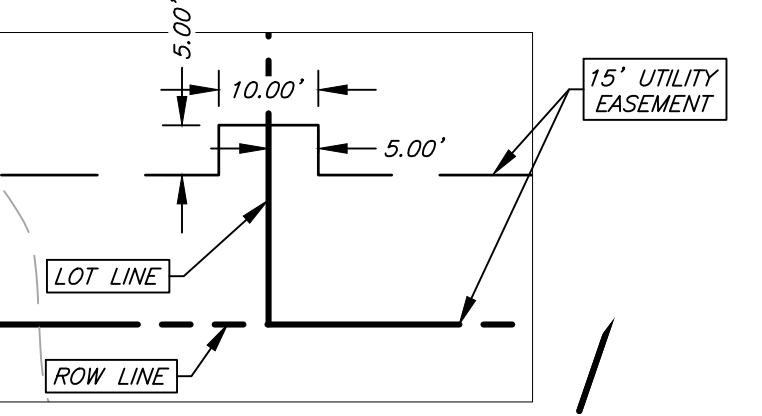
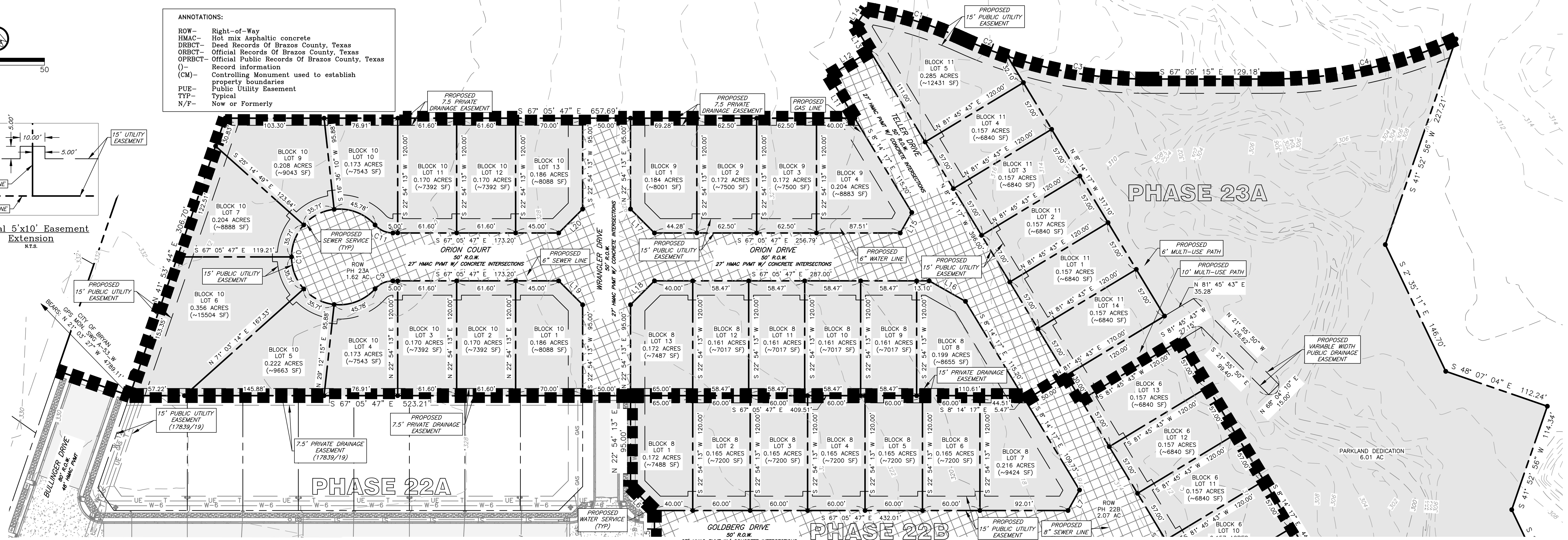


ANNOTATIONS:
 ROW- Right-of-Way
 HMAC- Hot mix Asphaltic concrete
 DRBCT- Deed Records Of Brazos County, Texas
 ORBCT- Official Records Of Brazos County, Texas
 OPRBCT- Official Public Records Of Brazos County, Texas
 (-) - Record Information
 (CM) - Controlling Monument used to establish property boundaries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

