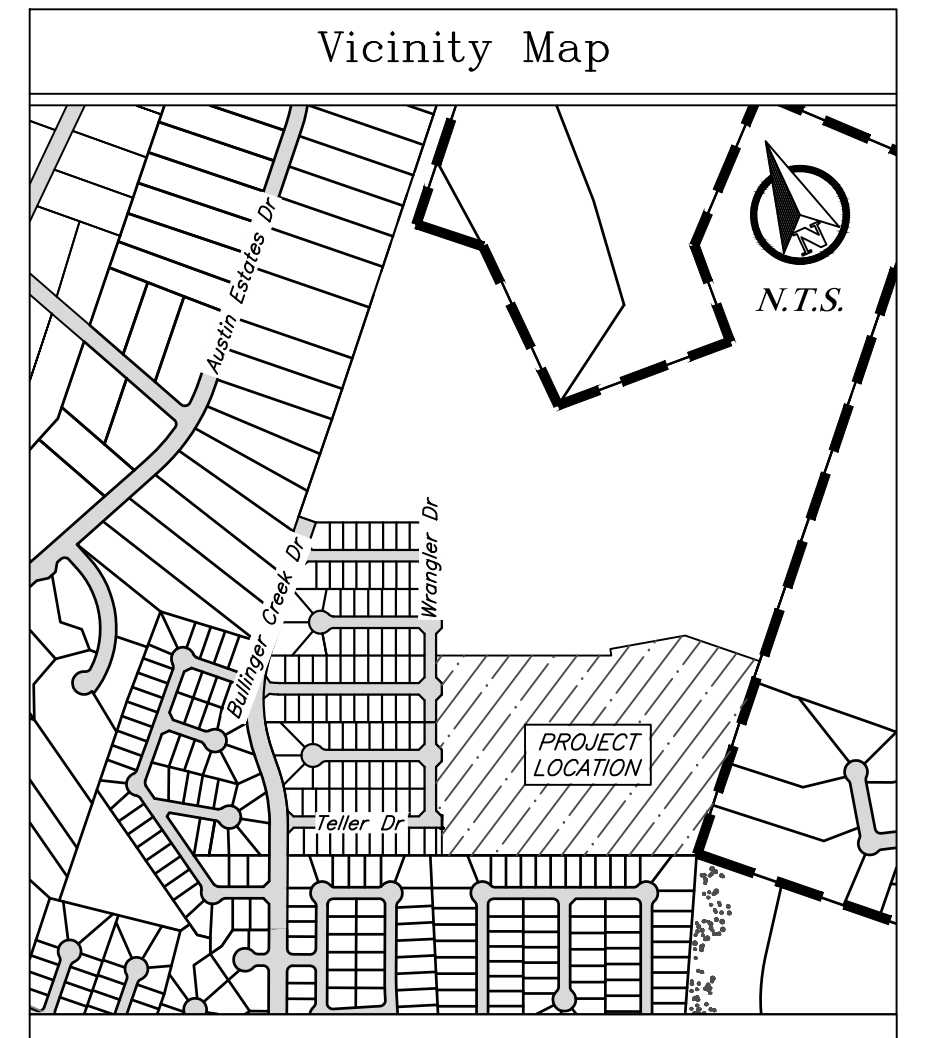
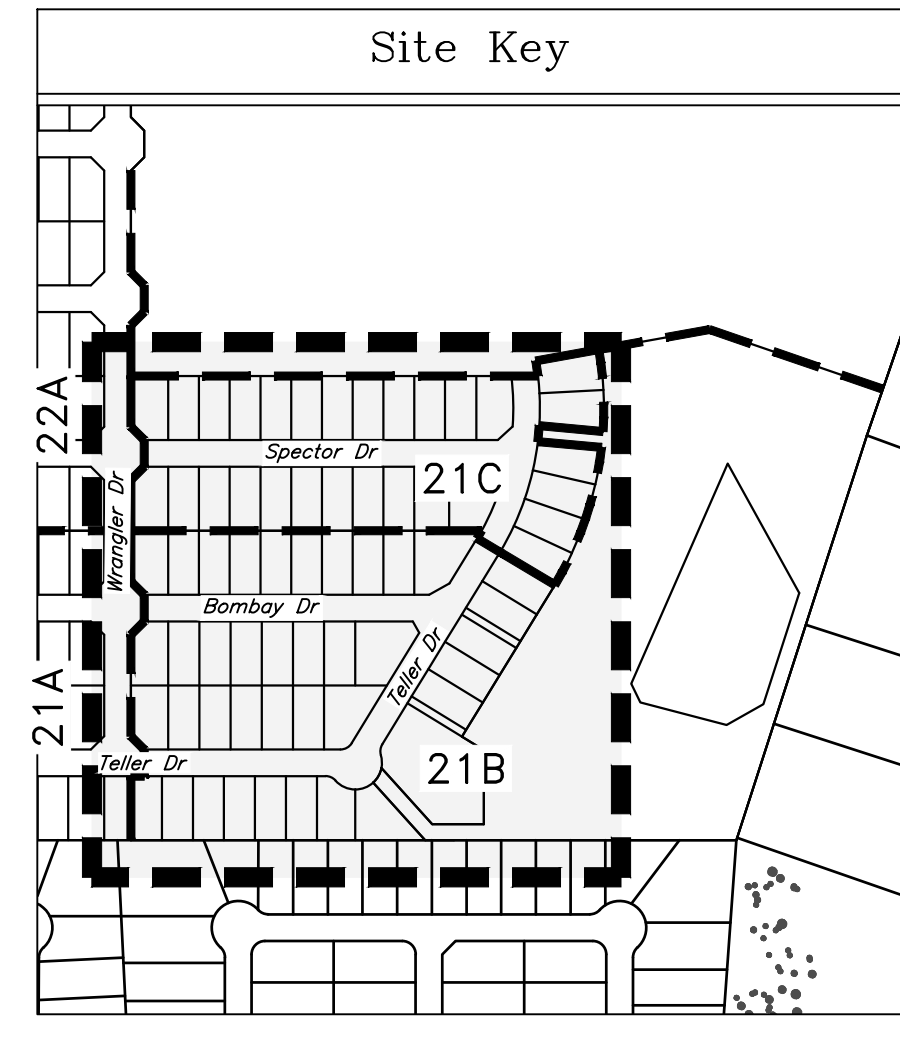


