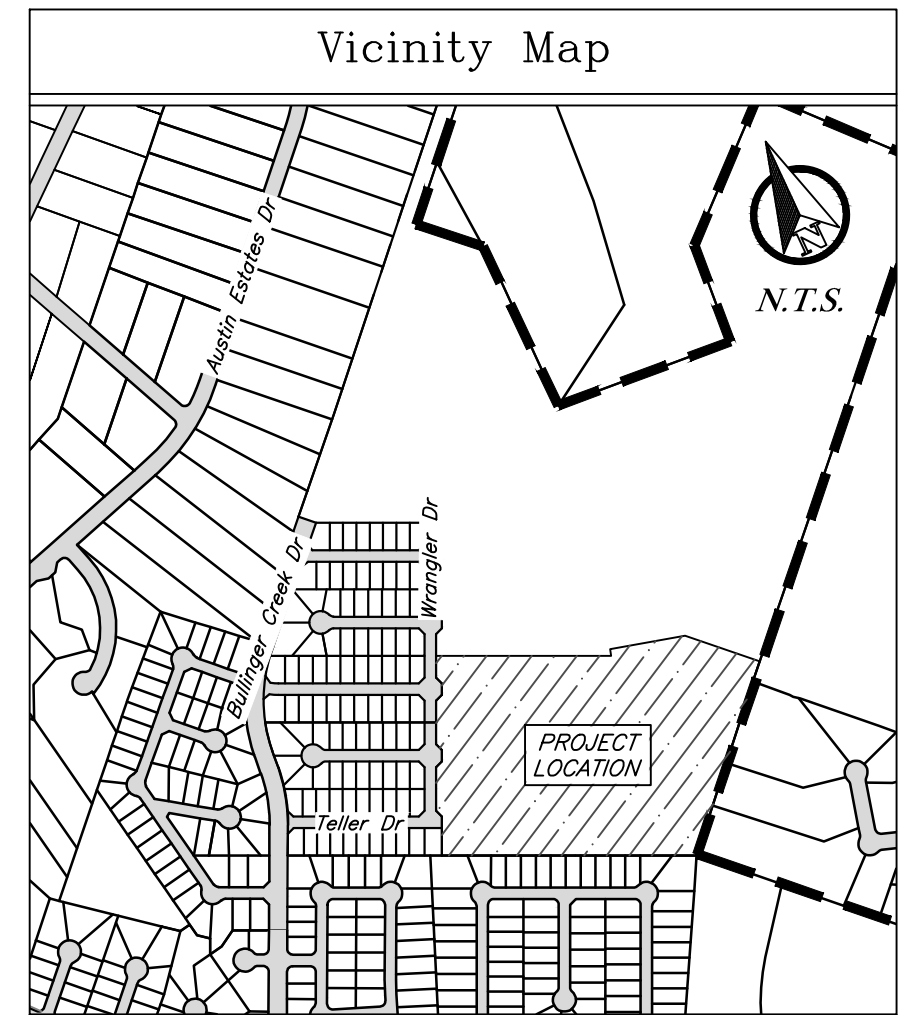
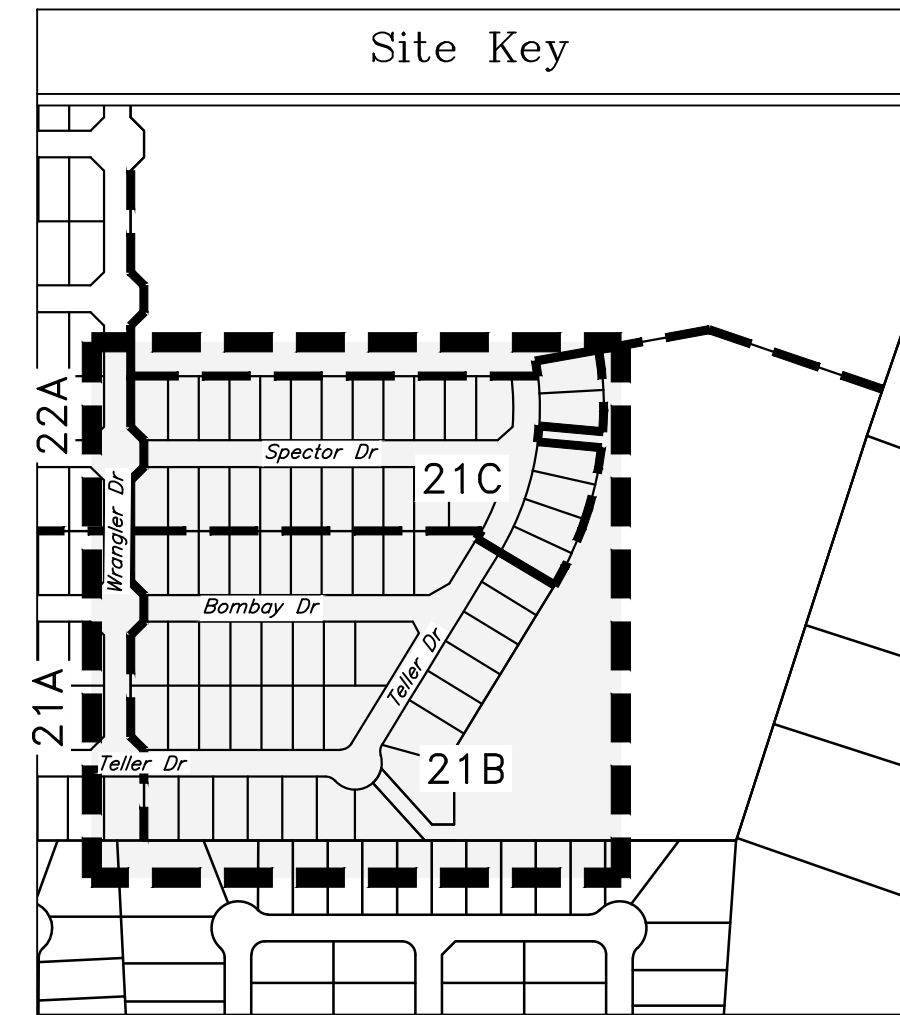
