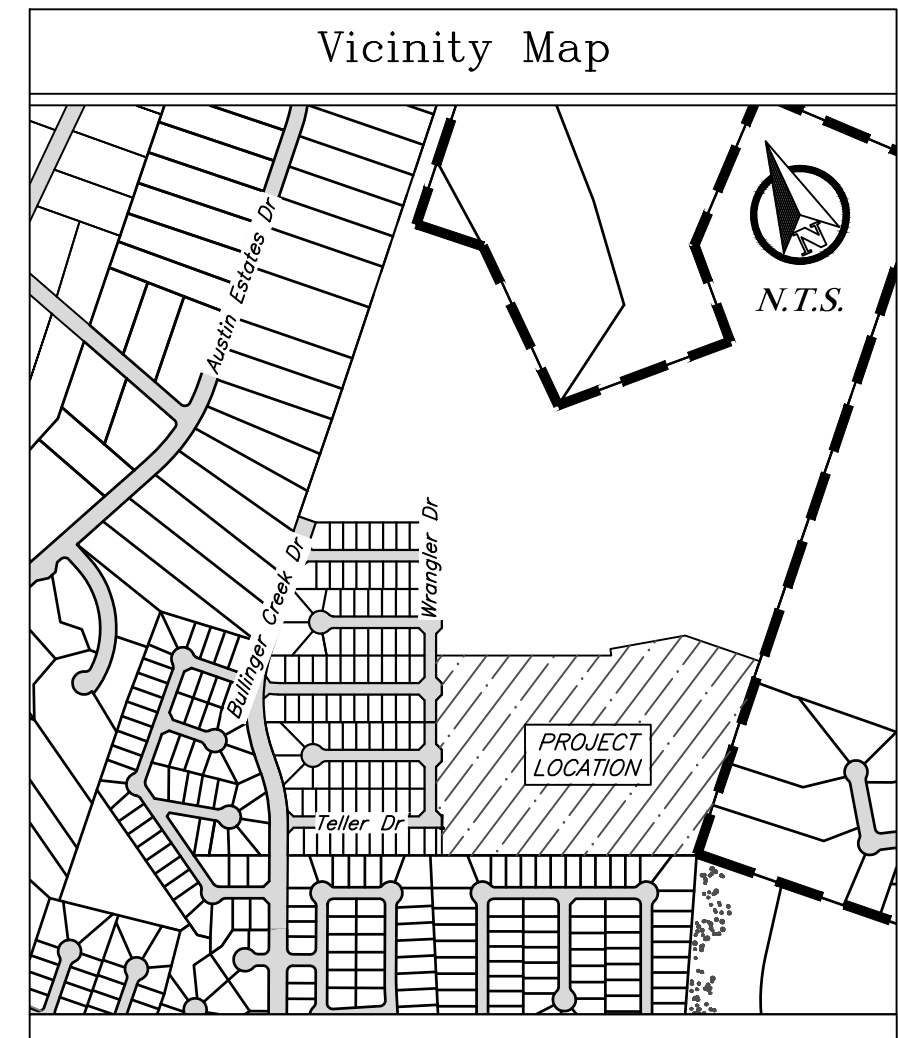
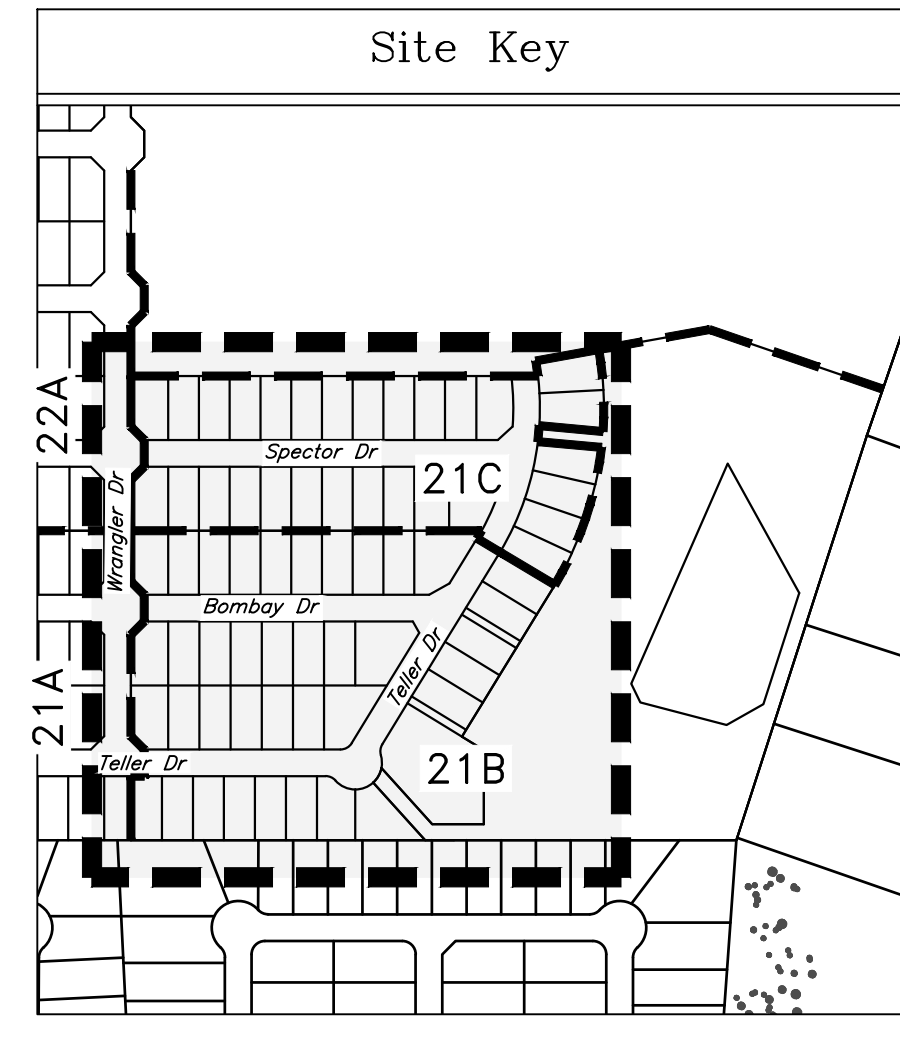


LINE TABLE

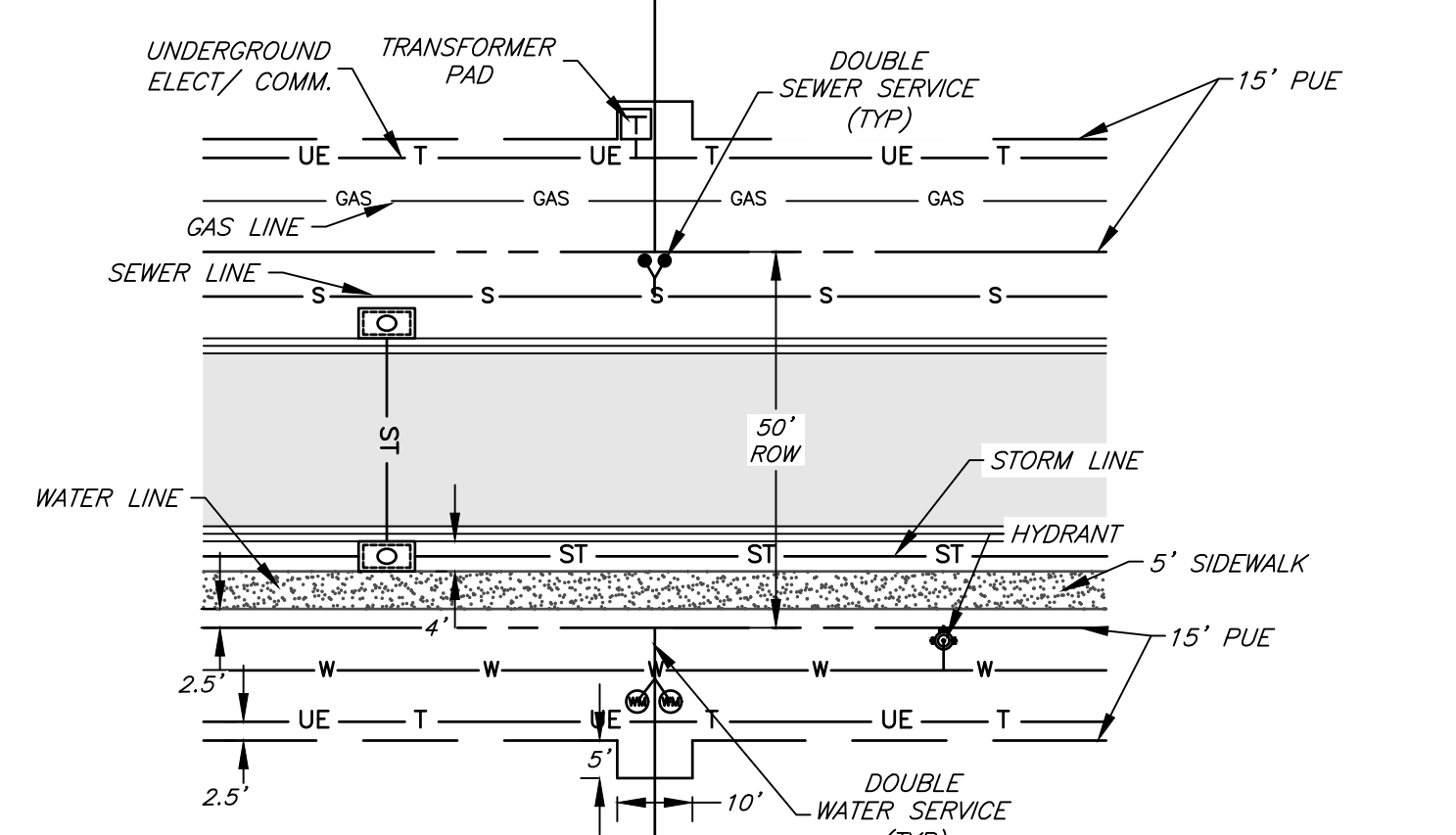
LINE #	LENGTH	DIRECTION
L1	35.36'	N 22° 05' 47" W
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L3	50.00'	N 22° 54' 13" E