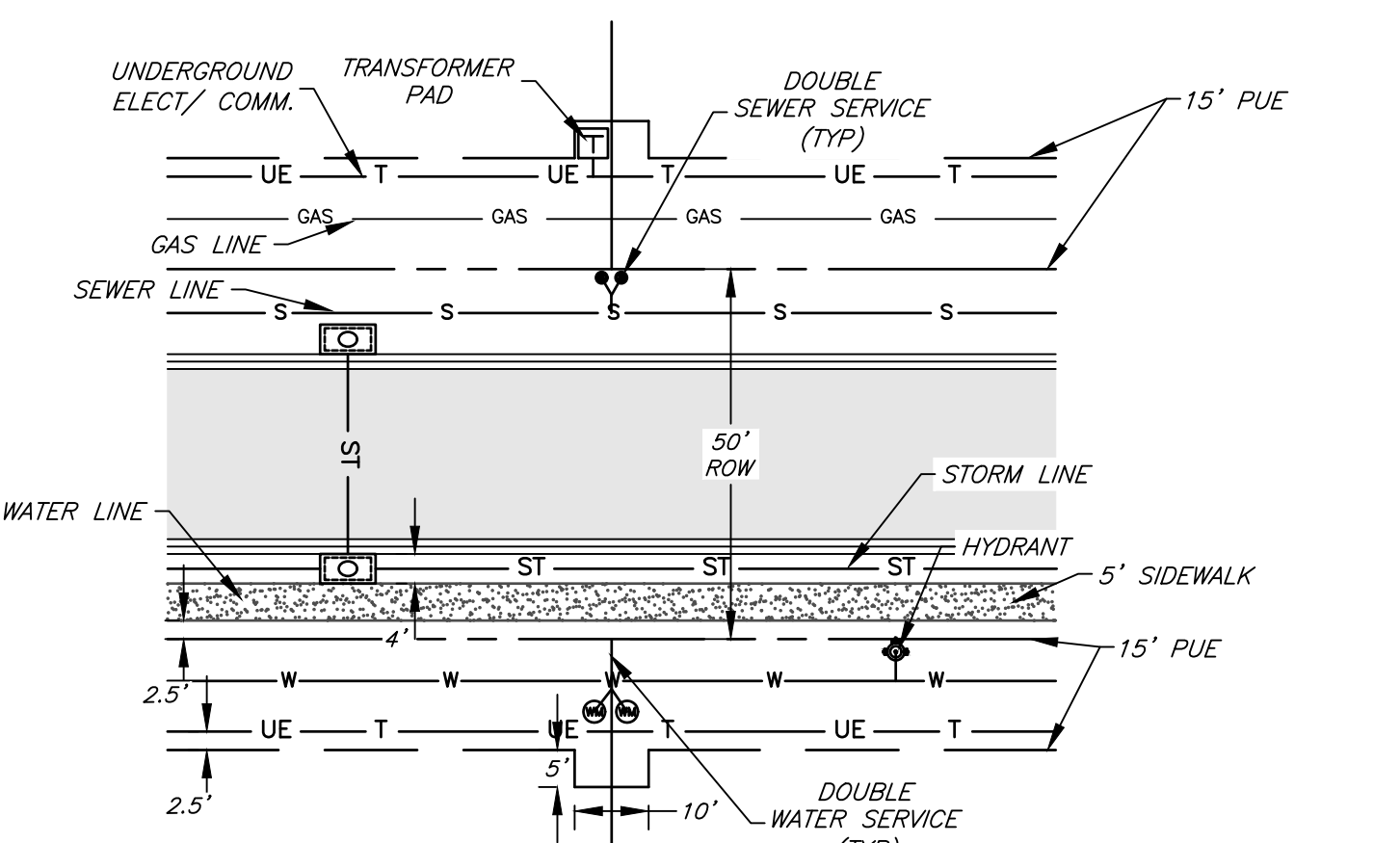
LINE TABLE

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
L13	96.84'	S 67° 05' 47" E

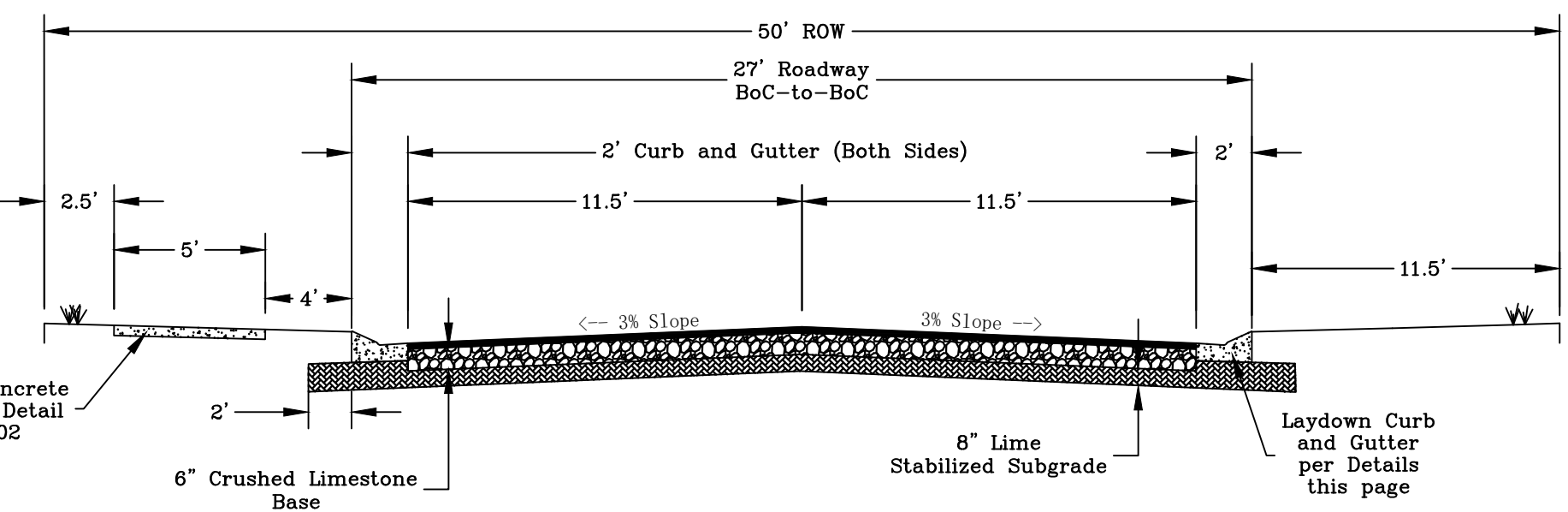


CURVE TABLE

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'



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.

- 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:3554986.82) 