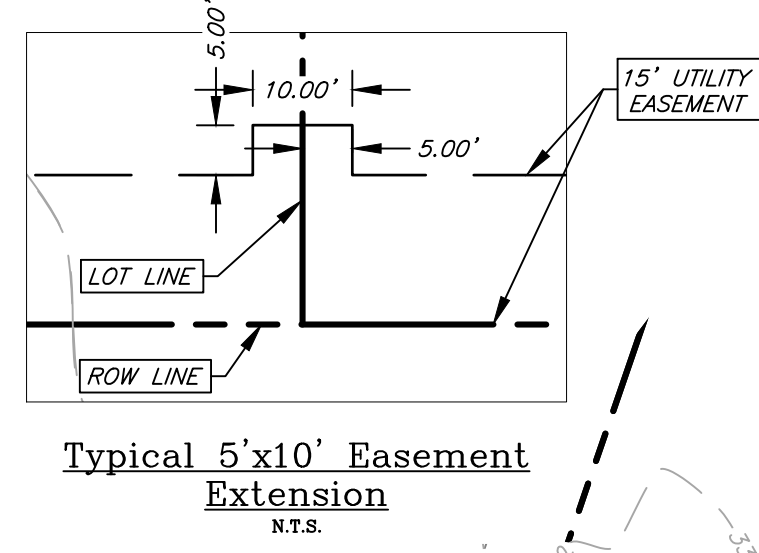
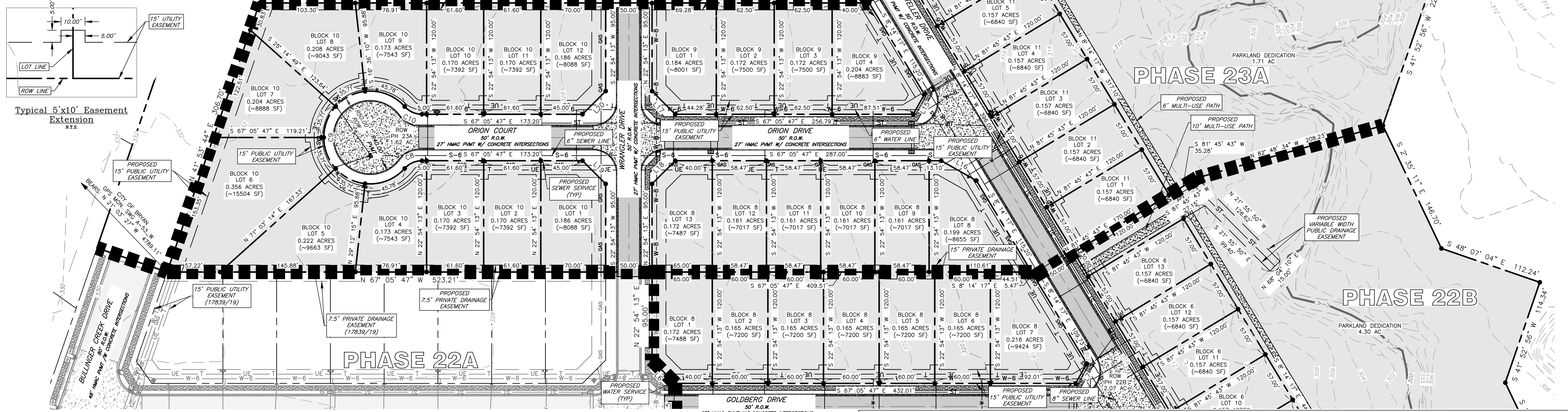


**ANNOTATIONS:**  
 ROW - Right-of-Way  
 HMAC - Hot mix Asphaltic concrete  
 DRBCT - Deed Records Of Brazos County, Texas  
 ORBCT - Official Records of Brazos County, Texas  
 OPRBCT - Official Public Records of Brazos County, Texas  
 (-) - Record Information  
 (CM) - Controlling Monument used to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

