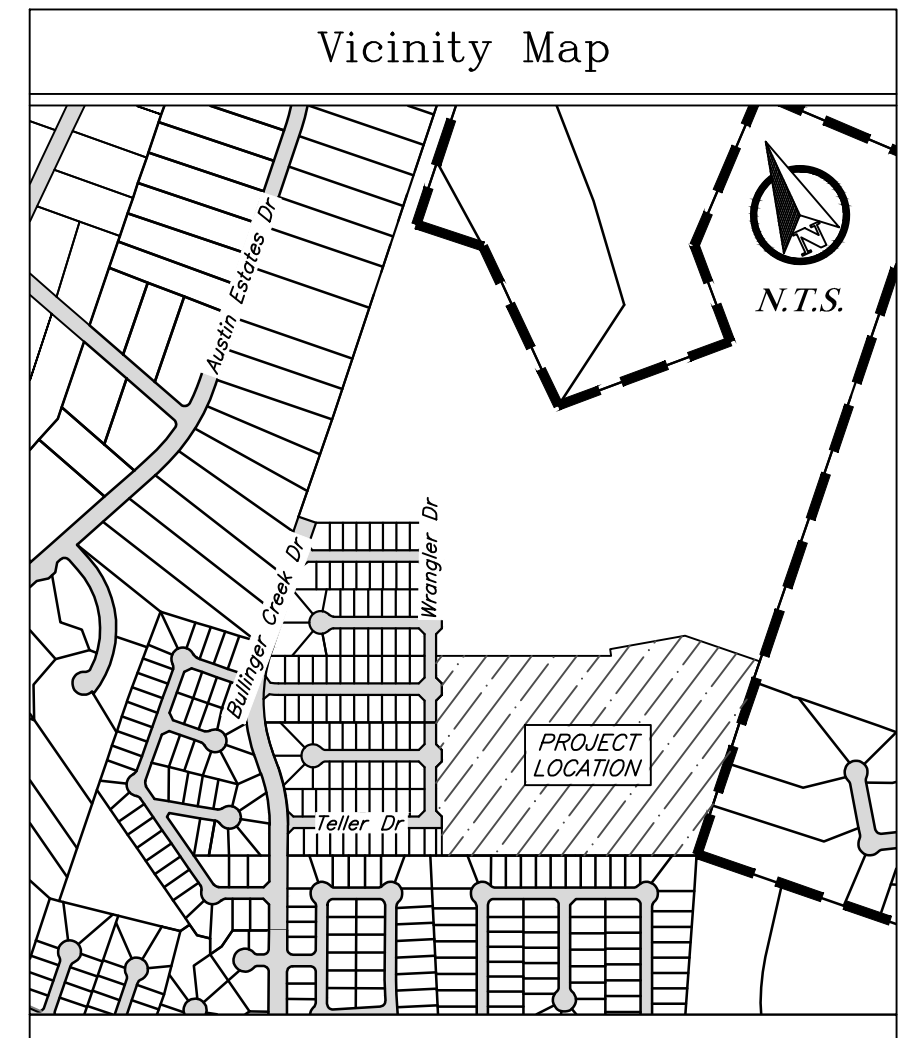
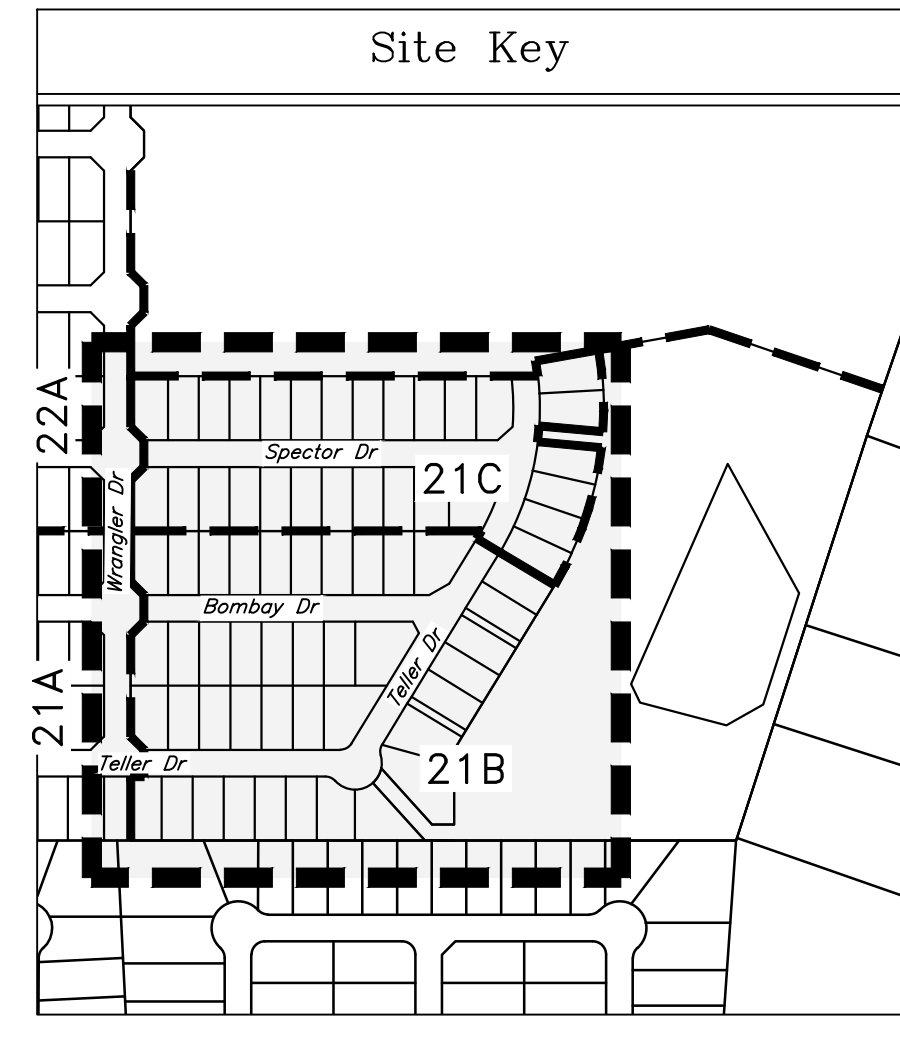
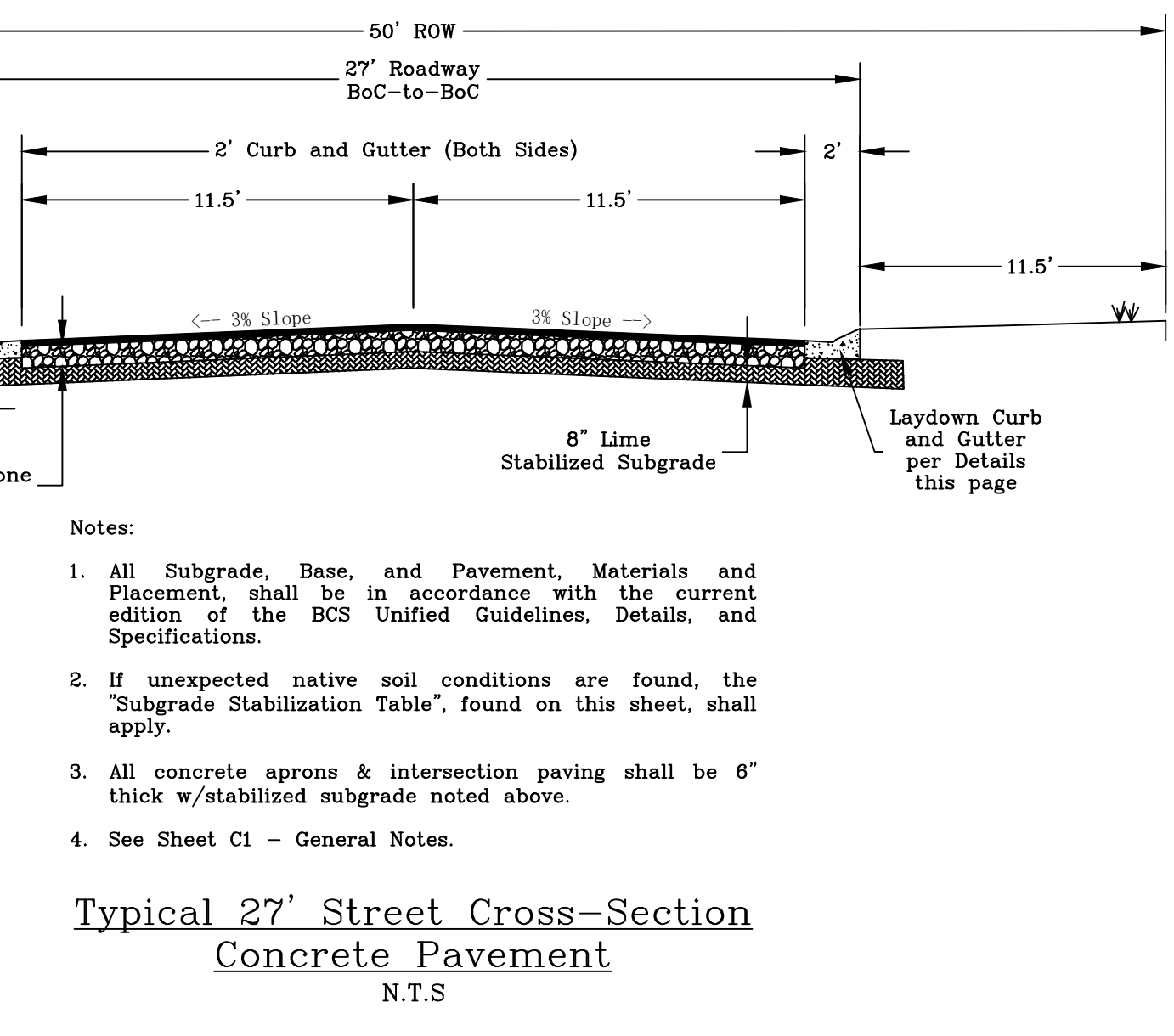
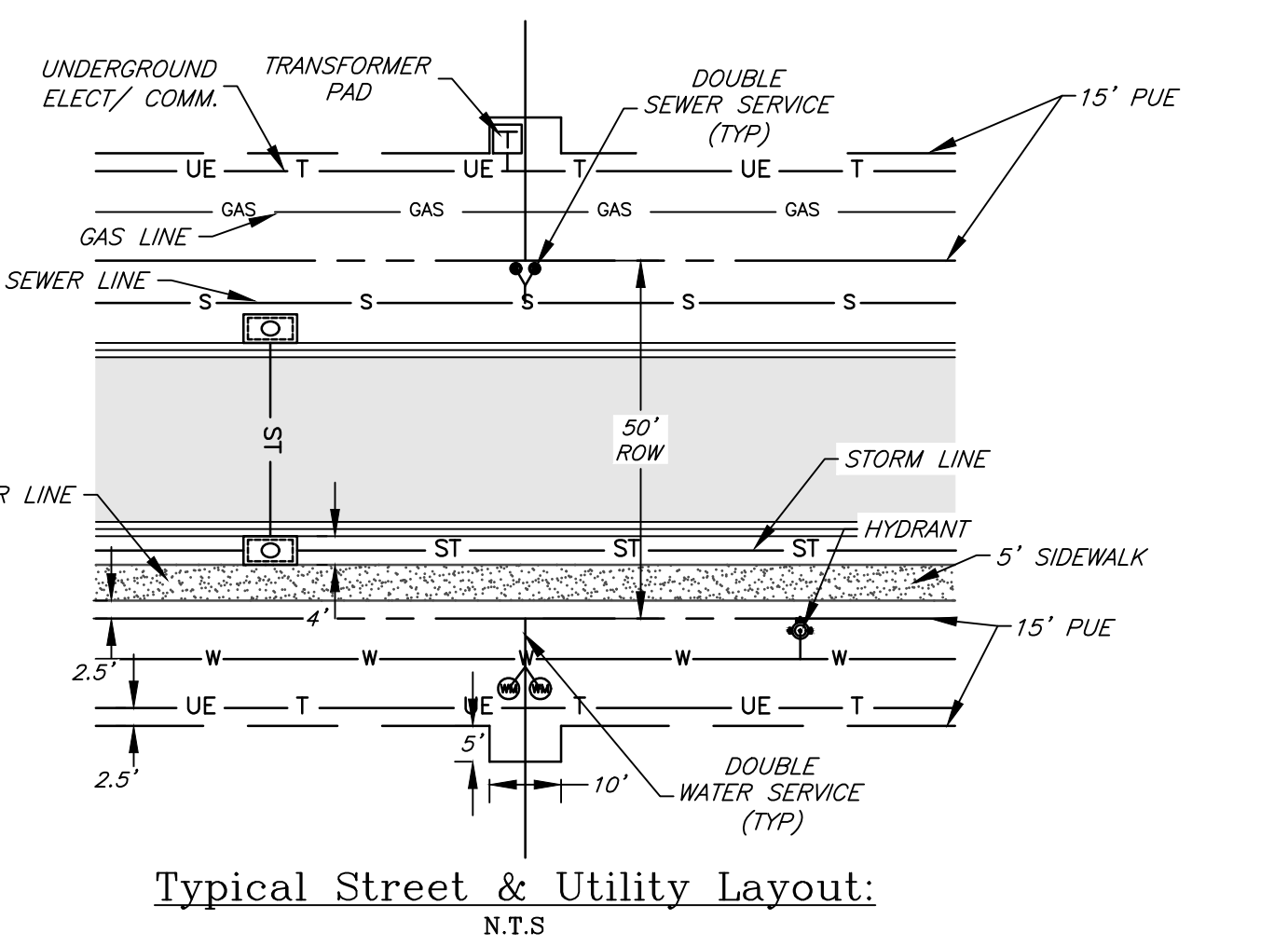


LINE #	LENGTH	DIRECTION
L1	35.36'	N 22° 05' 47" W
