

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	39.27	25.00'	90° 00' 01"	S 87° 58' 10" W	35.35'	25.00'
C2	39.27	25.00'	90° 00' 02"	S 2° 01' 50" E	35.35'	25.00'
C3	30.09	25.00'	68° 58' 09"	N 10° 57' 53" W	28.31'	17.18'
C4	57.57	50.00'	65° 58' 09"	N 9° 29' 30" W	54.44'	32.46'
C5	35.30	50.00'	40° 27' 17"	N 62° 45' 06" W	34.57'	18.43'
C6	34.64	50.00'	39° 41' 56"	S 77° 00' 02" W	33.96'	18.05'
C7	43.89	50.00'	50° 17' 43"	S 32° 15' 23" W	42.50'	23.48'
C8	30.08	50.00'	34° 28' 29"	S 10° 19' 31" E	29.63'	15.52'
C9	30.78	25.00'	70° 32' 02"	S 7° 42' 09" W	28.87'	17.68'
C10	30.78	25.00'	70° 32' 34"	S 78° 14' 43" W	28.87'	17.69'
C11	65.82	50.00'	75° 25' 39"	S 75° 46' 40" W	61.17'	38.67'
C12	34.62	50.00'	39° 40' 32"	S 18° 13' 07" W	33.94'	18.04'
C13	41.21	50.00'	47° 13' 17"	S 25° 14' 08" E	40.05'	21.86'
C14	37.68	50.00'	43° 10' 53"	S 70° 26' 30" E	36.80'	19.79'
C15	31.36	50.00'	35° 56' 23"	N 69° 59' 36" E	30.85'	16.22'
C16	7.90	50.00'	9° 03' 03"	N 47° 29' 43" E	7.89'	3.96'
C17	39.27	25.00'	89° 59' 45"	N 87° 58' 18" E	35.35'	25.00'

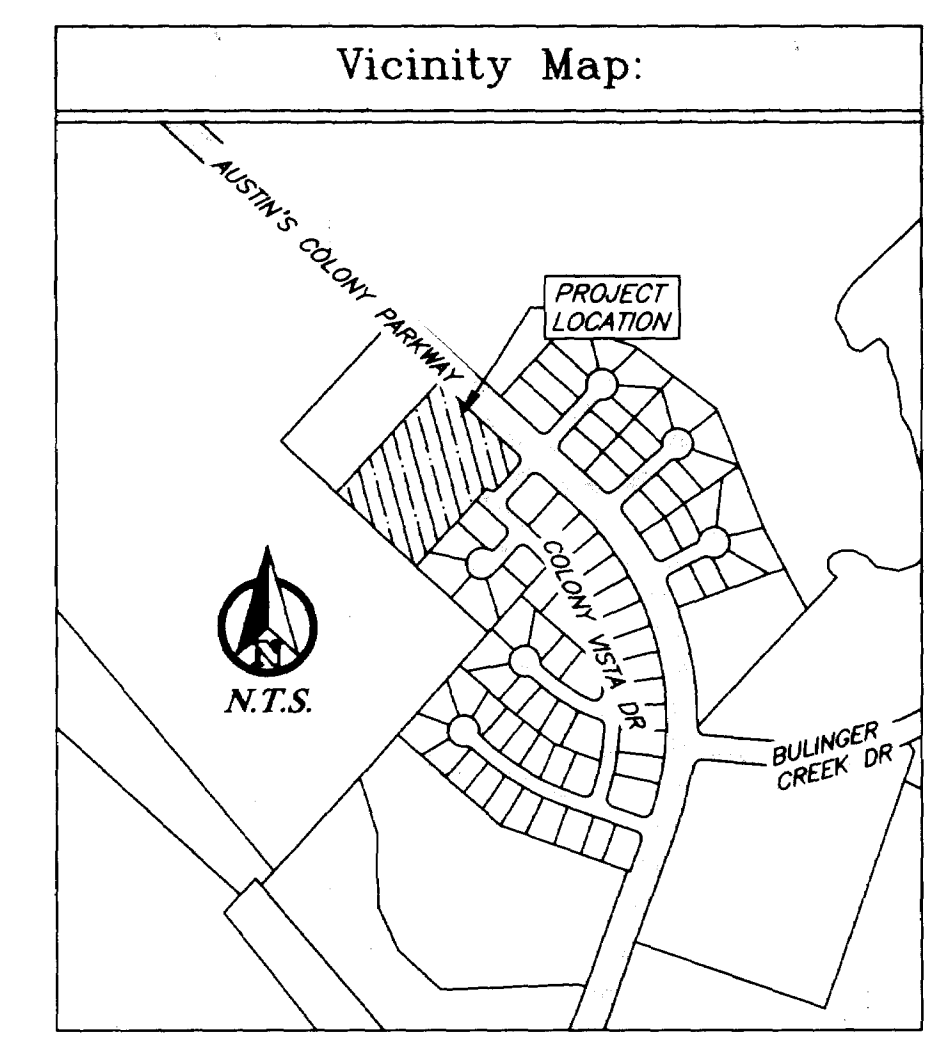
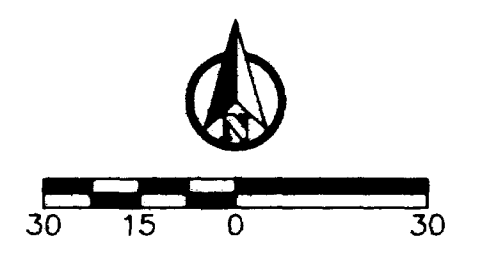
### Legend

**Line Types**

- — — — — Proposed Property Line
- — — — — Existing Property Line
- — — — — Existing Easement
- - - - - Proposed Easement
- W — W — Existing Water Line
- W — W — Proposed Water Line
- S — S — Existing Sanitary Sewer
- S — S — Proposed Sanitary Sewer
- AE — AE — Existing Aerial Electrical
- - - - - Existing Contour
- ST — ST — Existing Storm Piping
- || — || — Existing Wood Fence

- ⊕ Power Pole
- ⊙ Sewer Manhole
- ⊕ Water Meter
- ⊕ Water Valve
- ⊕ Hydrant

- ### General Notes:
- Bearing system shown hereon is based on Grid North as established from City of Bryan G.P.S. monuments.
  - This property is zoned RD-5 Residential District 5000.
  - 1/2" iron rods 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. 48041C0215P, effective April 2, 2014.
  - Building setback lines to be in accordance with the City of Bryan Zoning Ordinance.
  - Easement to Andrus Pipeline Corp., 591/424, no longer crosses this tract as released in 14075/108.



## Preliminary Plan

### Austin's Colony Phase 19

Lots 1-14 of Block 1  
Being 4.013 Acres out of the 405.010 Acre Tract  
John Austin League, A-2 (Vol. 1029/Pg. 850)  
Bryan, Brazos County, Texas

September 2017

<p><b>Owner/Developer:</b> Carrabba Family Ltd. Partnership P.O. Box 663 Bryan, TX 77806</p> <p><b>Surveyor:</b> Kerr Surveying, LLC 409 N. Texas Ave. Bryan, TX 77803 979-268-3195</p>	<p><b>Engineer:</b>  IA Engineering PO Box 5192 Bryan, TX 77805 979-739-0567 TBPE F-9951</p>
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