# PHASE 23B (FUTURE PHASE)

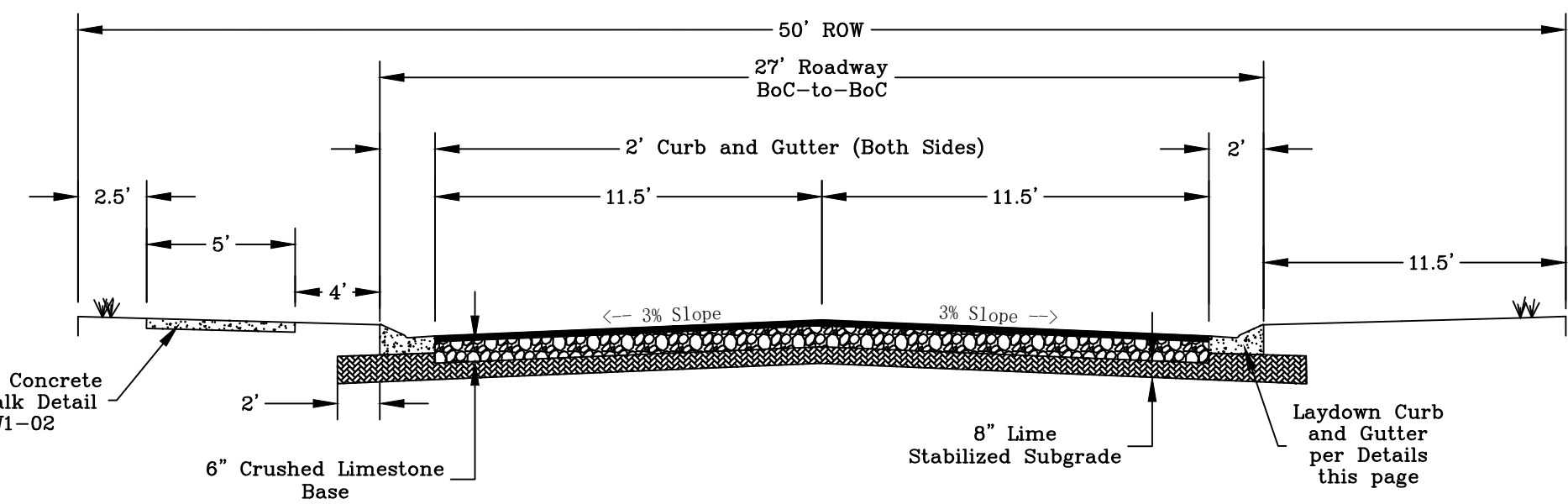
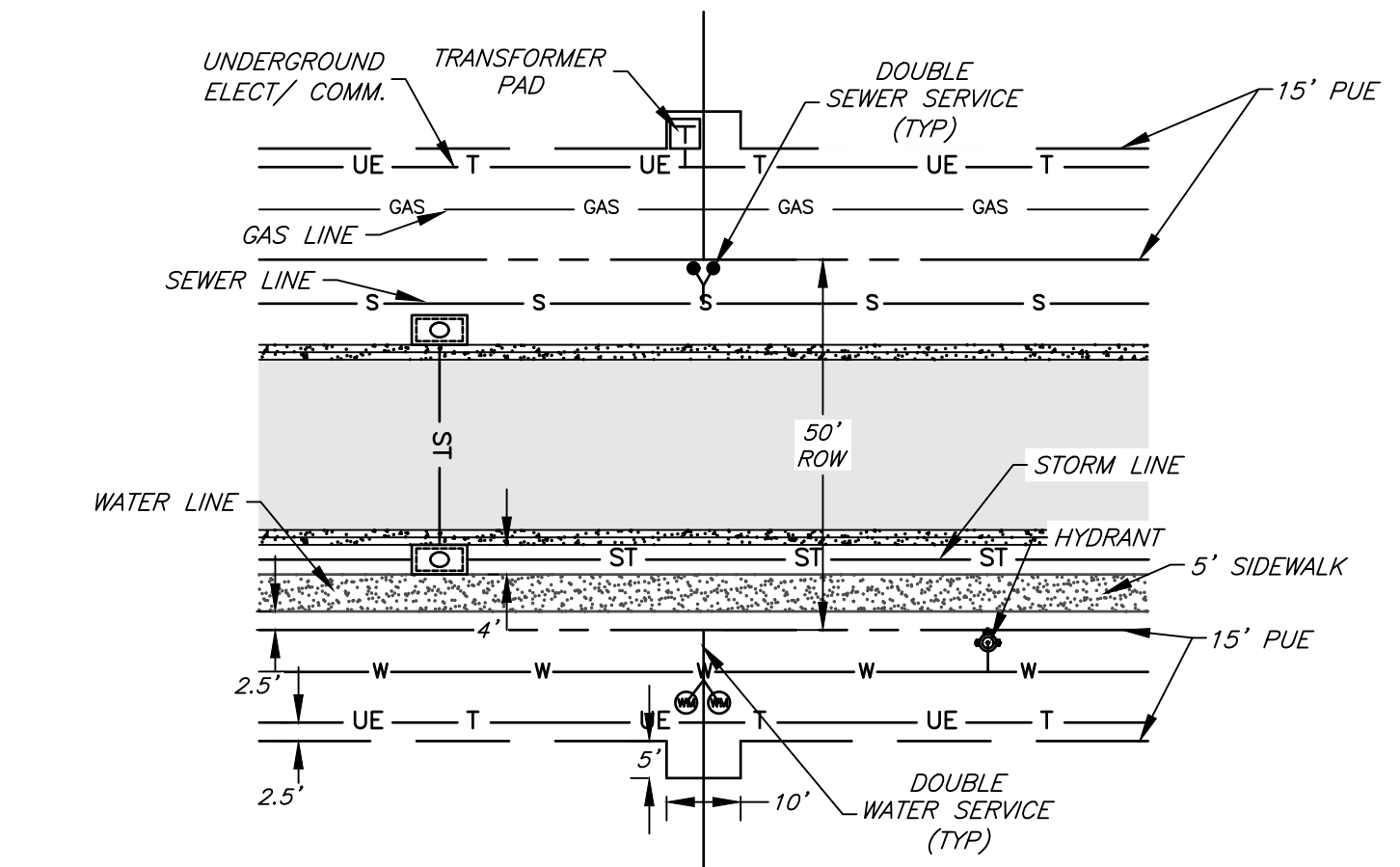


