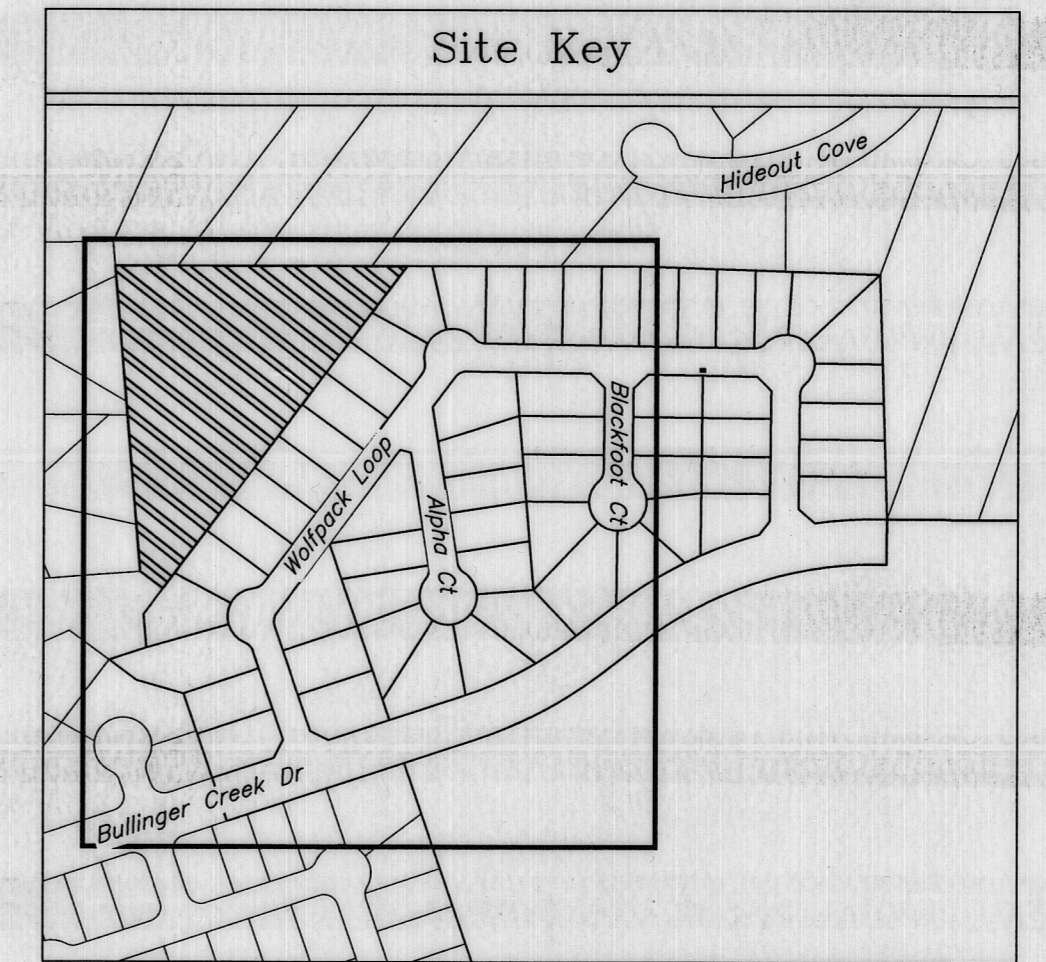