L2	35.36'	N 67° 54' 13" E
L3	50.00'	N 22° 54' 13" E
L4	35.36'	N 22° 05' 47" W
L5	35.36'	N 67° 54' 13" E
L6	50.00'	N 22° 54' 13" E
L7	35.36'	N 22° 05' 47" W
L8	37.08'	N 70° 46' 04" E
L9	30.48'	S 14° 39' 29" E
L10	50.00'	S 36° 10' 36" E
L11	43.62'	N 83°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



- 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: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.
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  - 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.
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  - 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.

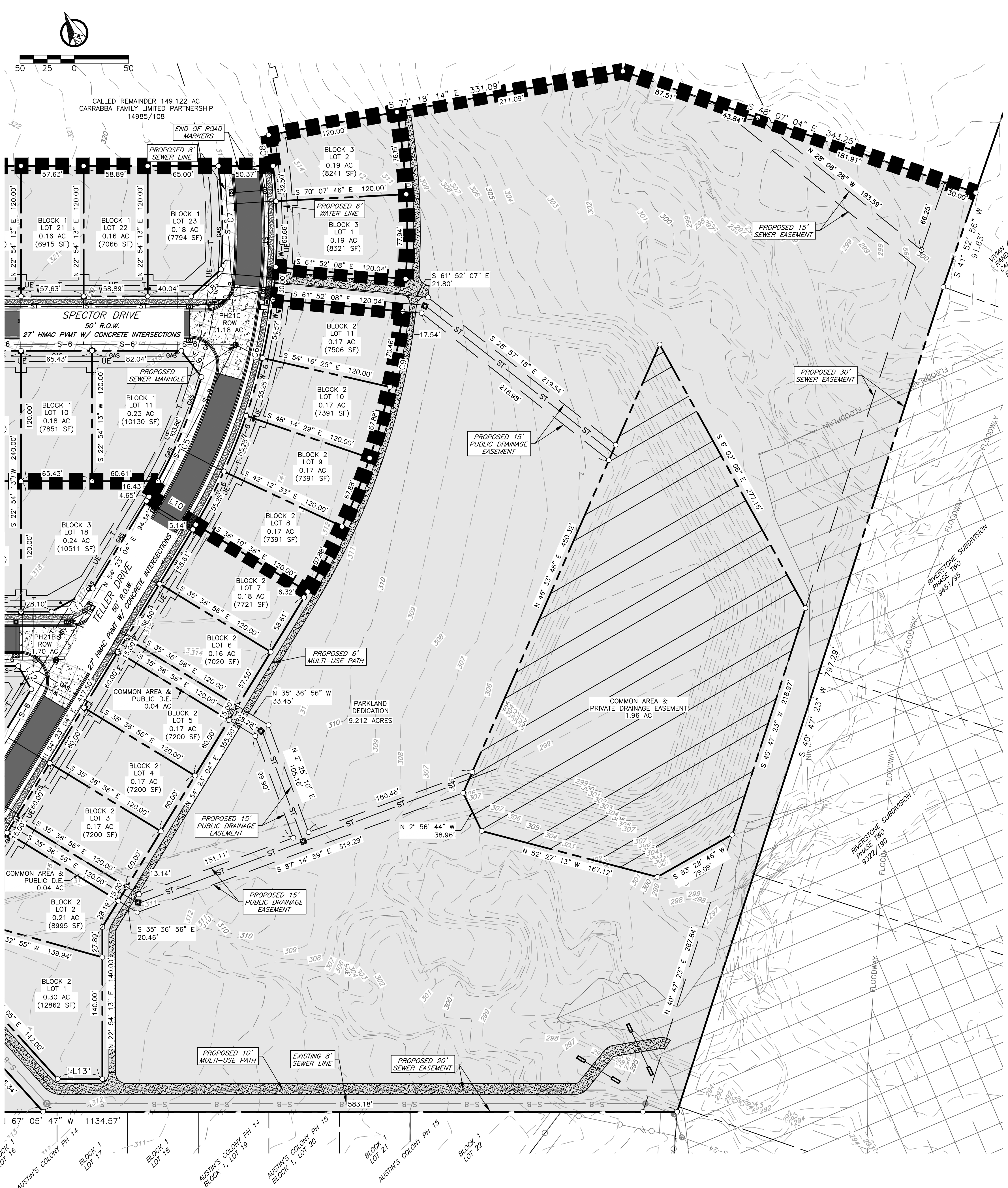