Typical 5'x10' Easement Extension  
N.T.S.

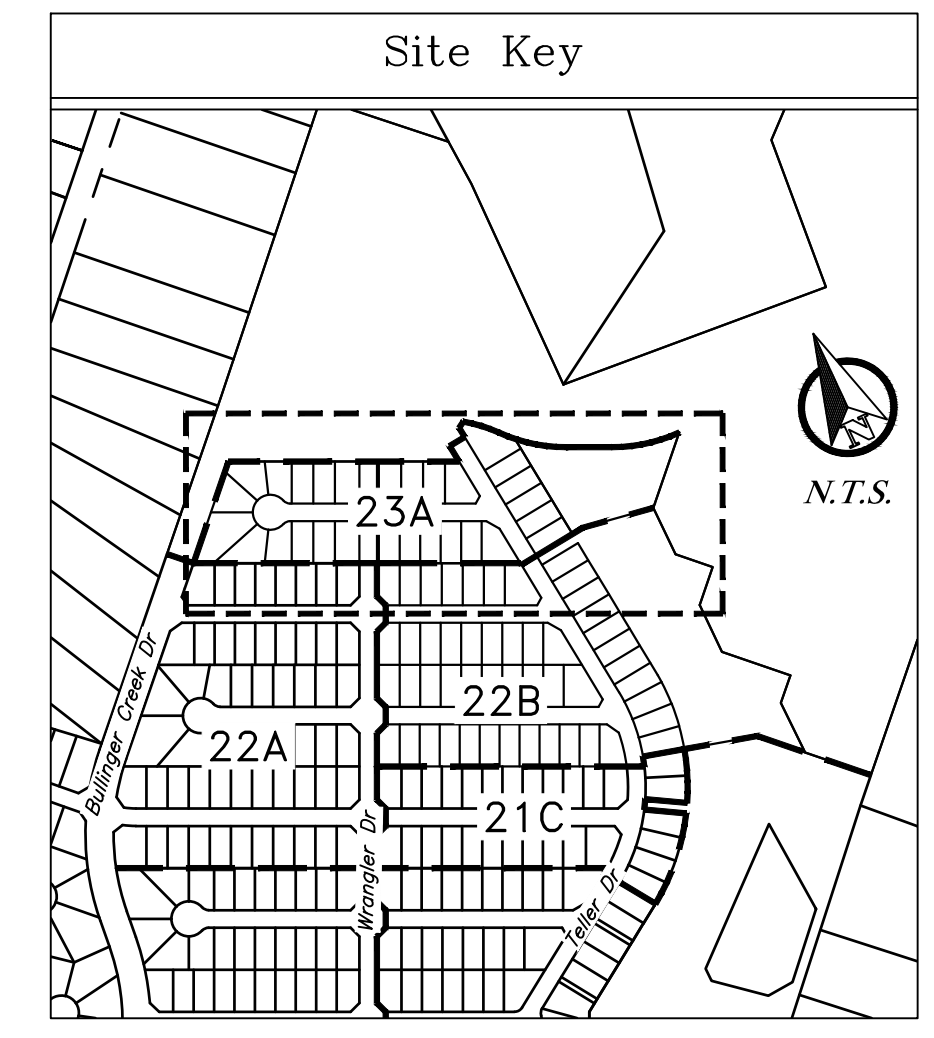
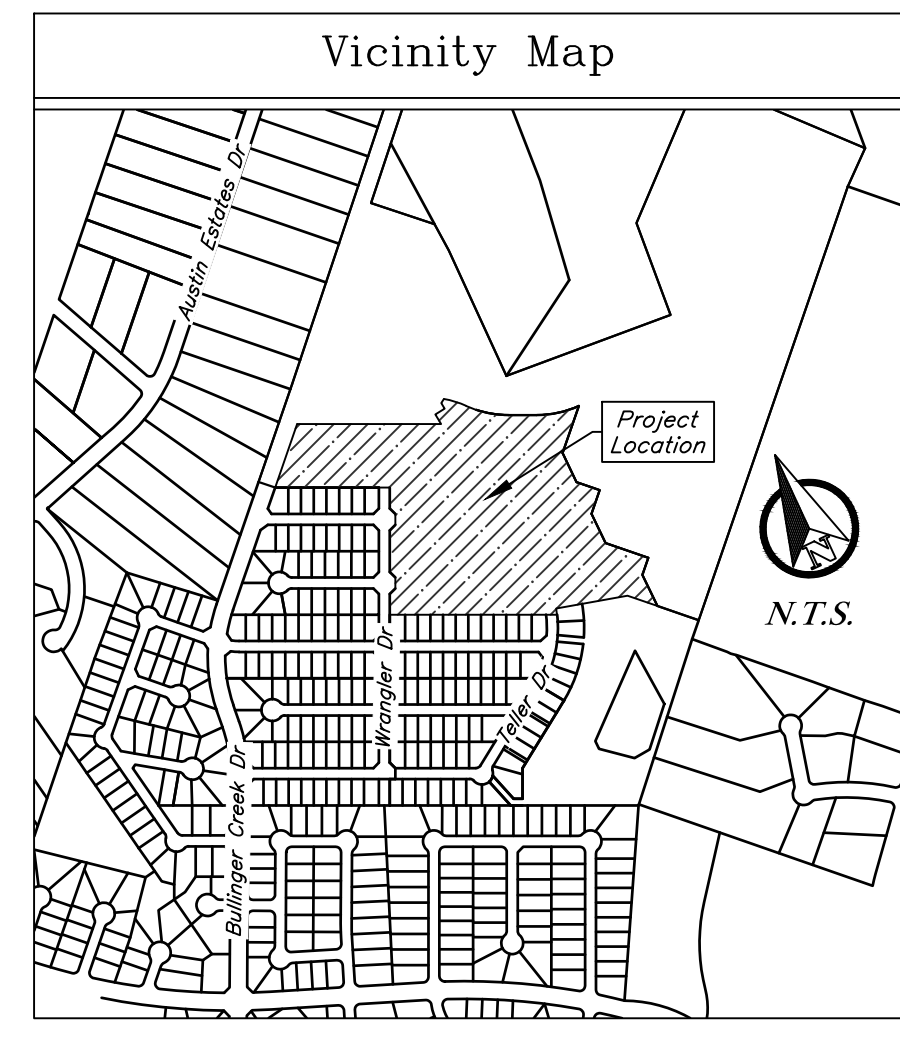


### General Notes:

- 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 (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).
- 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 DPFIRM 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.
- 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.



- Notes:**
- All Subgrade, Base, and Pavement, Materials and Placement, shall be in accordance with the current edition of the BCS Unified Guidelines, Details, and Specifications.
  - If unexpected native soil conditions are found, the 'Subgrade Stabilization Table', found on this sheet, shall apply.
  - All concrete aprons & intersection paving shall be 6" thick w/stabilized subgrade noted above.
  - See Sheet C1 - General Notes.