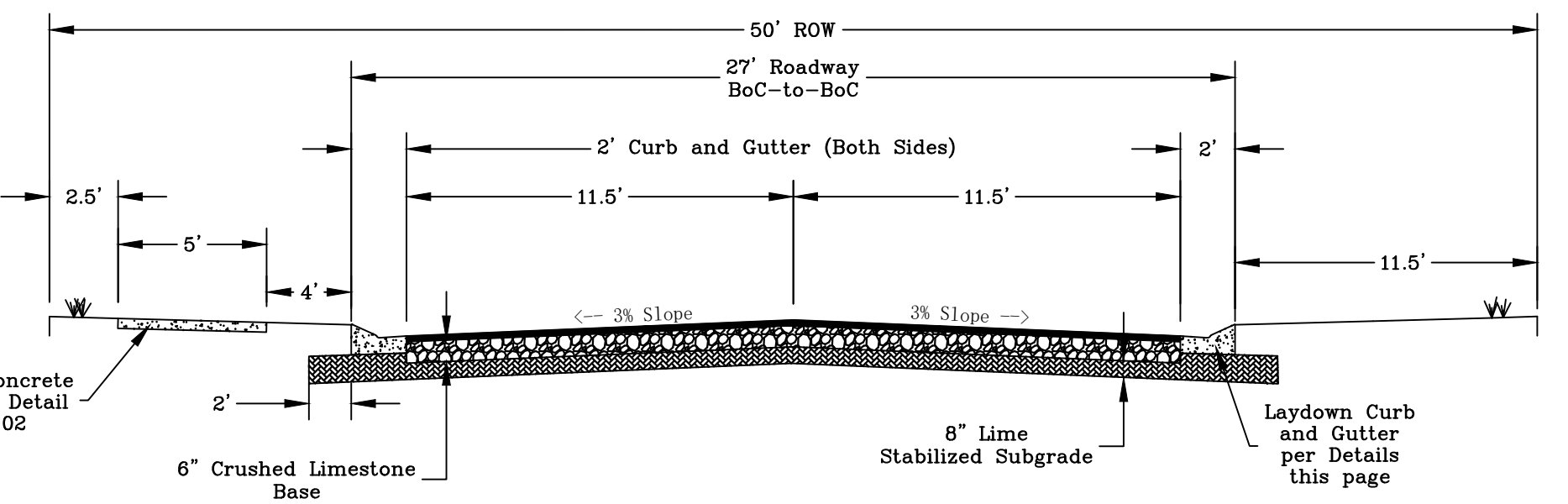
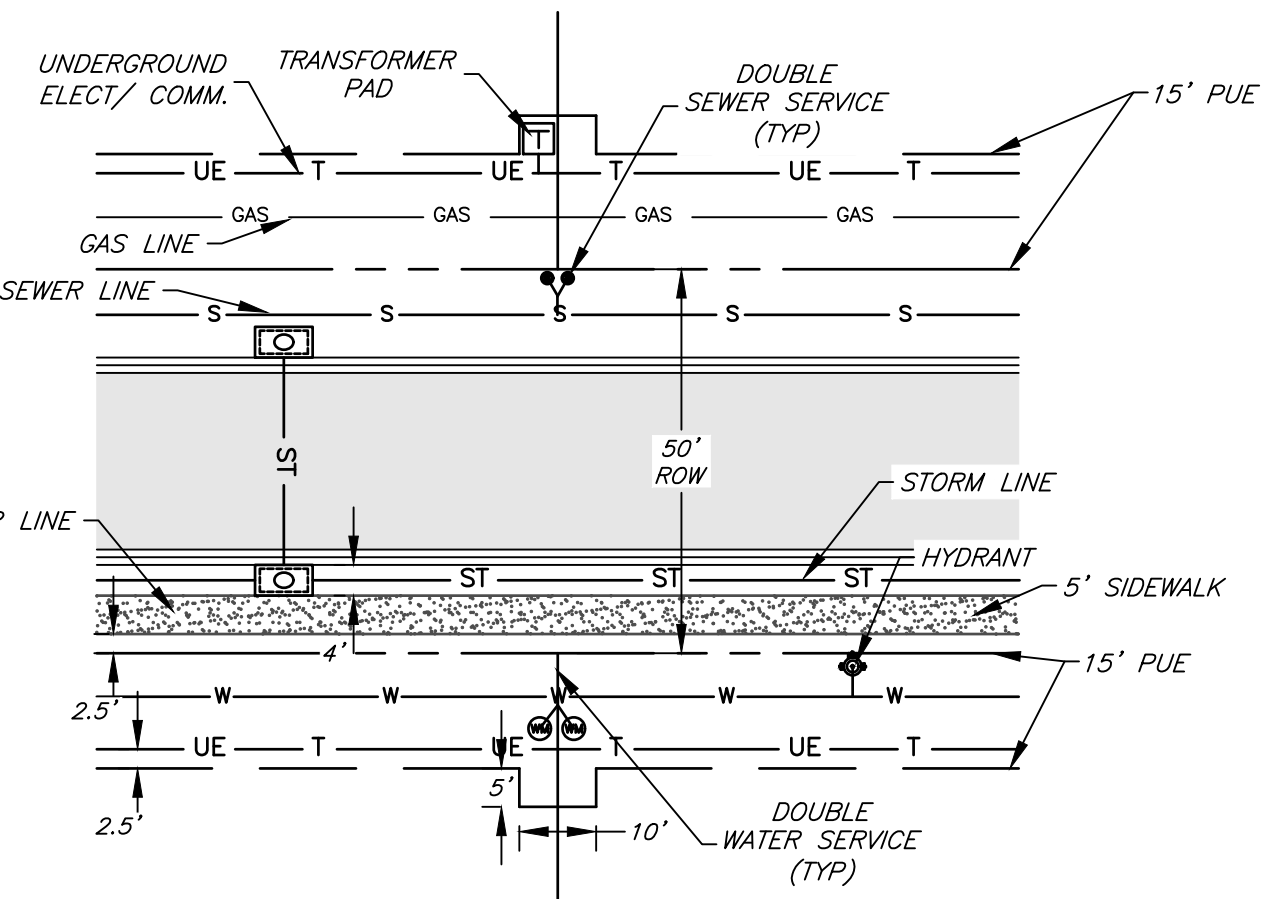