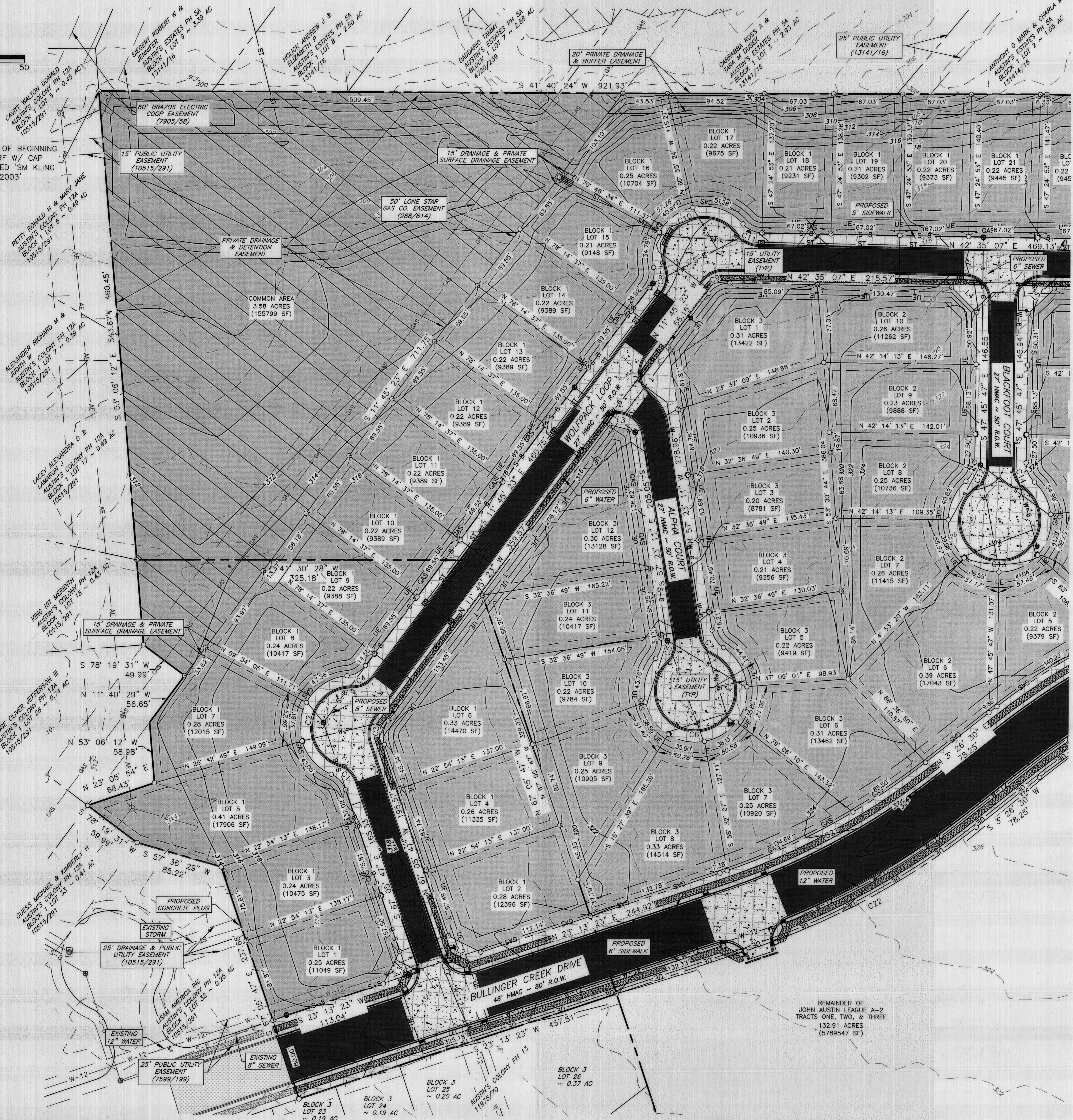