**Preliminary Plan**  
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, & Parkland - 50 Lots  
Phase 23A  
Block 6 Lots 14-19, Block 8 Lots 8-13, Block 9 Lots 1-4, Block 10 Lots 1-13, ROW, & Parkland - 28 Lots  
Being a total of 23.00 Acres out of John Austin League A-2 Bryan, Brazos County, Texas  
June 2022

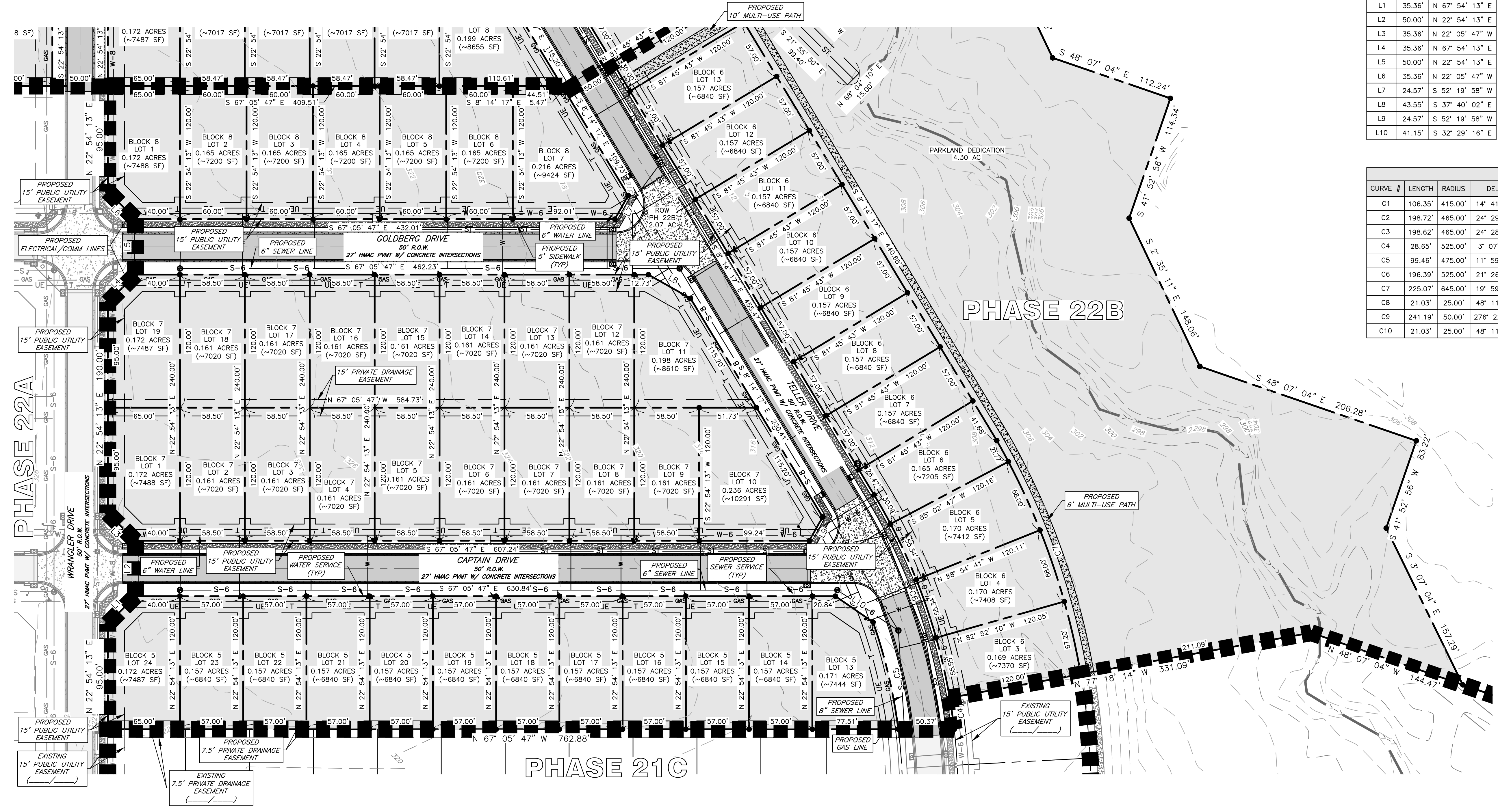
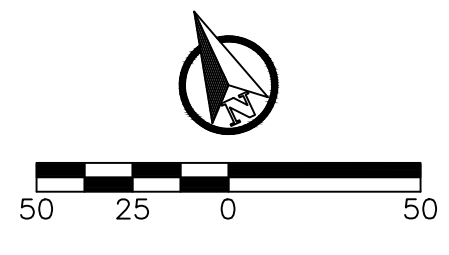
**Owner:**  
Carrabba Family Ltd. Partnership  
PO Box 663  
Bryan, TX 77806