Typical 5'x10' Easement Extension
N.T.S.

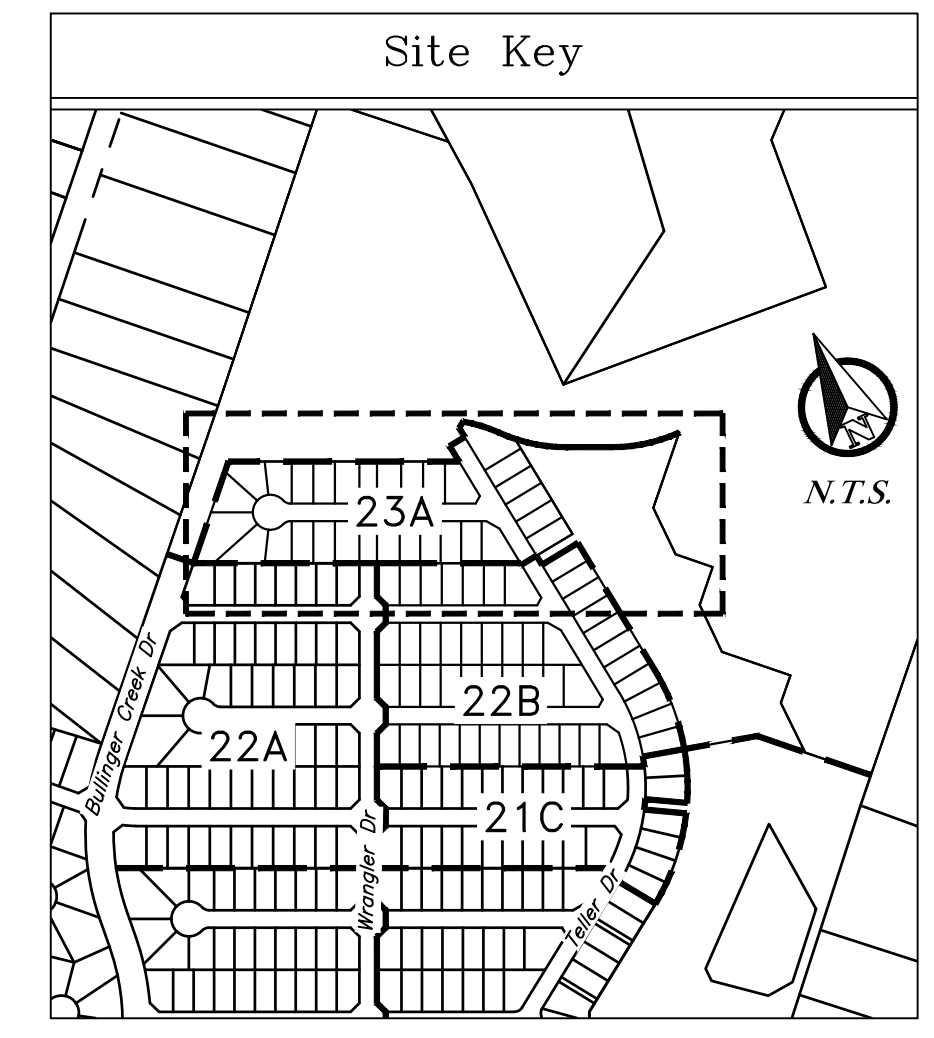
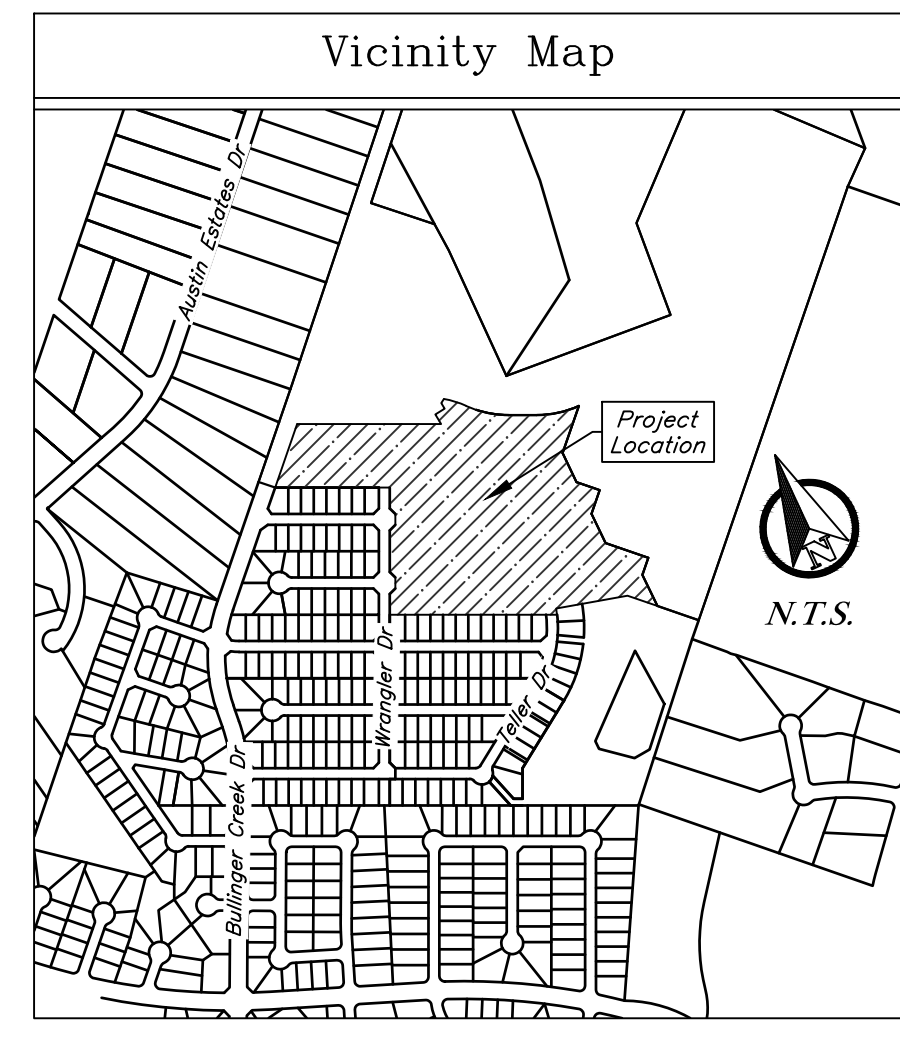


General Notes:

- 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 GEOD12B).
- 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 DFIRM for Brazos County, Texas and incorporated areas, Map No. 48041C0205P, effective April 2, 2014.
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- The topography shown is from survey data.
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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.