POINT OF BEGINNING
1/2 IRF W/ CAP
STAMPED 'SM KLING
RPLS 2003'

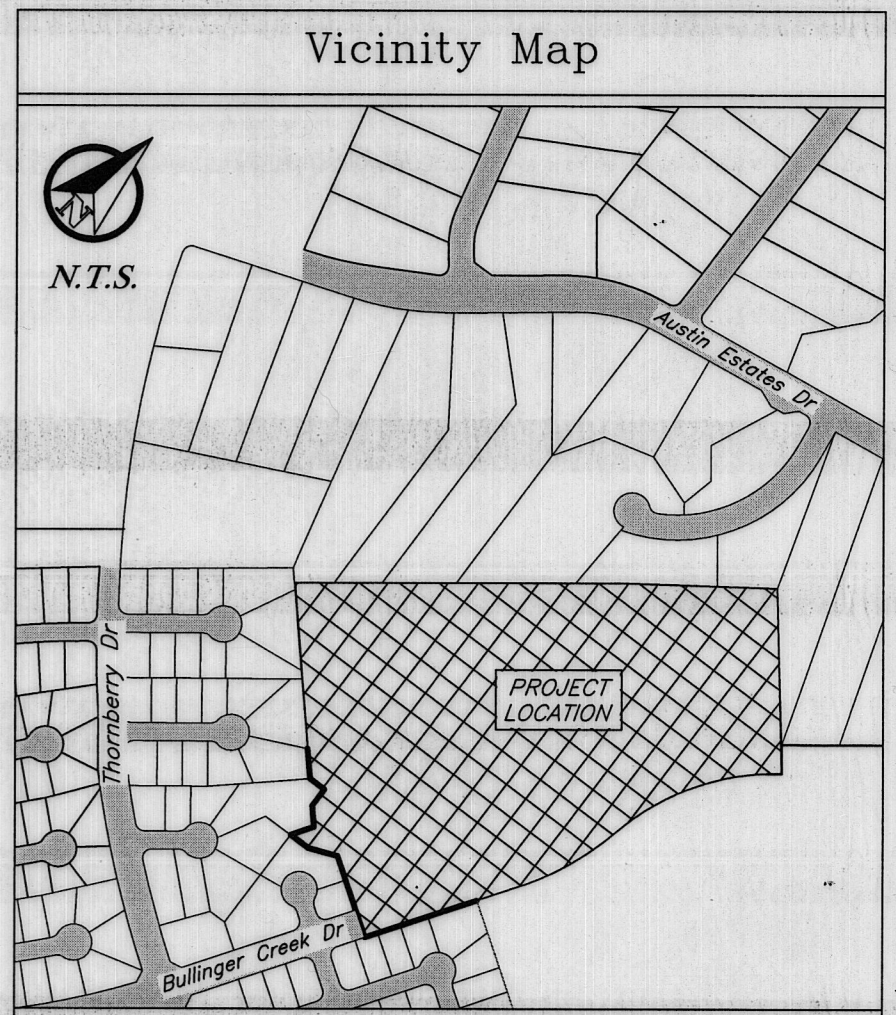


LINE TABLE

LINE #	LENGTH	DIRECTION
L1	35.45'	N 21° 56' 12" W
L2	35.26'	N 68° 03' 48" E
L3	19.39'	N 55° 25' 43" E
L4	35.25'	N 87° 24' 40" E
L5	35.46'	N 2° 35' 20" W
L6	35.25'	N 87° 24' 40" E
L7	29.95'	S 10° 57' 36" E
L8	37.94'	N 82° 52' 46" E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	21.03'	25.00'	48° 11' 23"	N 88° 48' 31" E	20.41'	11.18'
C2	132.40'	50.00'	151° 43' 10"	N 39° 25' 35" W	96.97'	198.47'
C3	24.15'	25.00'	55° 20' 25"	N 39° 25' 35" W	23.22'	13.11'
C4	21.03'	25.00'	48° 11' 23"	S 12° 20' 19" W	20.41'	11.18'
C5	21.03'	25.00'	48° 11' 23"	S 33° 17' 30" E	20.41'	11.18'
C6	241.19'	50.00'	278° 22' 46"	N 32° 36' 49" E	66.67'	44.72'
C7	21.03'	25.00'	48° 11' 23"	N 81° 28' 53" W	20.41'	11.18'
C8	21.03'	25.00'	48° 11' 23"	S 35° 51' 04" E	20.41'	11.18'
C9	23.71'	25.00'	54° 20' 30"	N 15° 24' 52" E	22.83'	12.83'
C10	131.53'	50.00'	150° 43' 16"	N 15° 24' 52" E	96.75'	191.41'
C11	21.03'	25.00'	48° 11' 23"	S 66° 40' 49" W	20.41'	11.18'
C12	21.03'	25.00'	48° 11' 23"	N 23° 40' 05" W	20.41'	11.18'
C13	241.19'	50.00'	278° 22' 46"	S 42° 14' 13" W	66.67'	44.72'
C14	21.03'	25.00'	48° 11' 23"	S 71° 51' 28" E	20.41'	11.18'
C15	21.03'	25.00'	48° 11' 23"	N 18° 29' 26" E	20.41'	11.18'
C16	162.34'	50.00'	186° 01' 52"	N 87° 24' 40" E	99.86'	94.14'
C17	21.03'	25.00'	48° 11' 23"	S 23° 40' 05" E	20.41'	11.18'
C18	108.15'	740.00'	8° 22' 25"	S 37° 42' 31" W	108.05'	54.17'
C19	442.96'	660.00'	38° 27' 14"	S 22° 40' 07" E	434.69'	230.18'
C20	289.32'	740.00'	22° 24' 05"	N 14° 38' 32" E	287.49'	146.53'
C21	227.87'	660.00'	19° 46' 54"	N 13° 19' 57" E	226.74'	115.08'
C22	255.49'	740.00'	19° 46' 54"	S 13° 19' 57" W	254.22'	129.03'



