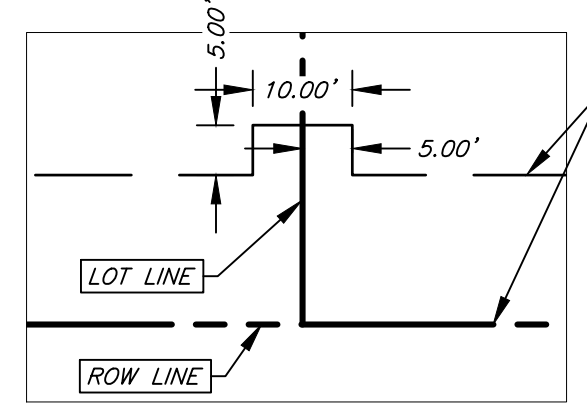


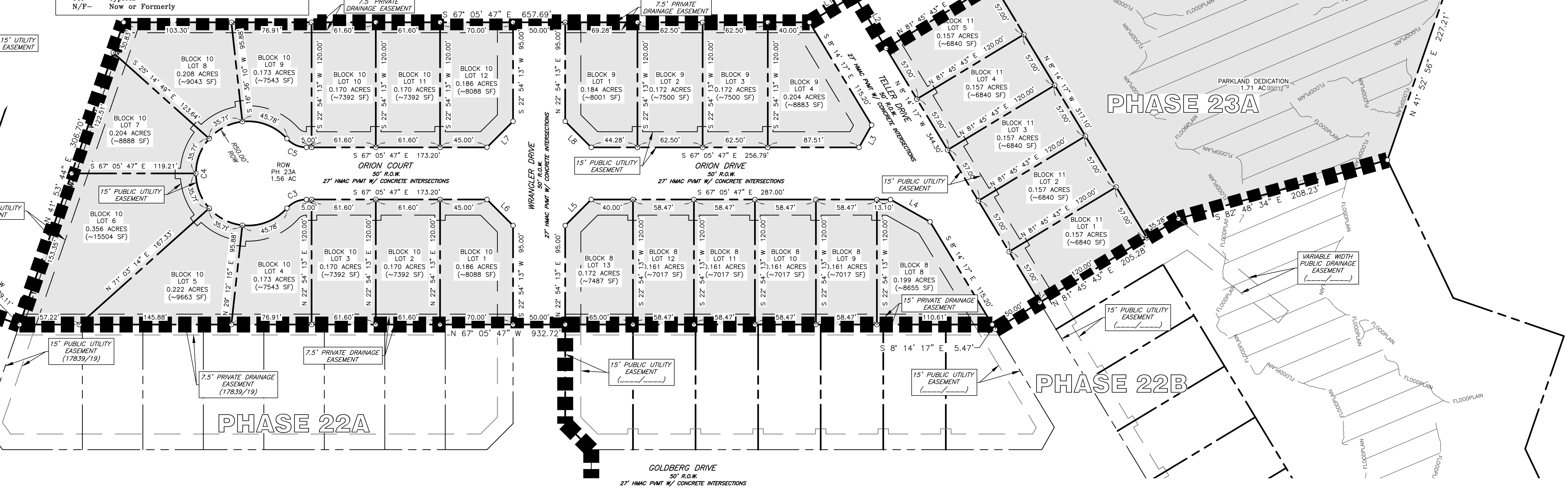
**ANNOTATIONS:**  
 ROW- Right-of-Way  
 HMAC- Hot mix Asphaltic concrete  
 DRBCT- Deed Records Of Brazos County, Texas  
 ORBCT- Official Records Of Brazos County, Texas  
 OPRBCT- Official Public Records Of Brazos County, Texas  
 (-) - Record Information  
 (CM)- Controlling Monument used to establish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

# PHASE 23B (FUTURE PHASE)



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

15' PUBLIC UTILITY EASEMENT  
15' PRIVATE DRAINAGE EASEMENT



# PHASE 23A

# PHASE 22B

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, Grant Carrabba, in c/o Carrabba Family Ltd. Partnership, owner of the 8.186 acre tract shown on this plat, being a portion of the called 149.122 acre tract conveyed in the Official Public Records of Brazos County in Volume 14965, Page 108, and designated herein as Austin's Colony Subdivision, Phase 23A, Block 8 Lots 8-13, Block 9 Lots 1-4, Block 10 Lots 1-12, Block 11 Lots 1-5, 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 intended.