**Surveyor:**  
Kerr Surveying, LLC  
409 N. Texas Ave.  
Bryan, TX 77803  
979-268-3195  
Job No. 22-307

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

14-Engineering  
 6/22/2022 Plot - AC Ph. 22B, 23A.dwg  
 14E Project # 19-001



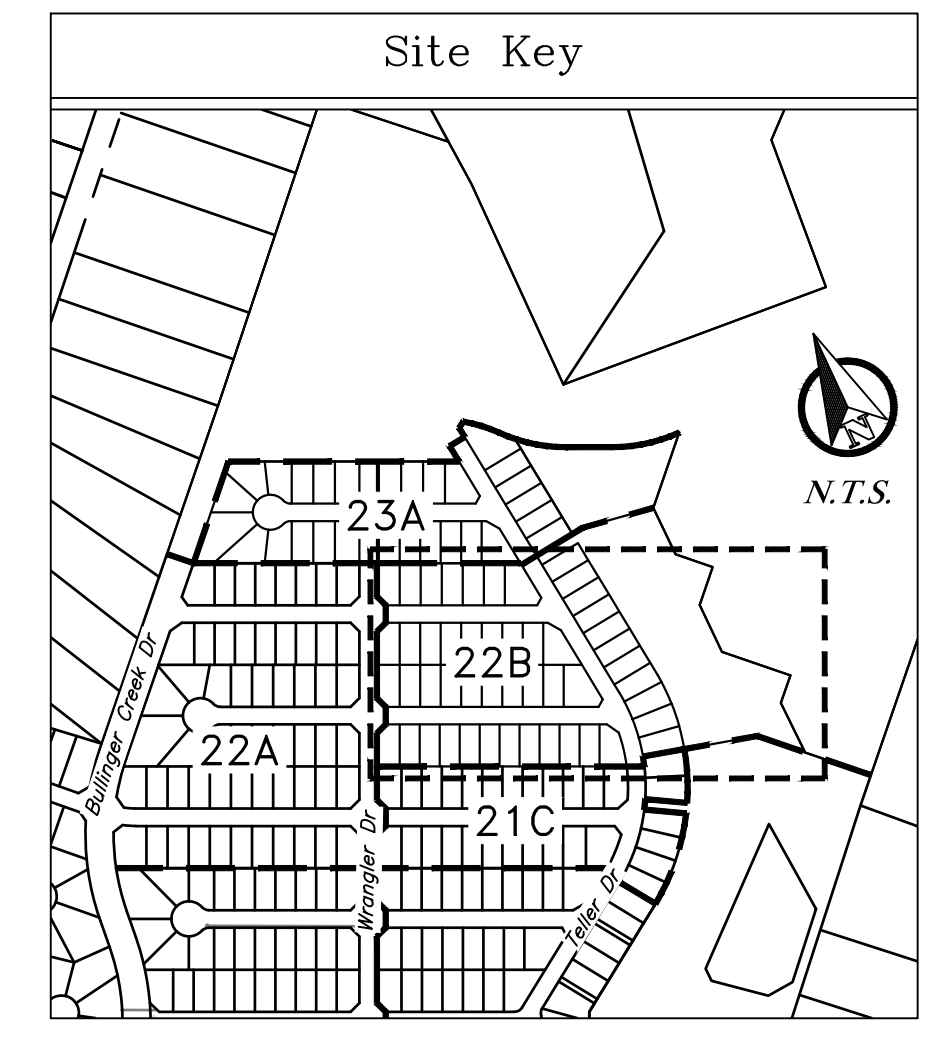
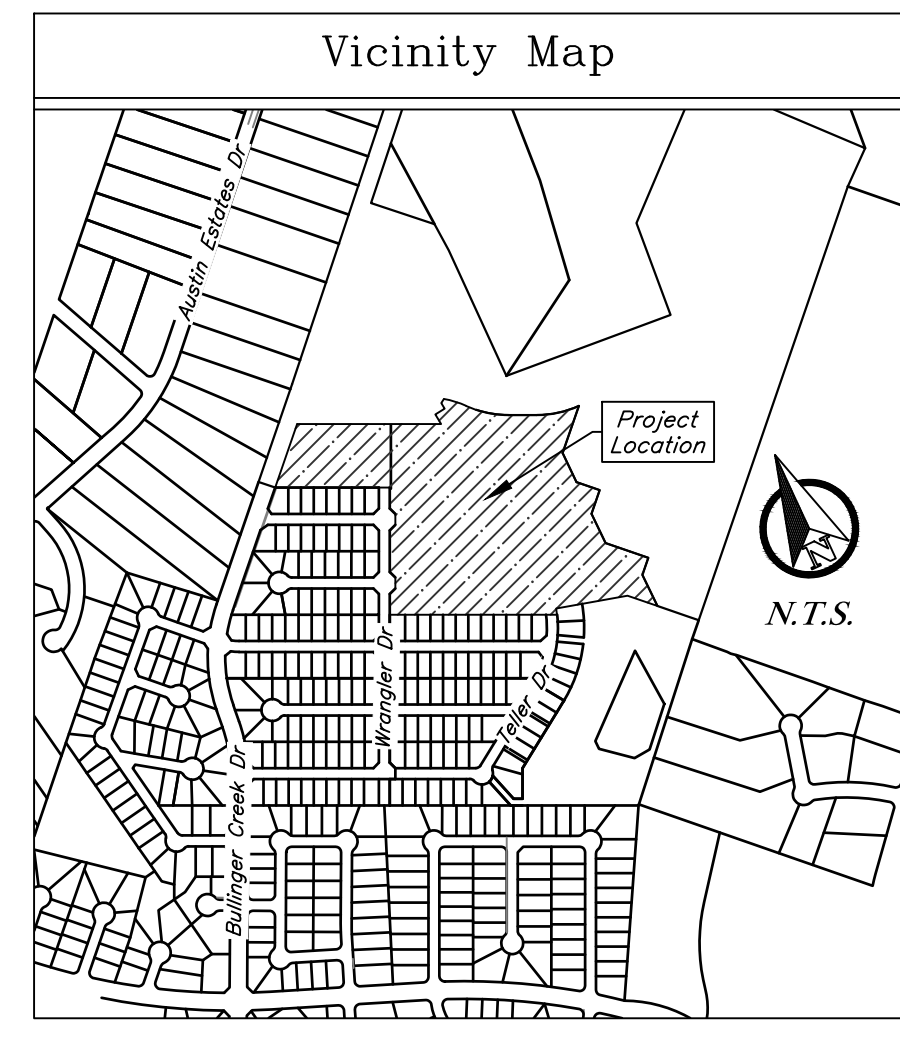