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 DFRM for Brazos County, Texas and Incorporated areas, Map No. 480410205F, 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.
 - Per PD Ordinance no. 2450, the public parkland depicted is part of the dedication required by Phases 20, 21A, & 22A.
 - 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 1-6, Block 2 Lots 1-7, Block 3 Lots 1-15, Block 4 Lots 12-21, Parkland Dedication, Common Area, & ROW

Phase 21C
Block 2 Lots 8-11, Block 4 Lots 1-11, Block 5 Lots 1-12, Block 6 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
June 2023

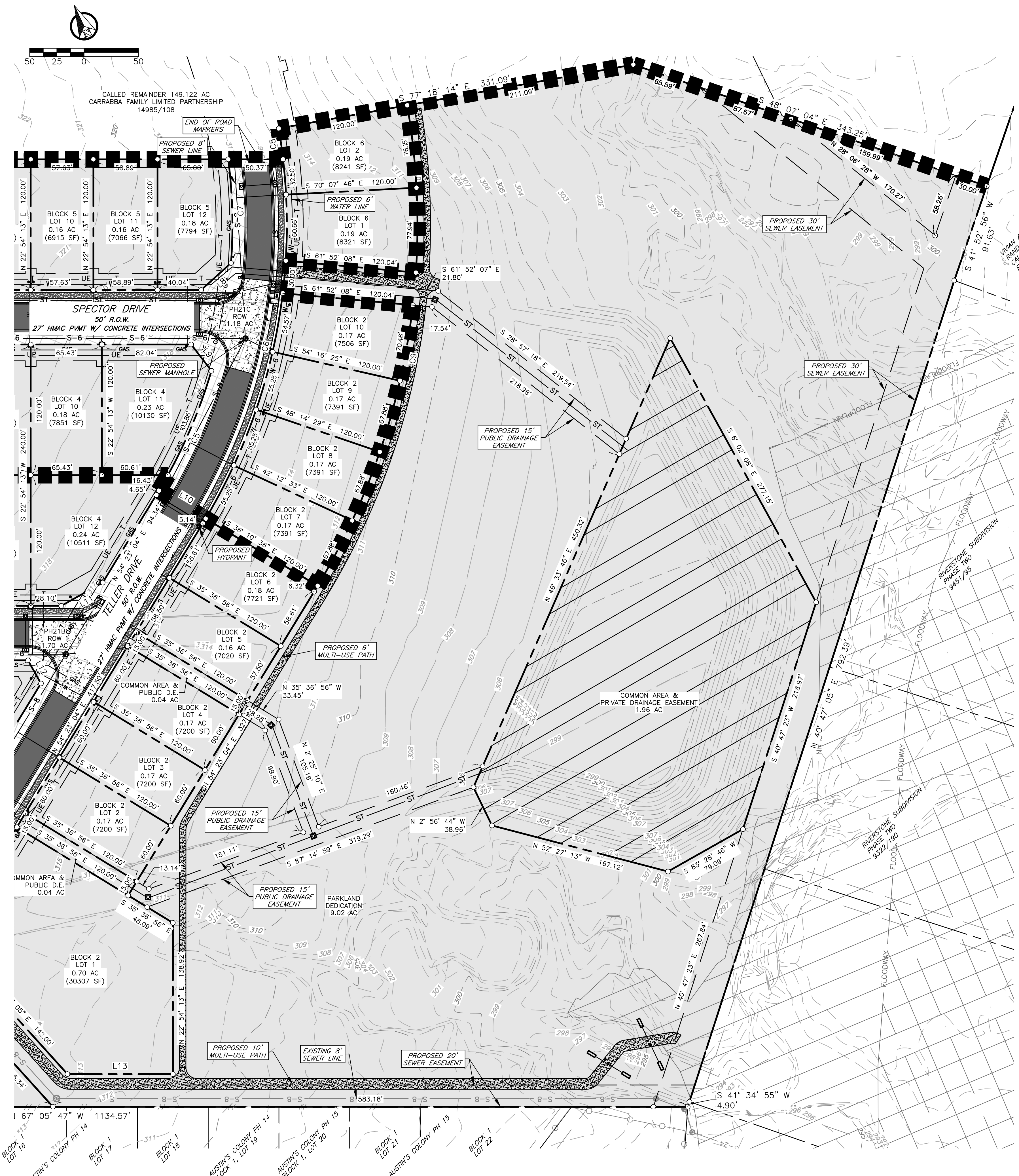
Owner:
Carrabba Family Ltd. Partnership
PO Box 663
Bryan, TX 77806

