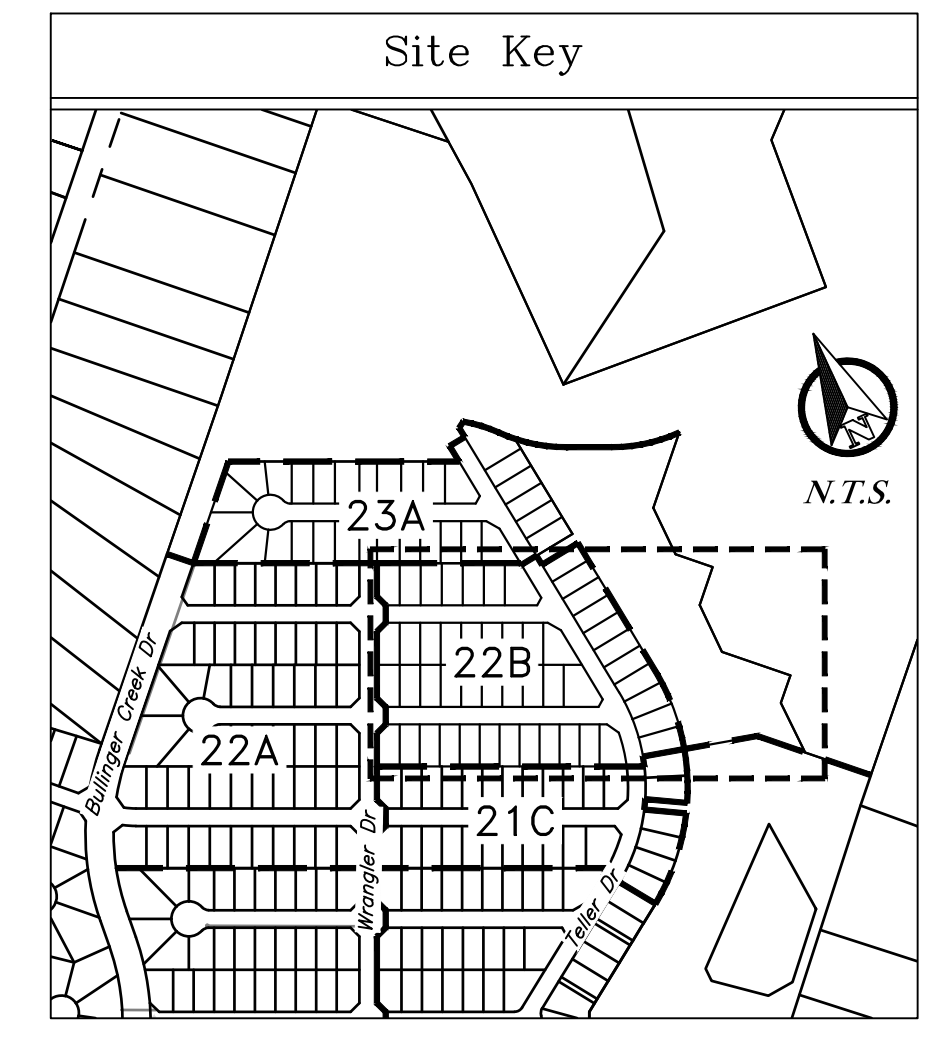
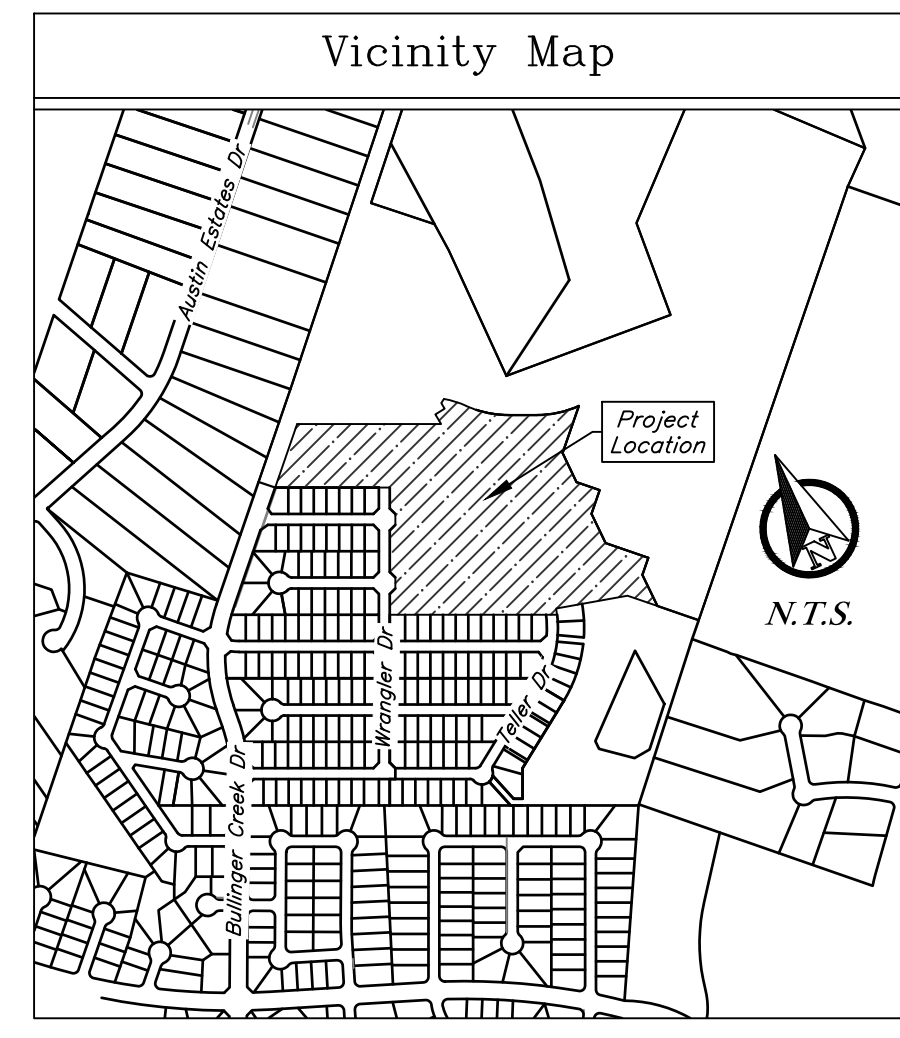
LINE #	LENGTH	DIRECTION
L1	35.36'	N 67° 54' 13" E
L2	50.00'	S 22° 54' 13" W
L3	35.36'	N 22° 05' 47" W
L4	35.36'	N 67° 54' 13" E
L5	50.00'	S 22° 54' 13" W
L6	35.36'	N 22° 05' 47" W
L7	24.57'	S 52° 19' 58" W
L8	43.55'	S 37° 40' 02" E
L9	24.57'	S 52° 19' 58" W
L10	41.15'	S 32° 29' 16" E