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

**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

**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

**FIELD NOTES DESCRIPTION OF A 8.186 ACRE TRACT JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2 BRYAN, BRAZOS COUNTY, TEXAS**

A FIELD NOTES DESCRIPTION OF 8.186 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 14965, PAGE 108 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 8.186 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND WITH BLUE PLASTIC CAP 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, SEVERING SAID REMAINDER OF CALLED 149.122 ACRE TRACT FOR THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES:
- 1)N 41° 53' 44" E A DISTANCE OF 306.70 FEET TO A 1/2 INCH IRON ROD TO BE SET (ALL 1/2 INCH IRON RODS CALLED "SET" WILL BE SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING");
  - 2)S 67° 05' 47" E A DISTANCE OF 657.69 FEET TO A 1/2 INCH IRON ROD SET;
  - 3)N 81° 45' 43" E A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD SET;
  - 4)S 08° 14' 17" E A DISTANCE OF 32.10 FEET TO A 1/2 INCH IRON ROD SET;
  - 5)N 81° 45' 43" E A DISTANCE OF 120.00 FEET TO A 1/2 INCH IRON ROD SET;
  - 6)N 08° 14' 17" W A DISTANCE OF 32.10 FEET TO A 1/2 INCH IRON ROD SET;
  - 7)WITH A CURVE TO THE LEFT HAVING A RADIUS OF 465.00 FEET, AN ARC LENGTH OF 149.27 FEET, A DELTA ANGLE OF 18° 23' 31", AND A CHORD WHICH BEARS S 57° 54' 29" E A DISTANCE OF 148.63 FEET TO A 1/2 INCH IRON ROD SET;
  - 8)S 67° 06' 15" E A DISTANCE OF 129.18 FEET TO A 1/2 INCH IRON ROD SET;
  - 9)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 A 1/2 INCH IRON ROD SET;
  - 10)S 41° 52' 56" W A DISTANCE OF 227.21 FEET TO A 1/2 INCH IRON ROD SET;
  - 11)N 82° 48' 34" W A DISTANCE OF 208.23 FEET TO A 1/2 INCH IRON ROD SET;
  - 12)S 81° 45' 43" W A DISTANCE OF 205.28 FEET TO A 1/2 INCH IRON ROD SET;
  - 13)N 08° 14' 17" W A DISTANCE OF 5.47 FEET TO A 1/2 INCH IRON ROD SET;

THENCE, CONTINUING THROUGH SAID REMAINDER OF 149.122 ACRE TRACT AND WITH THE NORTH LINE OF SAID AUSTIN'S COLONY SUBDIVISION PHASE 22A, N 67° 05' 47" W, PASSING AT 409.51 FEET A 1/2 INCH IRON ROD FOUND WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" MARKING THE PLATTED EAST CORNER OF SAID PHASE 22A, AND CONTINUING ON FOR A TOTAL DISTANCE OF 932.72 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 8.186 ACRES OF LAND, MORE OR LESS, SURVEYED ON THE GROUND MARCH 2022 UNDER MY SUPERVISION.