**Preliminary Plan**  
1 of 2

**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

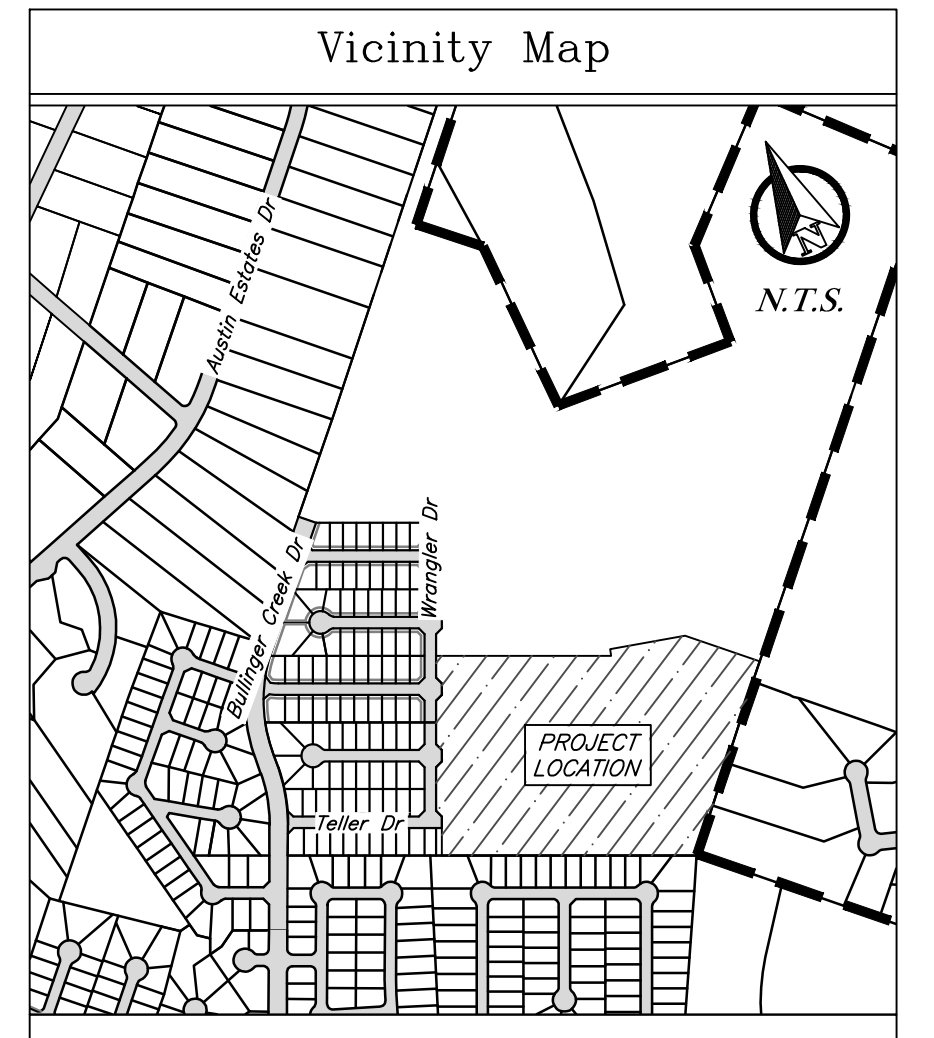
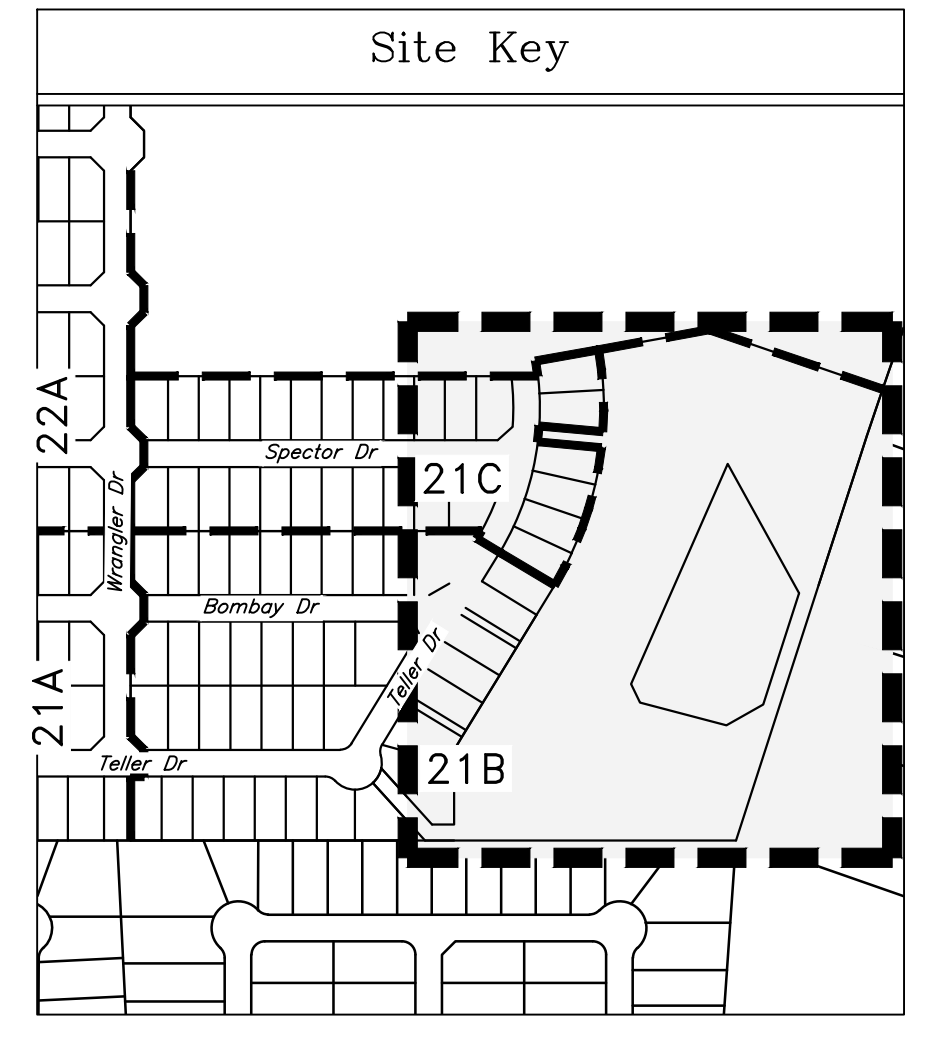
Engineer:  
J4 Engineering  
PO Box 5192  
Bryan, TX 77805  
979-739-0567  
TBPE E-9951

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



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# Preliminary Plan

2 of 2

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