- 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
 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
 June 2022

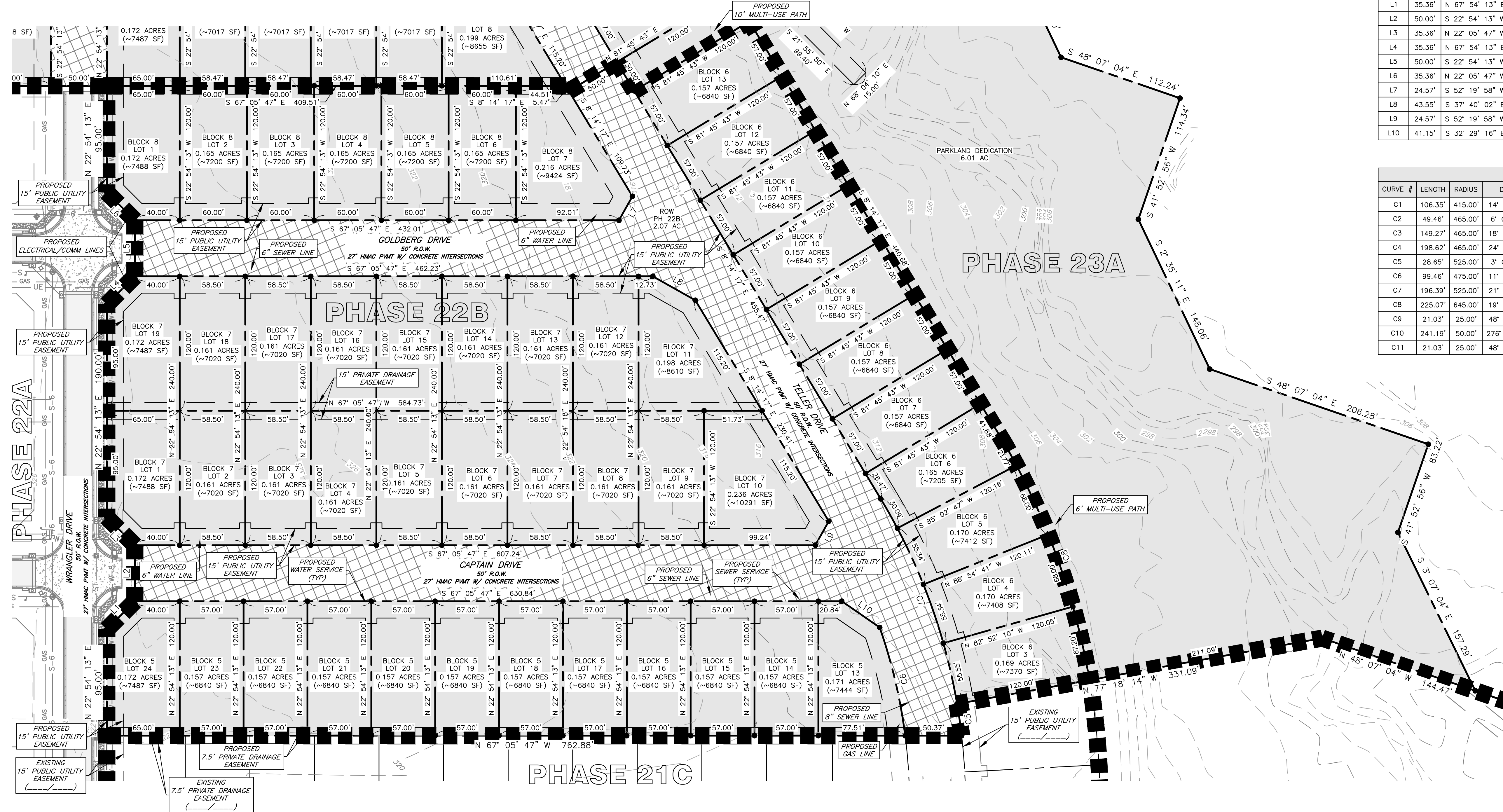
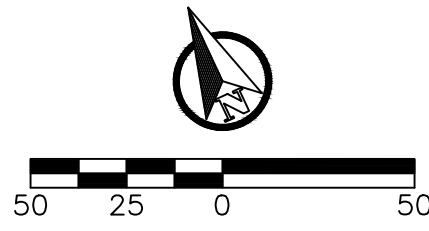
Owner:
 Carrabba Family Ltd. Partnership
 PO Box 663
 Bryan, TX 77806