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
979-734-0567
TBPE E-9951

14 Engineering
 6/21/2023 Plat - AC PH 21A, 21B, 21C
 14B Project # 21-1044 - AC PH 21B, 21C

14 Engineering
 6/21/2023 Plat - AC PH 21B
 14B Project # 21-091 - AC PH 21B Plat

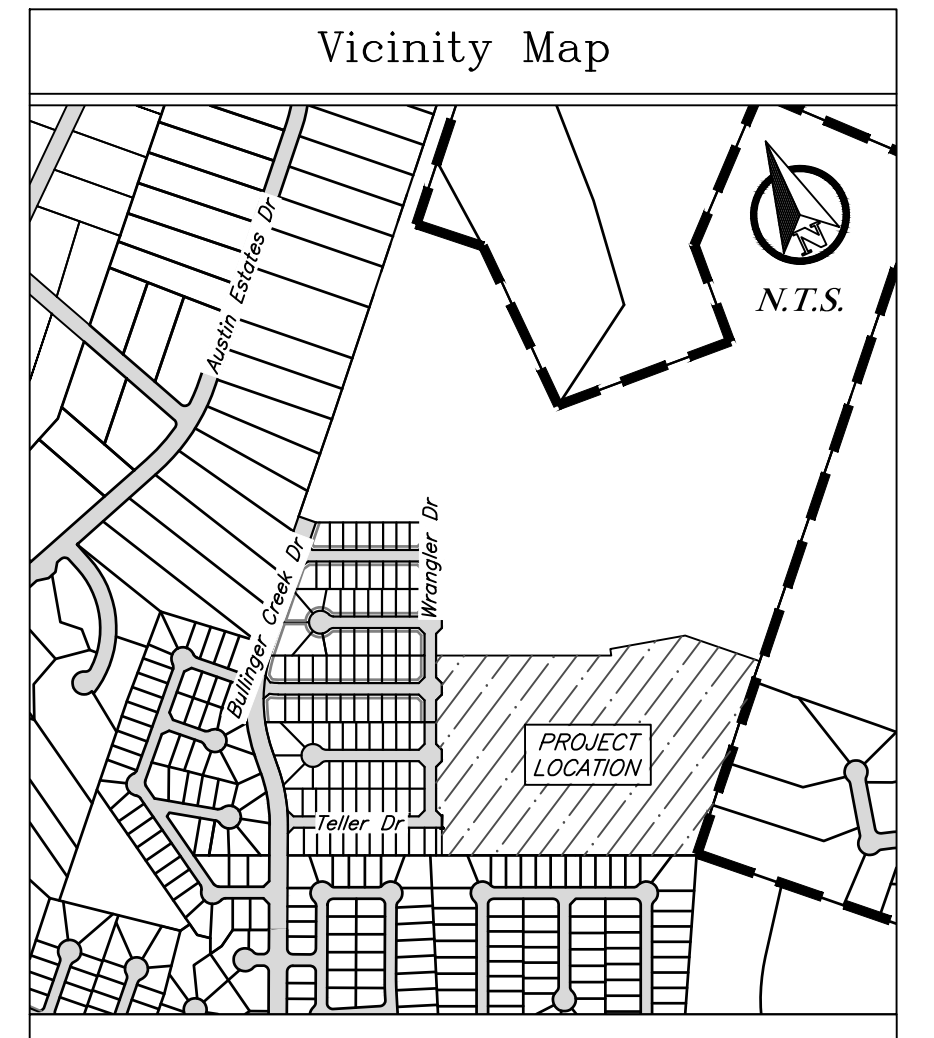
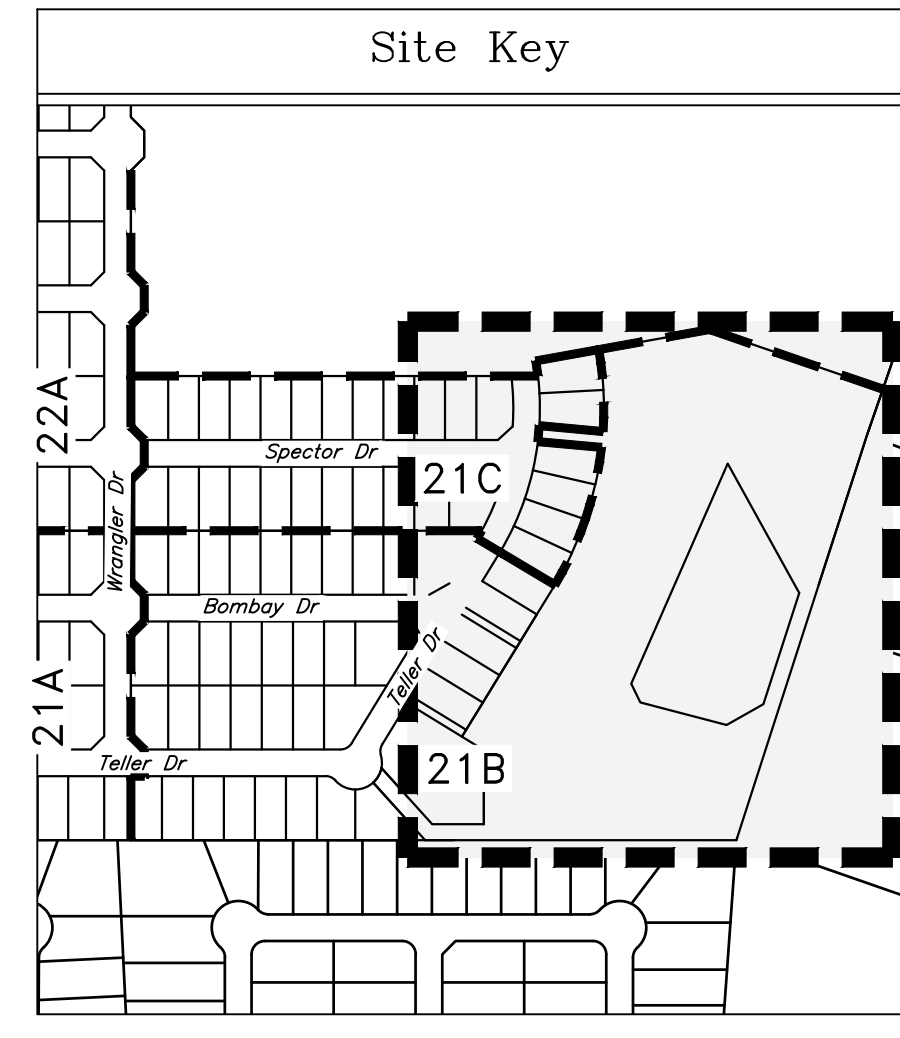


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Preliminary Plan
 2 of 2

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