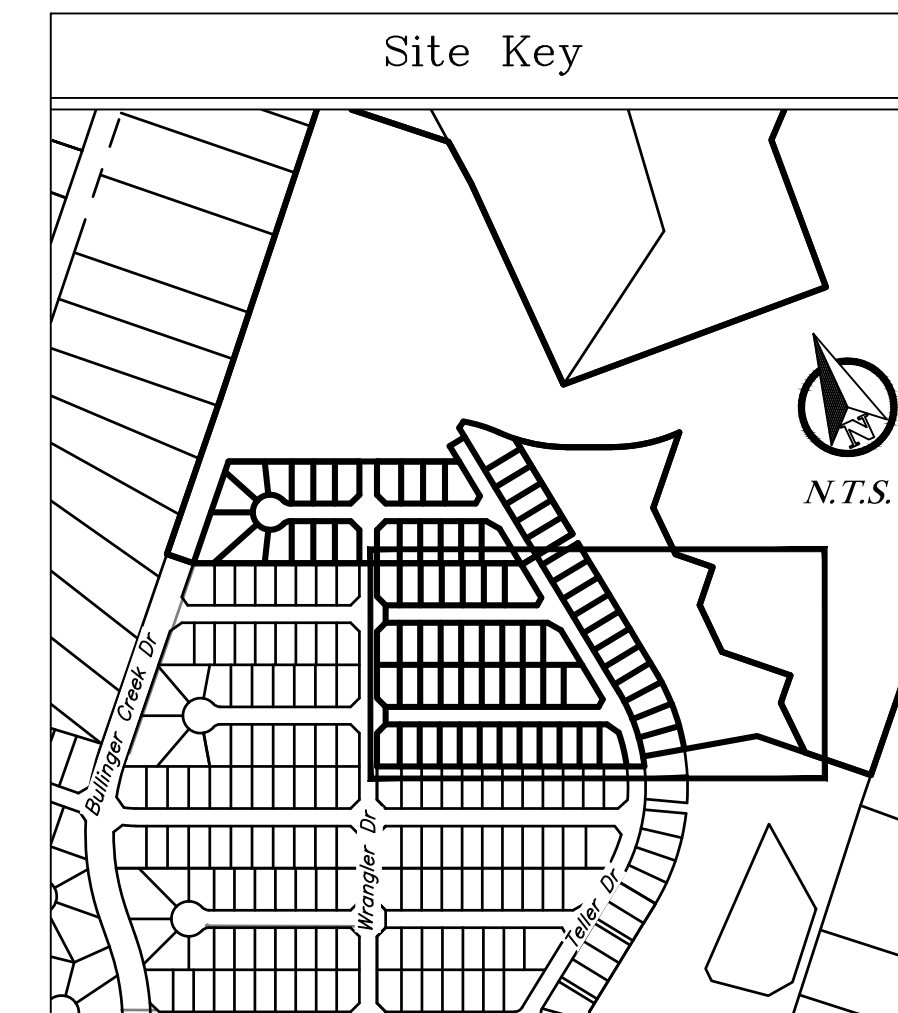
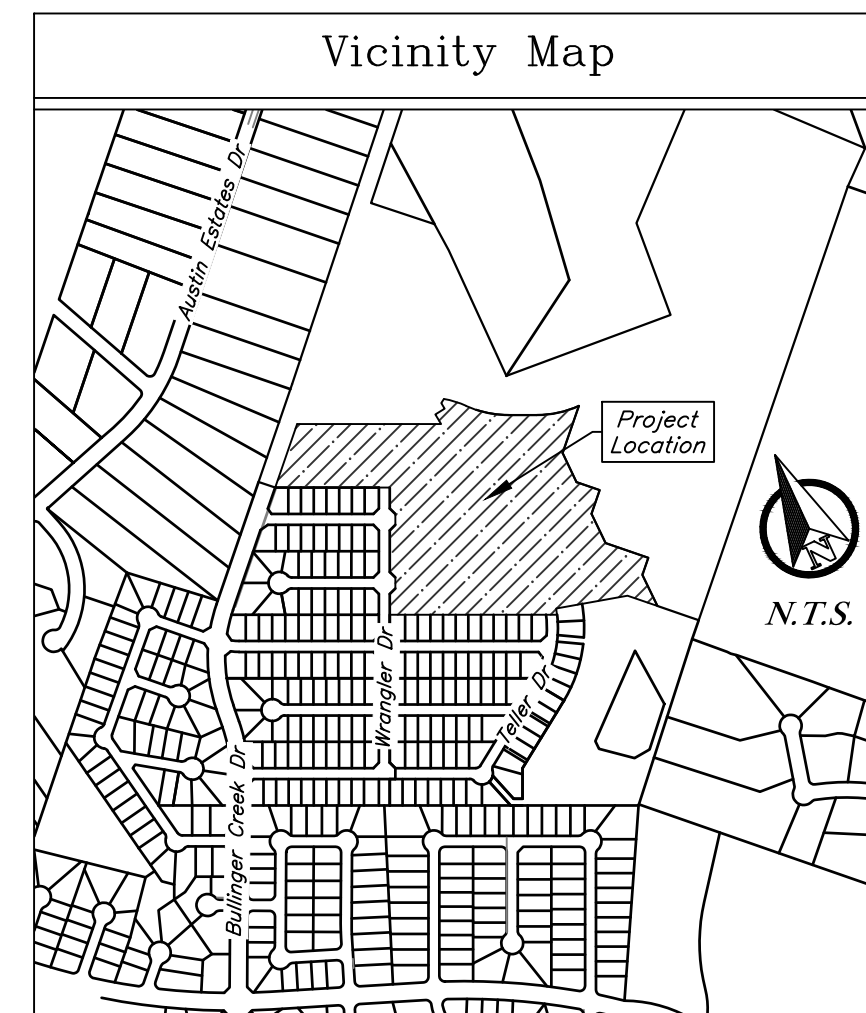