- 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-55-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).
 - Proposed zoning is PD-H, Planned Development - Housing District.
 - The subject property was annexed in the City of Bryan on ~~10/27/12~~ 2019 per ordinance no. ~~2377~~.
 - 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. 480410202SP, 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.
 - Austin's Colony Homeowner's Association "HOA" shall be responsible for all maintenance of all common areas and private drainage/detention areas.
 - No fences shall be located within or across public or private drainage easements.

Preliminary Plan

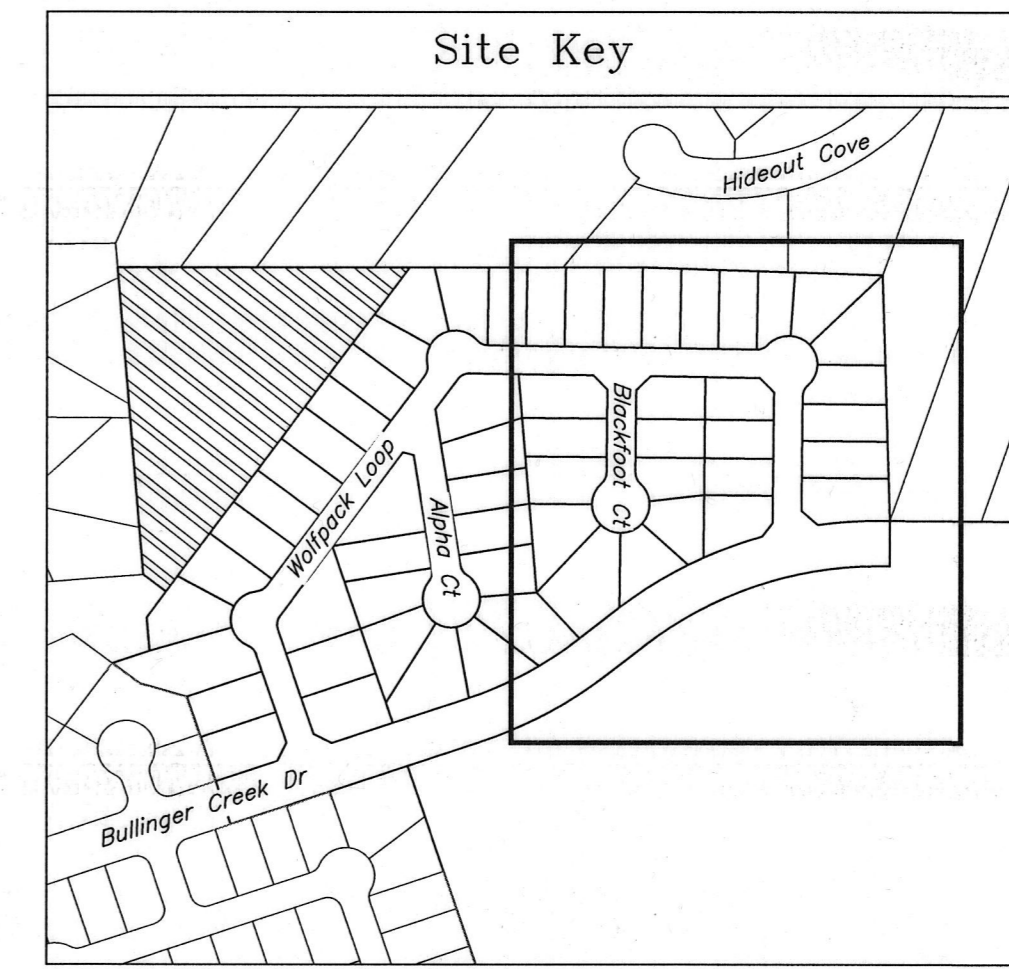
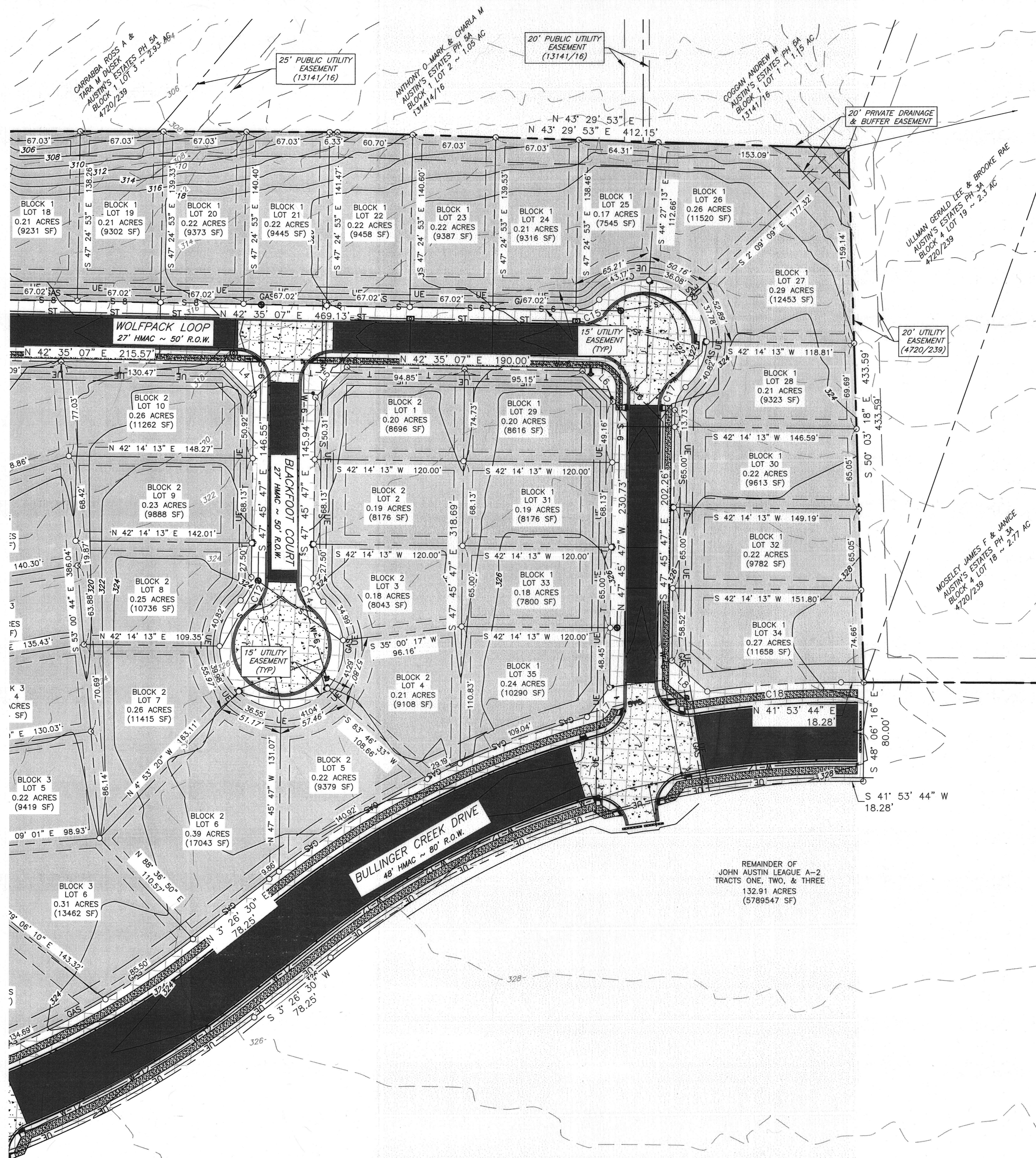
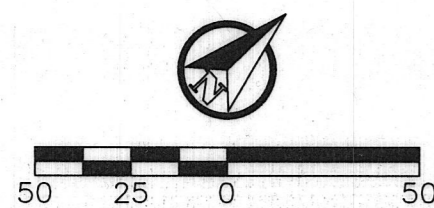
Austin's Colony Subdivision Phase 20
Block 1 Lots 1-32, Block 2 Lots 1-10, & Block 3 Lots 1-12 - 54 lots
Being a total of 22.66 Acres out of John Austin League A-2, Tract One & John Austin Block 19, Lot 13.5
Bryan, Brazos County, Texas
July 2019