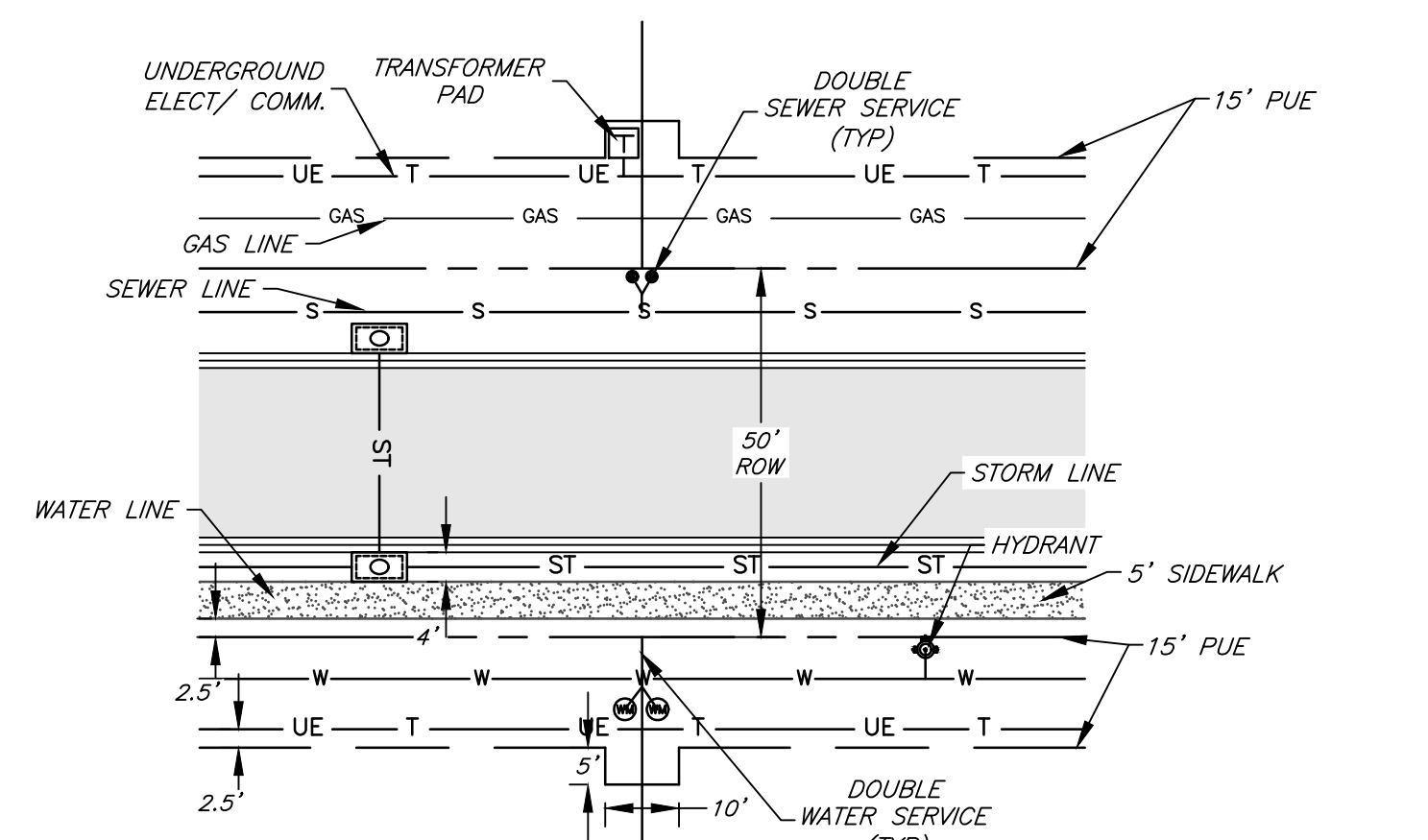


LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	35.36'	N 22° 05' 47" W
L2	35.36'	N 67° 54' 13" E
L3	50.00'	N 22° 54' 13" E
L4	35.36'	N 22° 05' 47" W
L5	35.36'	N 67° 54' 13" E
L6	50.00'	N 22° 54' 13" E
L7	35.36'	N 22° 05' 47" W
L8	37.08'	N 70° 46' 04" E
L9	30.48'	S 14° 39' 29" E
L10	50.00'	S 36° 10' 36" E
L11	43.62'	N 83° 38' 39" E
L12	24.44'	S 6° 21' 21" E
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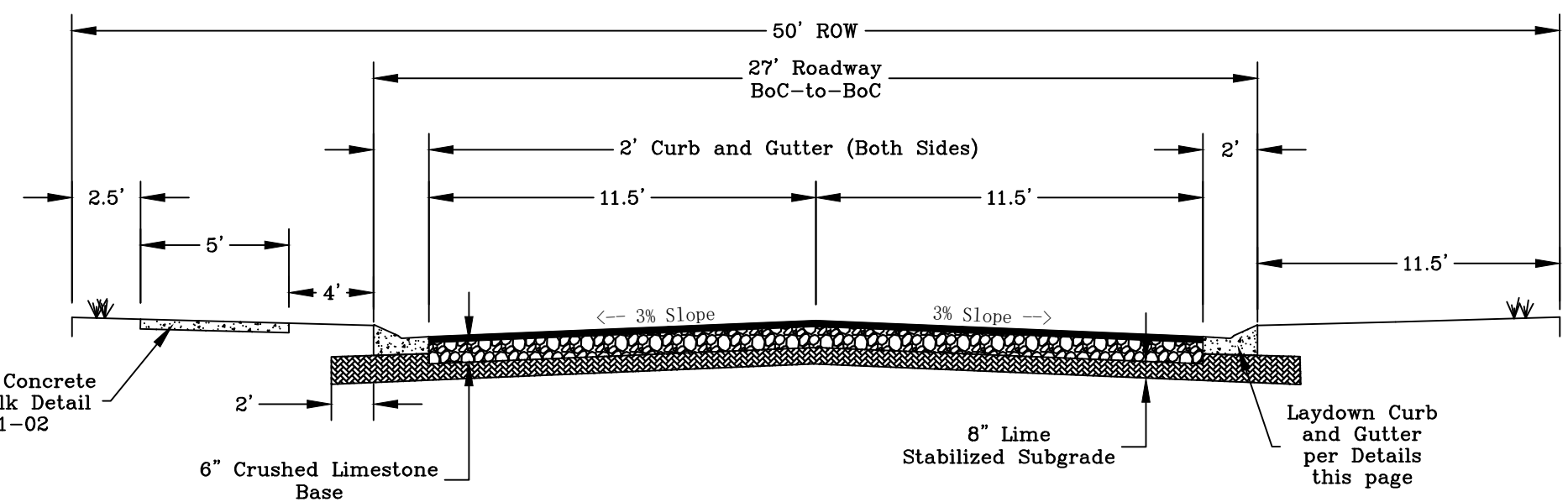


CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	21.03'	25.00'	48° 11' 23"	S 43° 00' 06" E	20.41'	11.18'
C2	135.17'	50.00'	154° 53' 54"	N 83° 38' 39" E	97.61'	224.59'
C3	25.53'	25.00'	58° 31' 08"	S 83° 38' 39" W	24.44'	14.01'
C4	21.03'	25.00'	48° 11' 23"	S 30° 17' 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:1024282.81; 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.
 - 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 21B, as accepted by the Park and Recreation Advisory Board August 20, 2019.
 - 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.



Typical Street & Utility Layout:
N.T.S.



- 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.

Typical 27' Street Cross-Section
Concrete Pavement
N.T.S.

Preliminary Plan
1 of 2

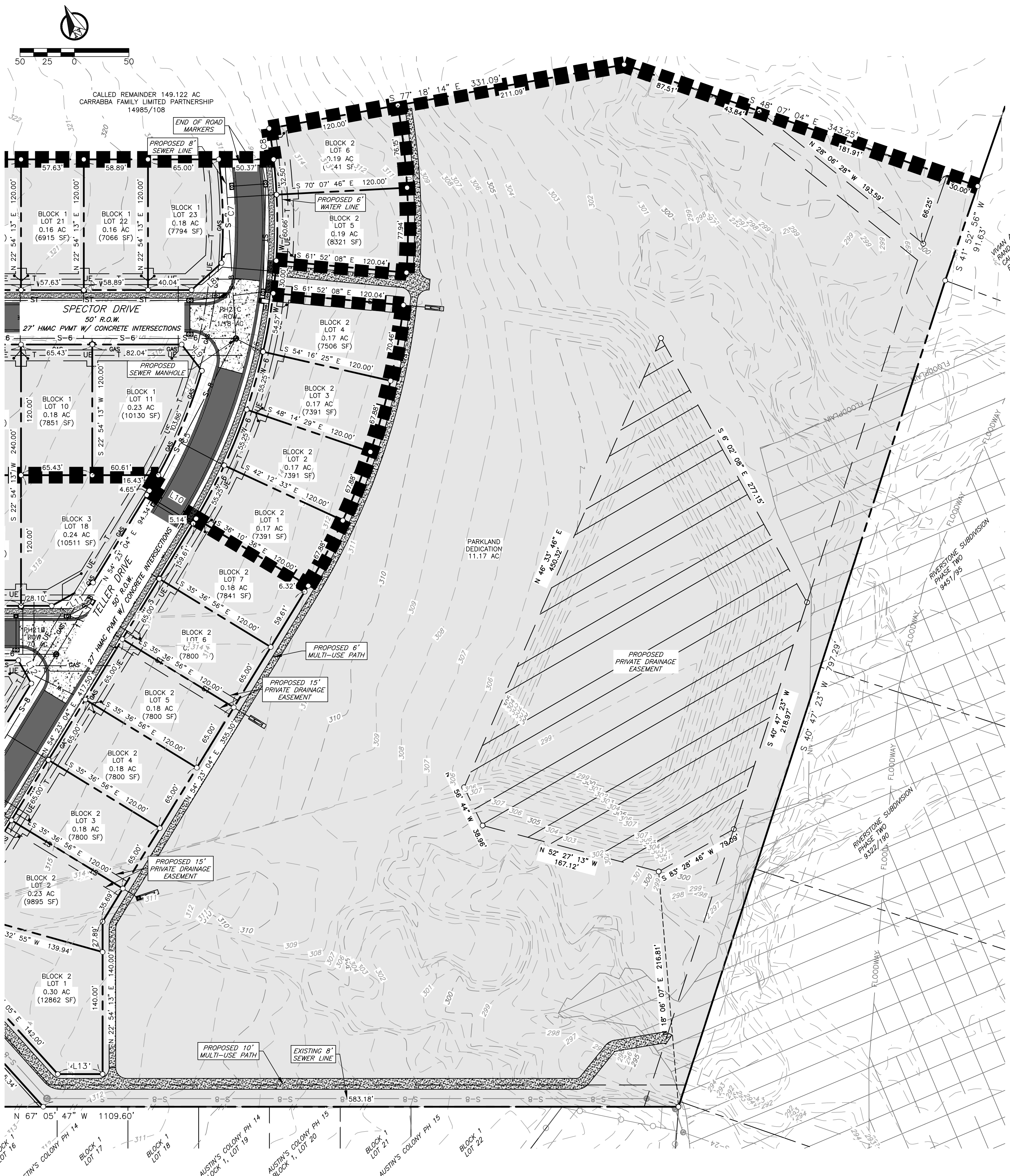
Austin's Colony Subdivision
Phase 21B
Block 1 Lots 1-14, Block 2 Lots 1-7, Block 3 Lots 1-18,
Common Area, & ROW
and
Phase 21C
Block 1 Lots 1-23, Block 2 Lots 1-6, Common Area,
Parkland Dedication, & ROW
-68 lots
Being a total of 25.94 acres out of
a called 149.122 acre tract
14985/108
Bryan, Brazos County, Texas
January 2021