General Notes:

- 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.
- This lot is not within the 100-YR floodplain according to the DPIRM 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.
- 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.



Preliminary Plan

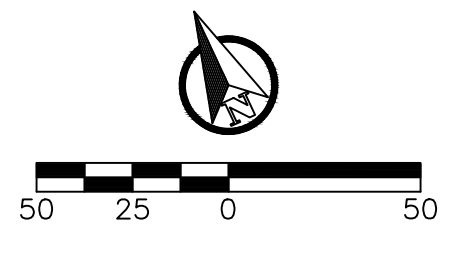
Austin's Colony Subdivision
Phase 22B
Block 5 Lots 13-25, Block 6 Lots 3-13,
Block 7 Lots 1-19, Block 8 Lots 1-7, & ROW
Phase 23A
Block 6 Lots 14-19, Block 8 Lots 8-13, Block 9 Lots 1-4,
Block 10 Lots 1-13, ROW, & Common Area
Being a total of 23.00 Acres out of John Austin League A-2
Bryan, Brazos County, Texas
May 2022

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

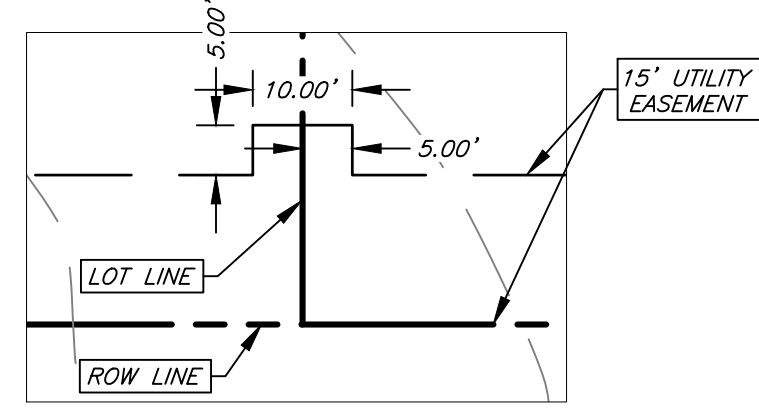
Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195
Job No. 22-307