LINE #	LENGTH	DIRECTION
L11	51.70'	N 8° 14' 17" W
L12	50.00'	S 81° 45' 43" W
L13	30.33'	N 8° 14' 17" W
L14	21.44'	N 56° 22' 02" E
L15	24.57'	S 52° 19' 58" W
L16	43.55'	S 37° 40' 02" E
L17	35.36'	N 22° 05' 47" W
L18	35.36'	N 67° 54' 13" E
L19	35.36'	S 22° 05' 47" E
L20	35.36'	S 67° 54' 13" W

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	106.35'	415.00'	14° 41' 00"	S 49° 57' 35" E	106.06'	53.47'
C2	49.46'	465.00'	6° 05' 38"	S 45° 39' 54" E	49.43'	24.75'
C3	149.27'	465.00'	18° 23' 31"	S 57° 54' 29" E	148.63'	75.28'
C4	198.62'	465.00'	24° 28' 25"	S 79° 20' 27" E	197.12'	100.85'
C5	28.65'	525.00'	3° 07' 38"	N 14° 45' 32" E	28.65'	14.33'
C6	99.46'	475.00'	11° 59' 50"	S 9° 37' 40" W	99.28'	49.91'
C7	196.39'	525.00'	21° 26' 00"	S 2° 28' 43" W	195.25'	99.36'
C8	225.07'	645.00'	19° 59' 34"	S 3° 09' 10" W	223.93'	113.69'
C9	21.03'	25.00'	48° 11' 23"	N 88° 48' 31" E	20.41'	11.18'
C10	241.19'	50.00'	276° 22' 46"	S 22° 54' 13" W	66.67'	44.72'
C11	21.03'	25.00'	48° 11' 23"	N 43° 00' 06" W	20.41'	11.18'

General Notes:

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- No fences shall be located within or across public or private drainage easements.
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Final Plat
2 of 2

Austin's Colony Subdivision
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Block 5 Lots 13-23, Block 6 Lots 3-13,
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6/8/2022 Plot - AC Ph. 22B, 23A.dwg JAE Project # 19-001