**General Notes:**

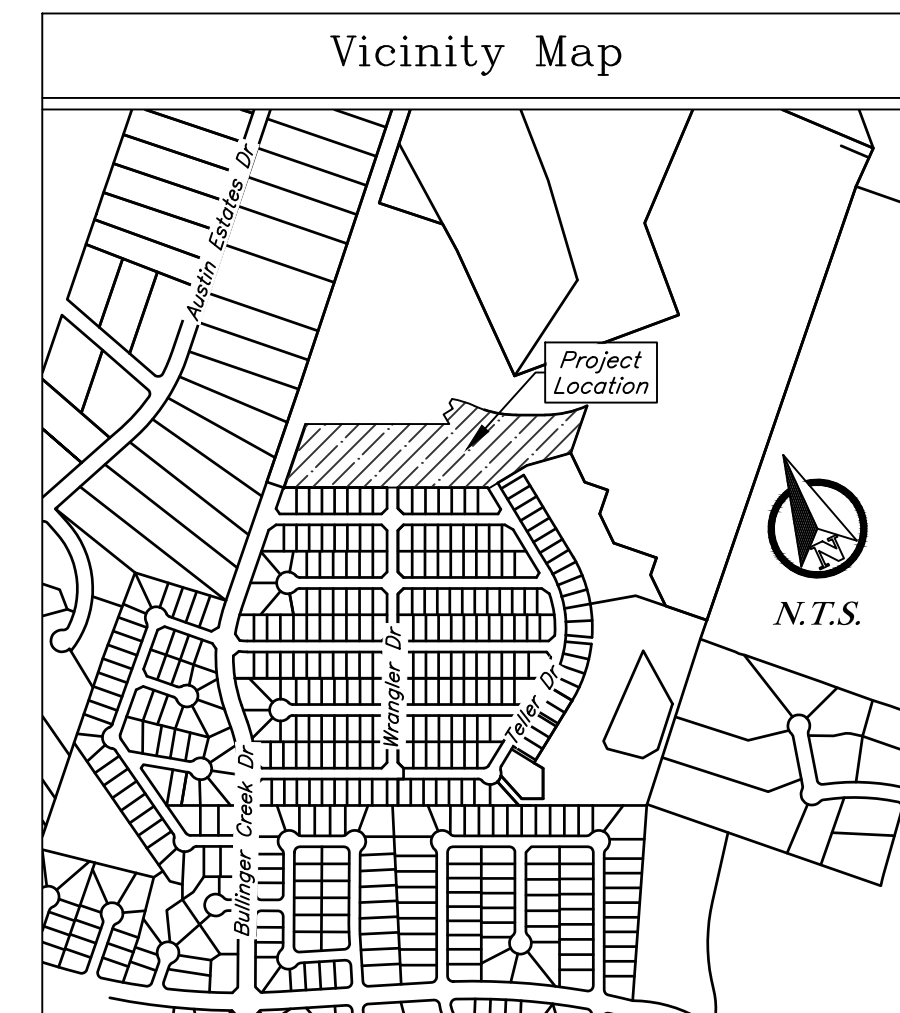
- Coordinates and Bearing System shown hereon are NAD83 (Texas State Plane Central Zone Grid North) based on the published coordinates of the City of Bryan control monument SWG A-53-W (Y:10242862.81; X:3554386.82) and as established by GPS observation.
- Distances shown hereon are Grid Distances unless 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 DFIRM for Brazos County, Texas and Incorporated Areas, Map No. 48041C0205F, effective April 2, 2014.
- Building setback lines Per City of Bryan Ordinance.
- The topography shown is from survey data.
- All utilities shown hereon are approximate locations.
- 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 was accepted by the Park and Recreation Advisory Board August 20, 2019.
- Where electric facilities are install, 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.

**LINE TABLE**

LINE #	LENGTH	DIRECTION
L1	50.00'	S 81° 45' 43" W
L2	59.30'	N 8° 14' 17" W
L3	24.57'	S 52° 19' 58" W
L4	43.55'	S 37° 40' 02" E
L5	35.36'	N 67° 54' 13" E
L6	35.36'	S 22° 05' 47" E
L7	35.36'	S 67° 54' 13" W
L8	35.36'	N 22° 05' 47" W

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	149.27'	465.00'	18° 23' 31"	S 57° 54' 29" E	148.63'	75.28'
C2	198.62'	465.00'	24° 28' 25"	S 79° 20' 27" E	197.12'	100.85'
C3	21.03'	25.00'	48° 11' 23"	N 88° 48' 31" E	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 43° 00' 06" W	20.41'	11.18'



**Final Plat**  
**Austin's Colony Subdivision Phase 23A**  
 Block 8 Lots 8-13, Block 9 Lots 1-4, Block 10 Lots 1-12, Block 11 Lots 1-5, ROW, & Parkland - 28 Lots  
 Being a total of 8.186 Acres out of John Austin League A-2 Bryan, Brazos County, Texas  
 September 2024  
 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  
 9/11/2024 Plat - AC Ph. 22B, 23A.dwg  
 J4E Project # 19-001