L4	35.36'	N 22° 05' 47" W
L5	35.36'	N 67° 54' 13" E
L6	50.00'	N 22° 54' 13" E
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L12	24.44'	S 6° 21' 21" E
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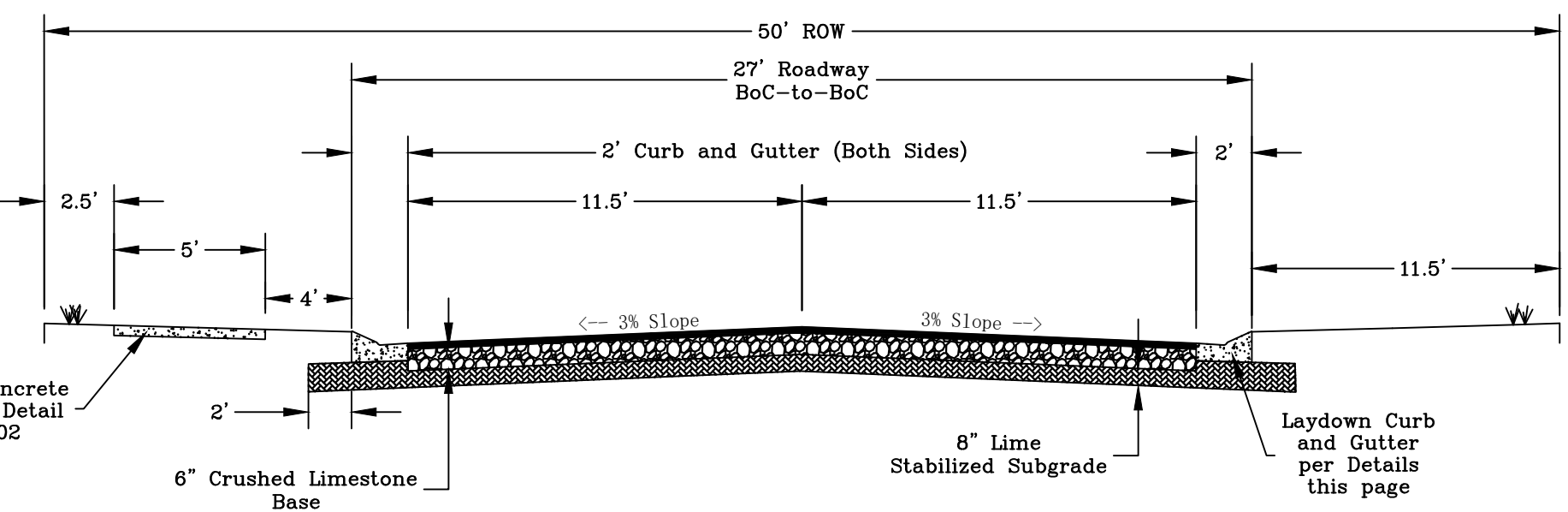