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

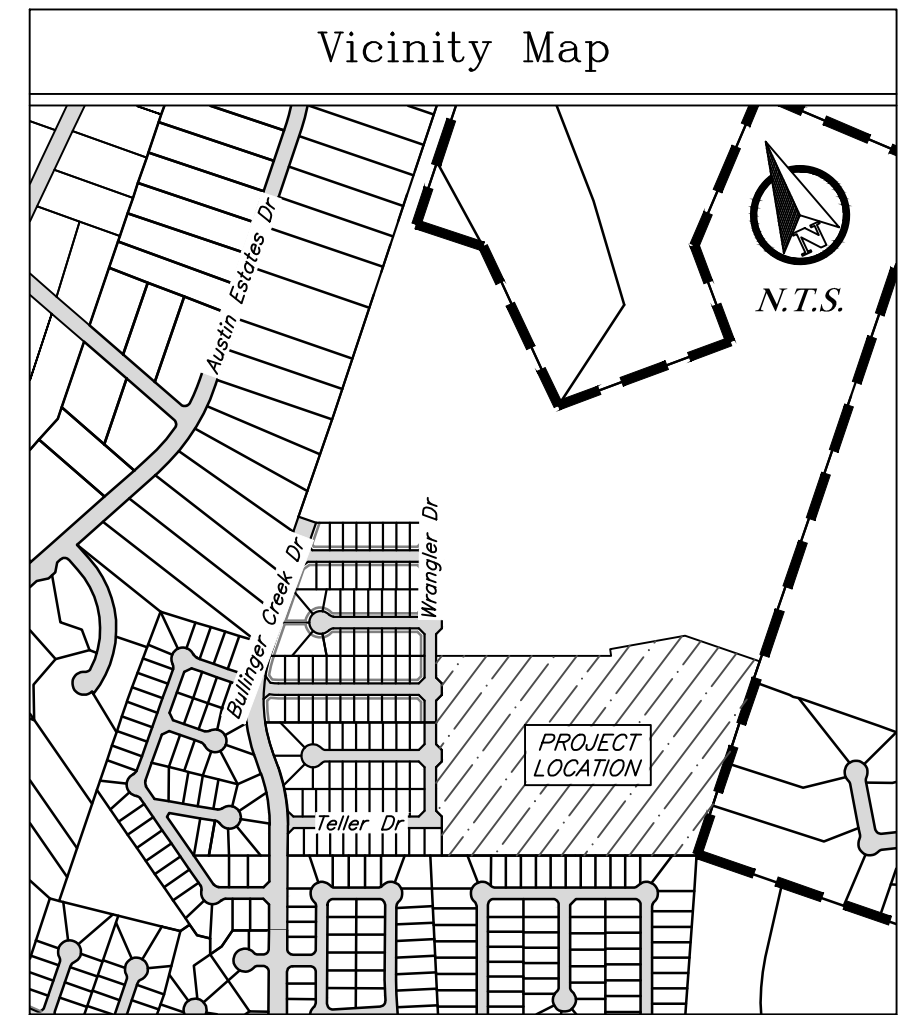
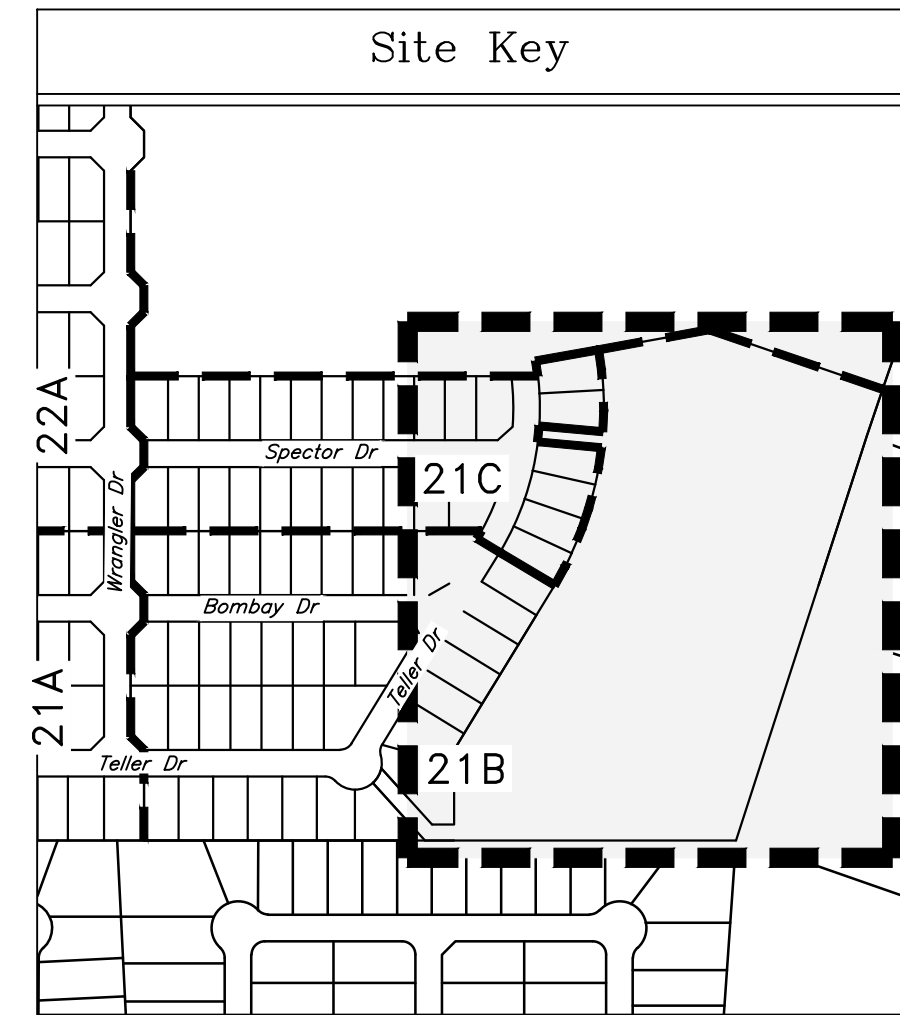
Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE E-9951

14 Engineering 1/15/2022 Plat - AC PH 21B



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Preliminary Plan
2 of 2

Austin's Colony Subdivision
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