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

Surveyor:
Kerr Surveying, LLC
408 N. Texas Ave.
Bryan, TX 77803
979-268-3195

Engineer:
I4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBE F-9051

11/12/2019 Master Plan - AC PH 20-25.dwg JAE Project # 19-001 J4 Engineering

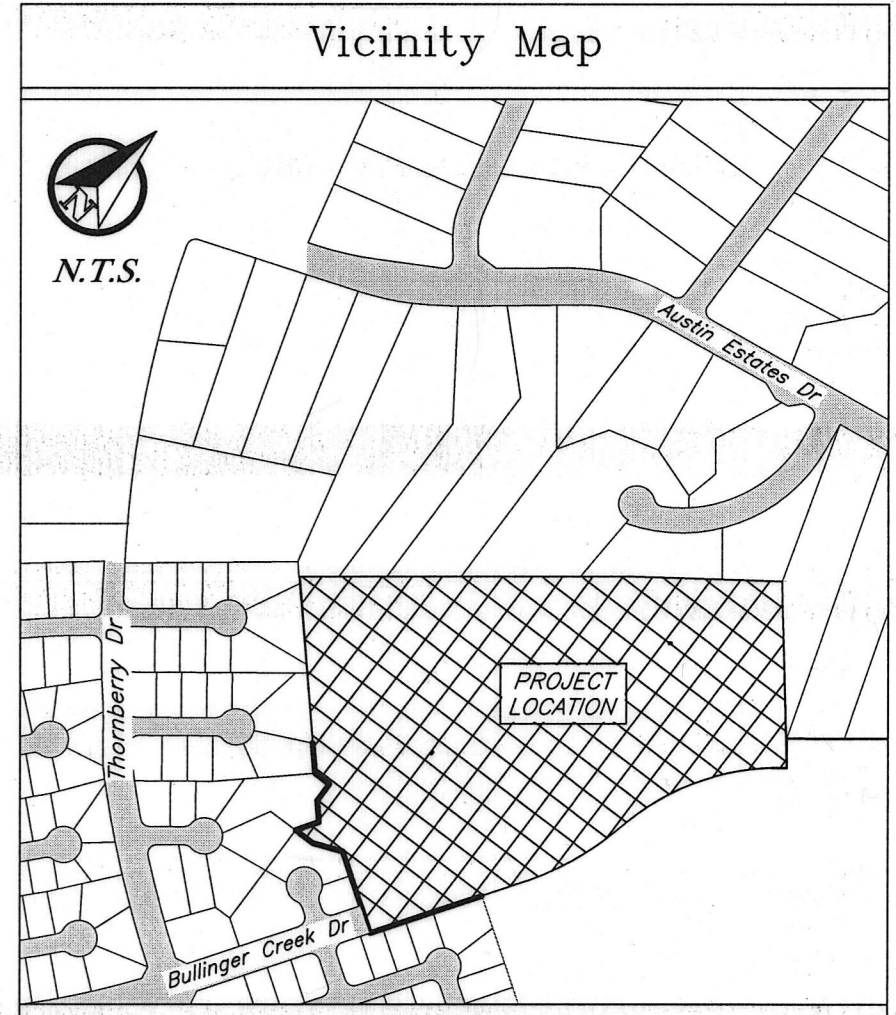


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 Bryan, Brazos County, Texas
 2 of 2
 July 2019

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

11/12/2019 Master Plan - AC PH 20-25.dwg JAE Project # 19-001 M. Engineering