CURVE TABLE

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: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.
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  - 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 1-8, Block 2 Lots 1-6, Block 3 Lots 1-15,  
Block 4 Lots 12-21, Parkland Dedication, Common Area,  
& ROW

**Phase 21C**  
Block 2 Lots 7-10, 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

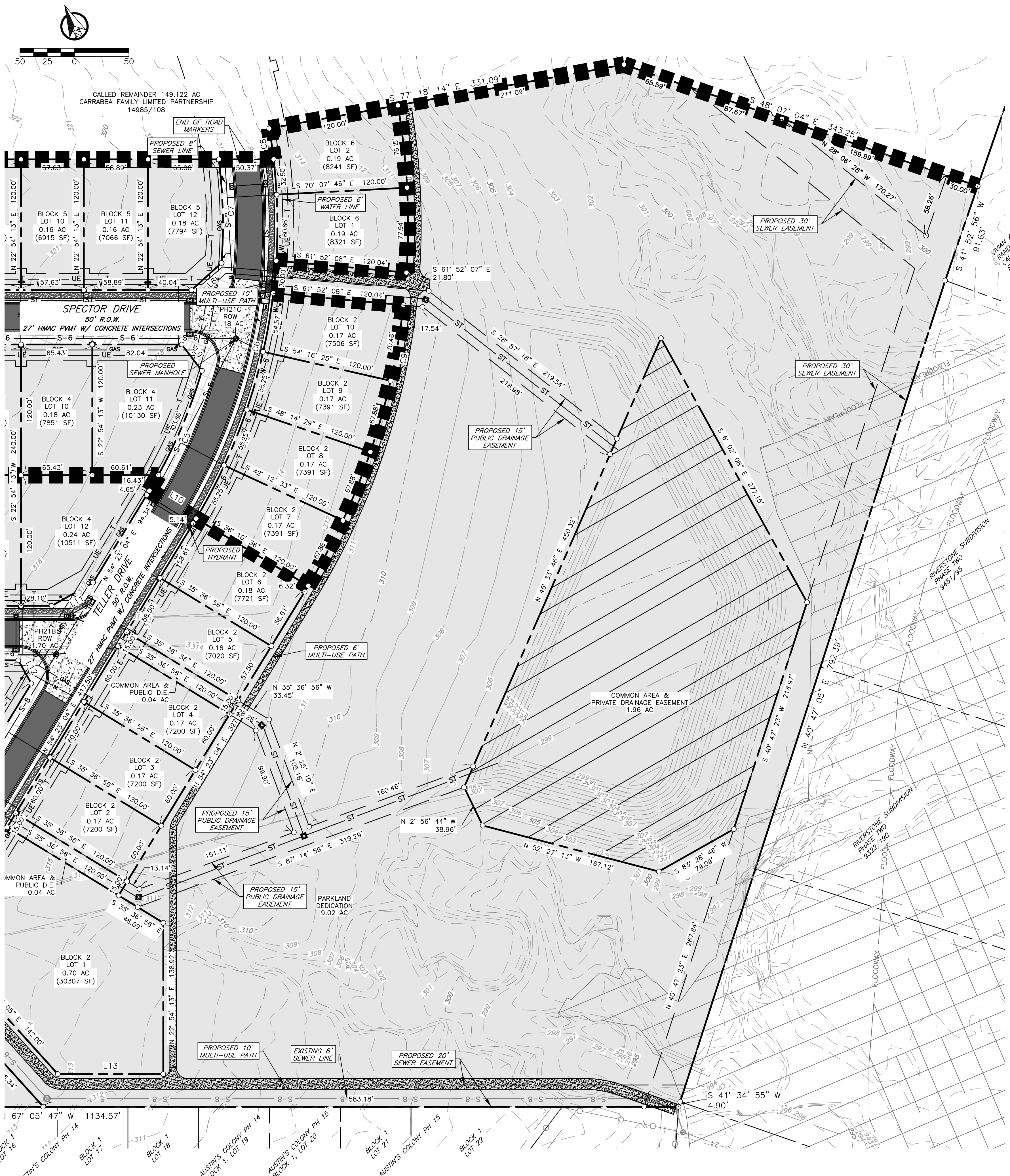
Surveyor:  
Kerr Surveying, LLC  