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

Engineer:

 PO Box 5192
 Bryan, TX 77805
 979-734-0567
 TBPE E-9951

6/8/2022 Plot - AC Ph. 22B, 23A.dwg
 14 Engineering
 14E Project # 19-001



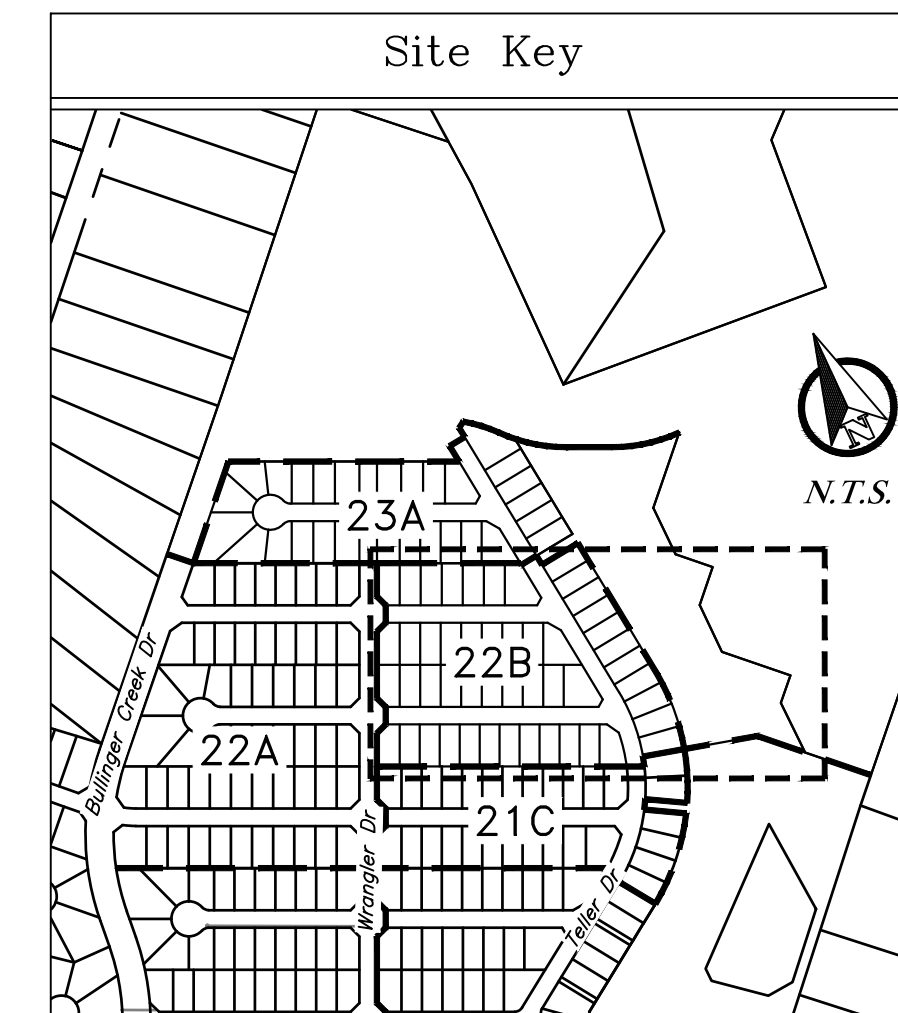
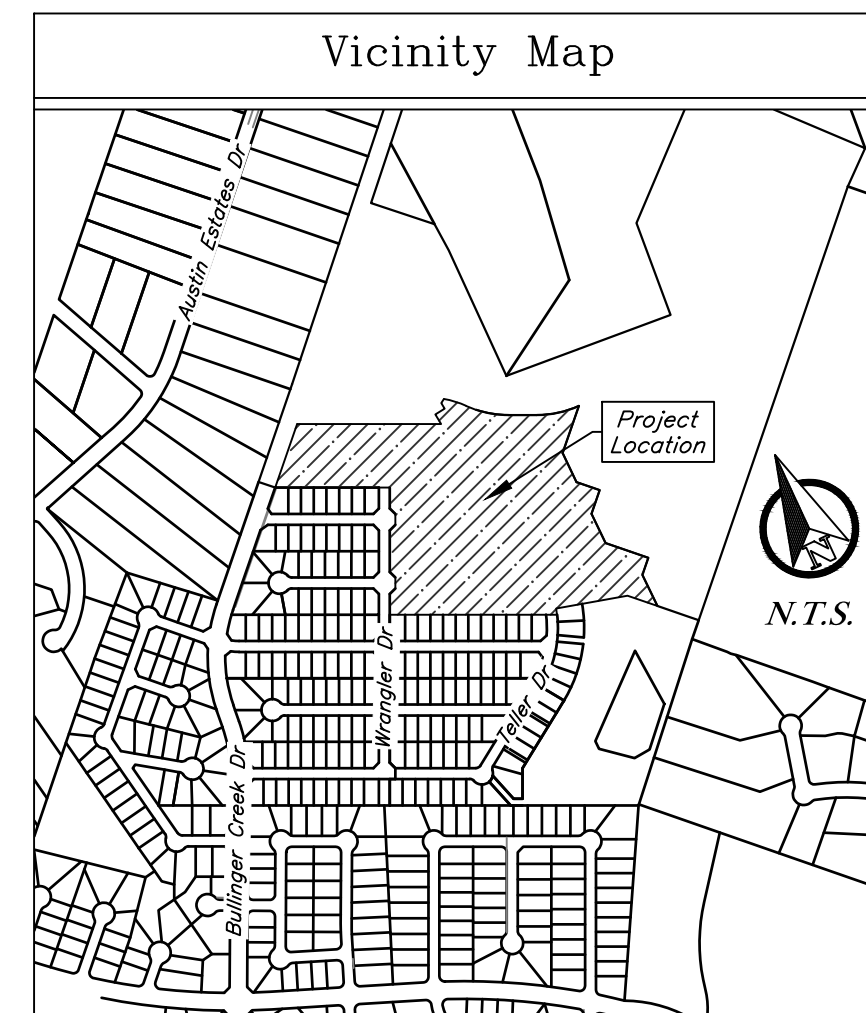
LINE #	LENGTH	DIRECTION
L1	35.36'	N 67° 54' 13" E
L2	50.00'	S 22° 54' 13" W
L3	35.36'	N 22° 05' 47" W
L4	35.36'	N 67° 54' 13" E
L5	50.00'	S 22° 54' 13" W
L6	35.36'	N 22° 05' 47" W
L7	24.57'	S 52° 19' 58" W
L8	43.55'	S 37° 40' 02" E
L9	24.57'	S 52° 19' 58" W
L10	41.15'	S 32° 29' 16" E

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	49.46'	465.00'	6° 05' 38"	S 45° 39' 54" E	49.43'	24.75'
C3	149.27'	465.00'	18° 23' 31"	S 57° 54' 29" E	148.63'	75.28'
C4	198.62'	465.00'	24° 28' 25"	S 79° 20' 27" E	197.12'	100.85'
C5	28.65'	525.00'	3° 07' 38"	N 14° 45' 32" E	28.65'	14.33'
C6	99.46'	475.00'	11° 59' 50"	S 9° 37' 40" W	99.28'	49.91'
C7	196.39'	525.00'	21° 26' 00"	S 2° 28' 43" W	195.25'	99.36'
C8	225.07'	645.00'	19° 59' 34"	S 3° 09' 10" W	223.93'	113.69'
C9	21.03'	25.00'	48° 11' 23"	N 88° 48' 31" E	20.41'	11.18'
C10	241.19'	50.00'	276° 22' 46"	S 22° 54' 13" W	66.67'	44.72'
C11	21.03'	25.00'	48° 11' 23"	N 43° 00' 06" W	20.41'	11.18'

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Preliminary Plan
2 of 2

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6/8/2022 Plot - AC Ph. 22B, 23A.dwg JAE Project # 19-001