LINE #	LENGTH	DIRECTION
L1	35.36'	N 67° 54' 13" E
L2	50.00'	N 22° 54' 13" E
L3	35.36'	N 22° 05' 47" W
L4	35.36'	N 67° 54' 13" E
L5	50.00'	N 22° 54' 13" E
L6	35.36'	N 22° 05' 47" W
L7	24.57'	S 52° 19' 58" W
L8	43.55'	S 37° 40' 02" E
L9	24.57'	S 52° 19' 58" W
L10	41.15'	S 32° 29' 16" E

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	198.72'	465.00'	24° 29' 10"	S 54° 51' 40" E	197.21'	100.90'
C3	198.62'	465.00'	24° 28' 25"	S 79° 20' 27" E	197.12'	100.85'
C4	28.65'	525.00'	3° 07' 38"	S 14° 45' 32" W	28.65'	14.33'
C5	99.46'	475.00'	11° 59' 50"	S 9° 37' 40" W	99.28'	49.91'
C6	196.39'	525.00'	21° 26' 00"	S 2° 28' 43" W	195.25'	99.36'
C7	225.07'	645.00'	19° 59' 34"	S 3° 09' 10" W	223.93'	113.69'
C8	21.03'	25.00'	48° 11' 23"	N 88° 48' 31" E	20.41'	11.18'
C9	241.19'	50.00'	276° 22' 46"	S 22° 54' 13" W	66.67'	44.72'
C10	21.03'	25.00'	48° 11' 23"	N 43° 00' 06" W	20.41'	11.18'

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  - 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 will be a part of Phase 22B, as 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.



**Preliminary Plan**  
2 of 2

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14-Engineering  
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 Plot - AC Ph. 22B 23A.dwg  
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