409 N. Texas Ave.  
Bryan, TX 77803  
979-268-3195  
TBPELS Firm No.  
10018500  
Job No. 21-1044

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

14 Engineering  
 6/27/2023  
 Plat - AC PH 21A  
 14B Project # 21-091 - AC PH 21B Plat

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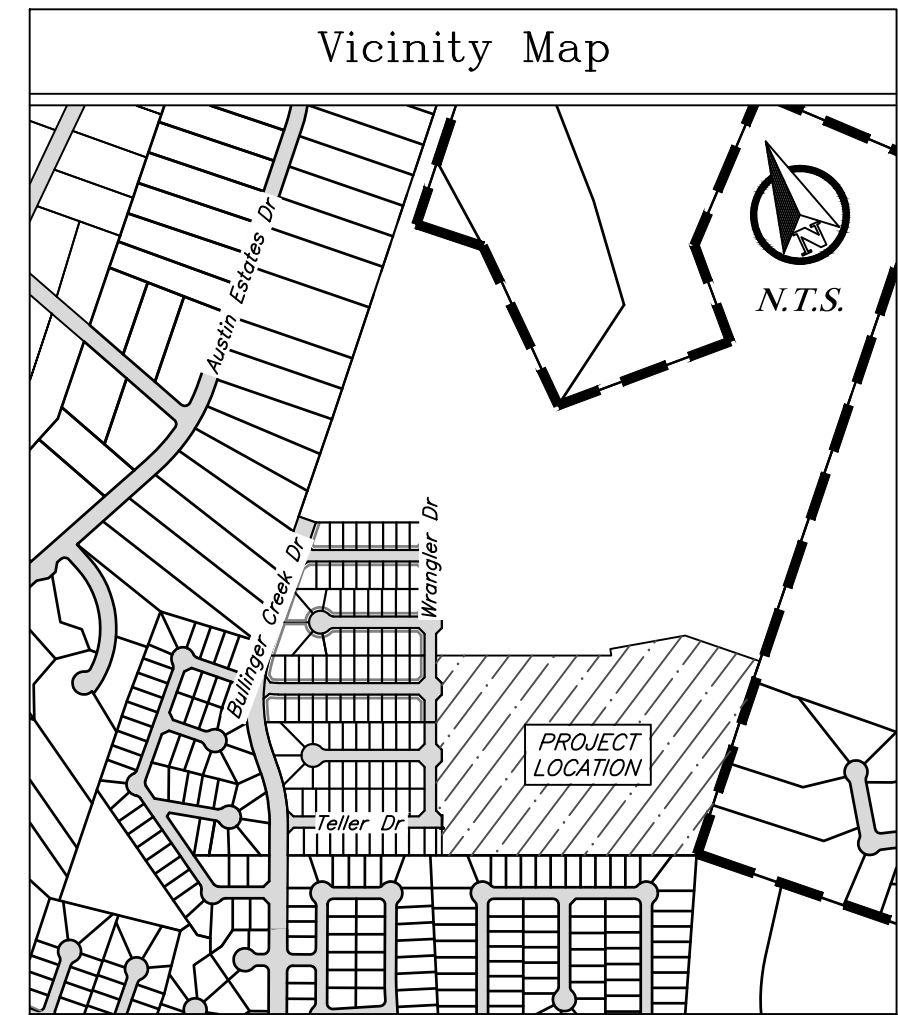
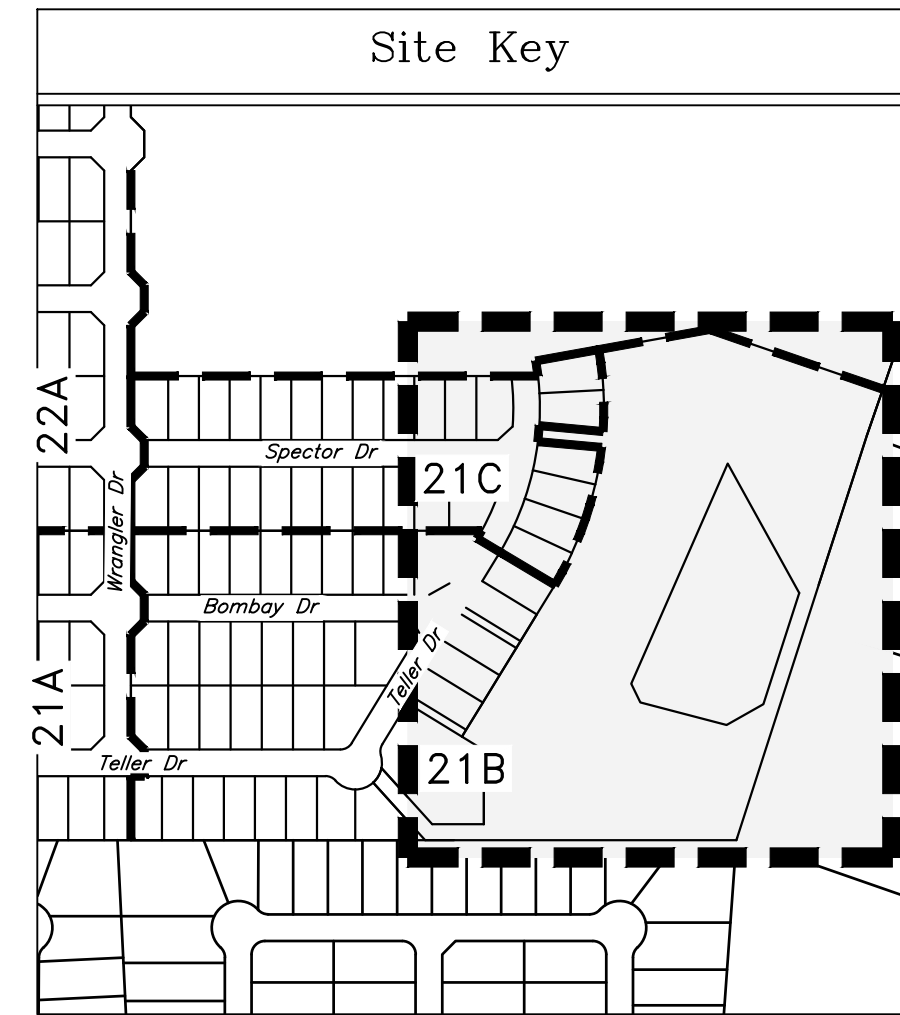


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**Preliminary Plan**  
2 of 2

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