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

5/24/2022 Plot - AC Ph. 22B_23A.dwg J4E Project # 19-001 J4 Engineering



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

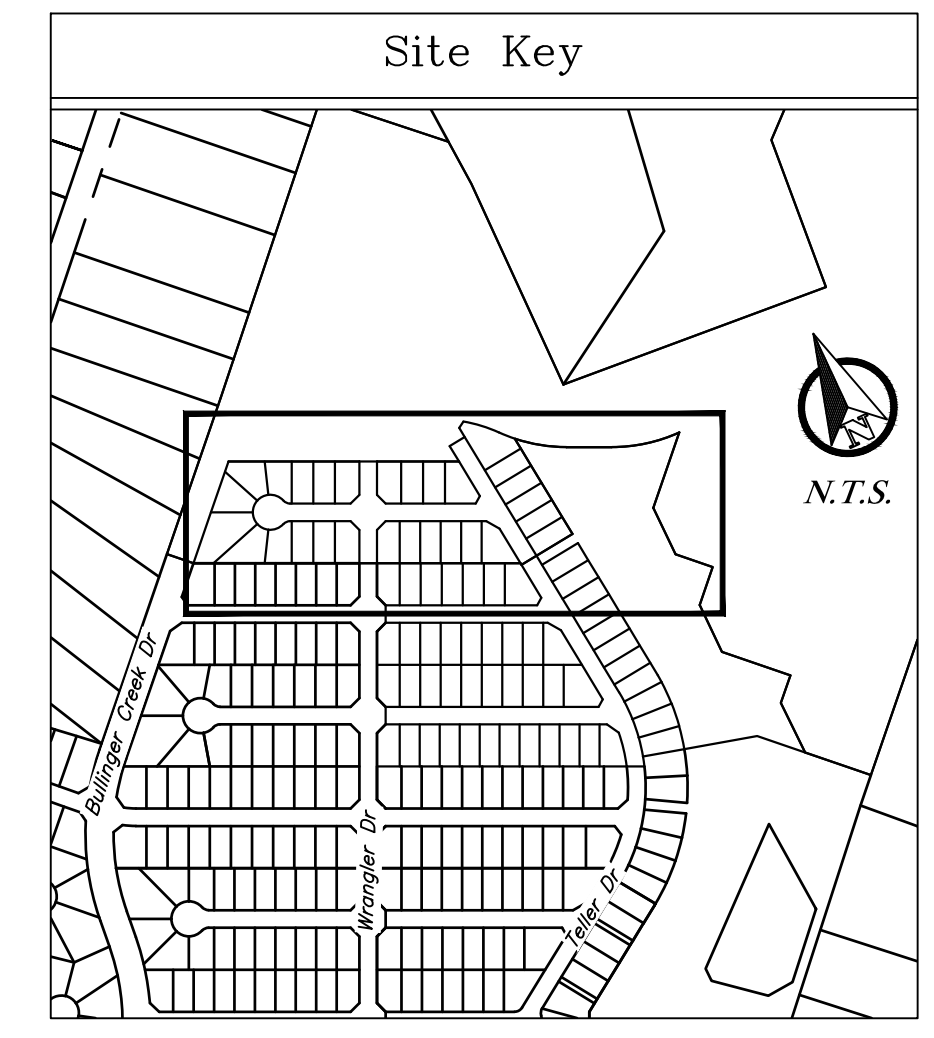
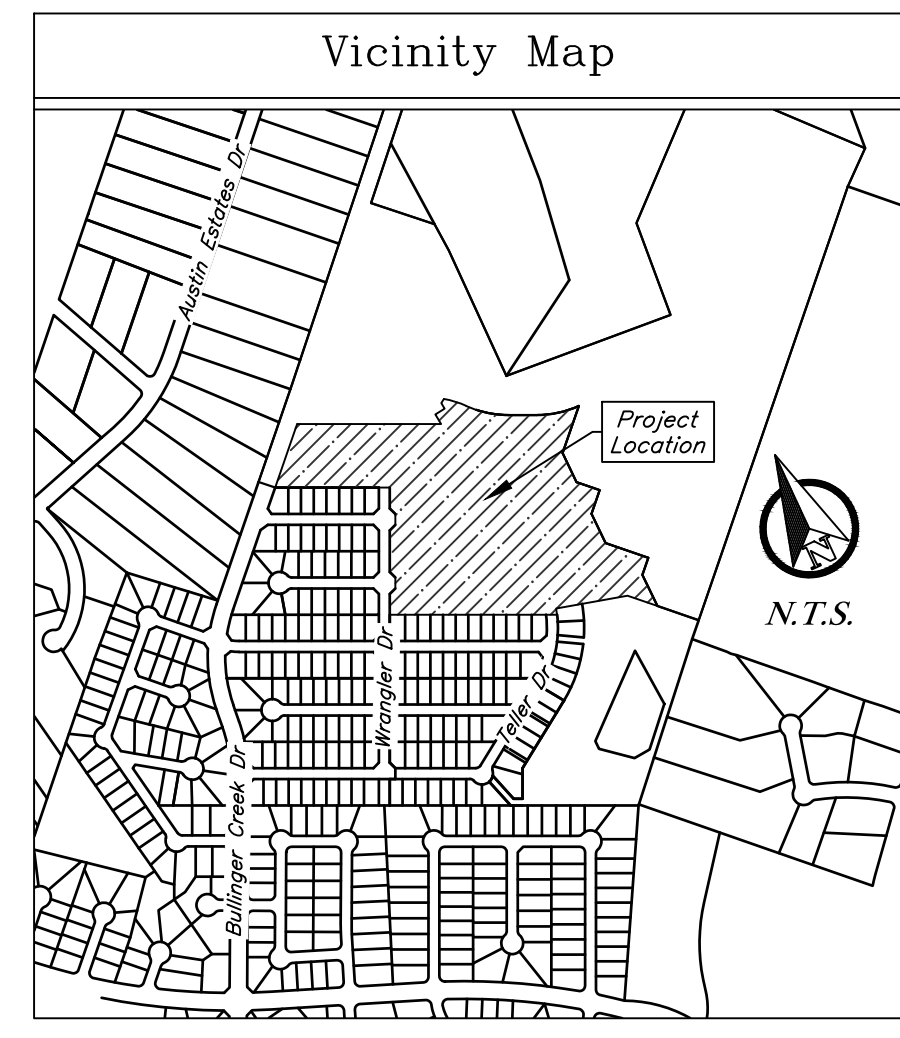


Typical 5'x10' Easement Extension
 N.T.S.



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Preliminary Plan

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