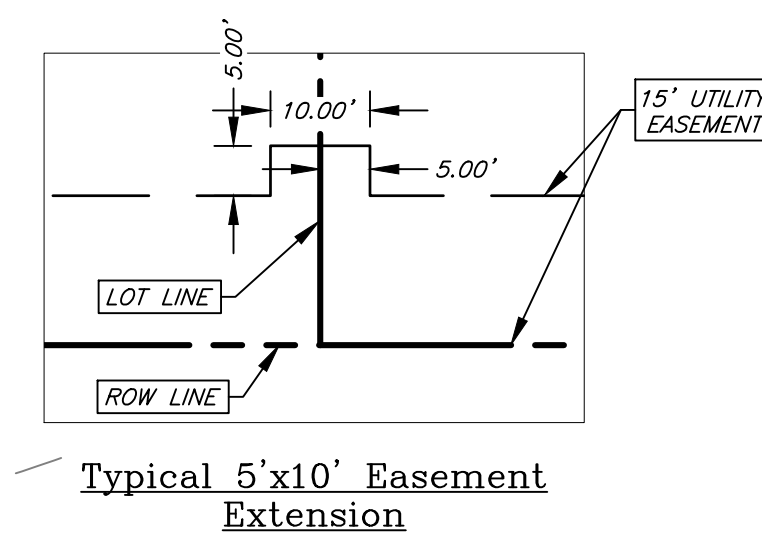
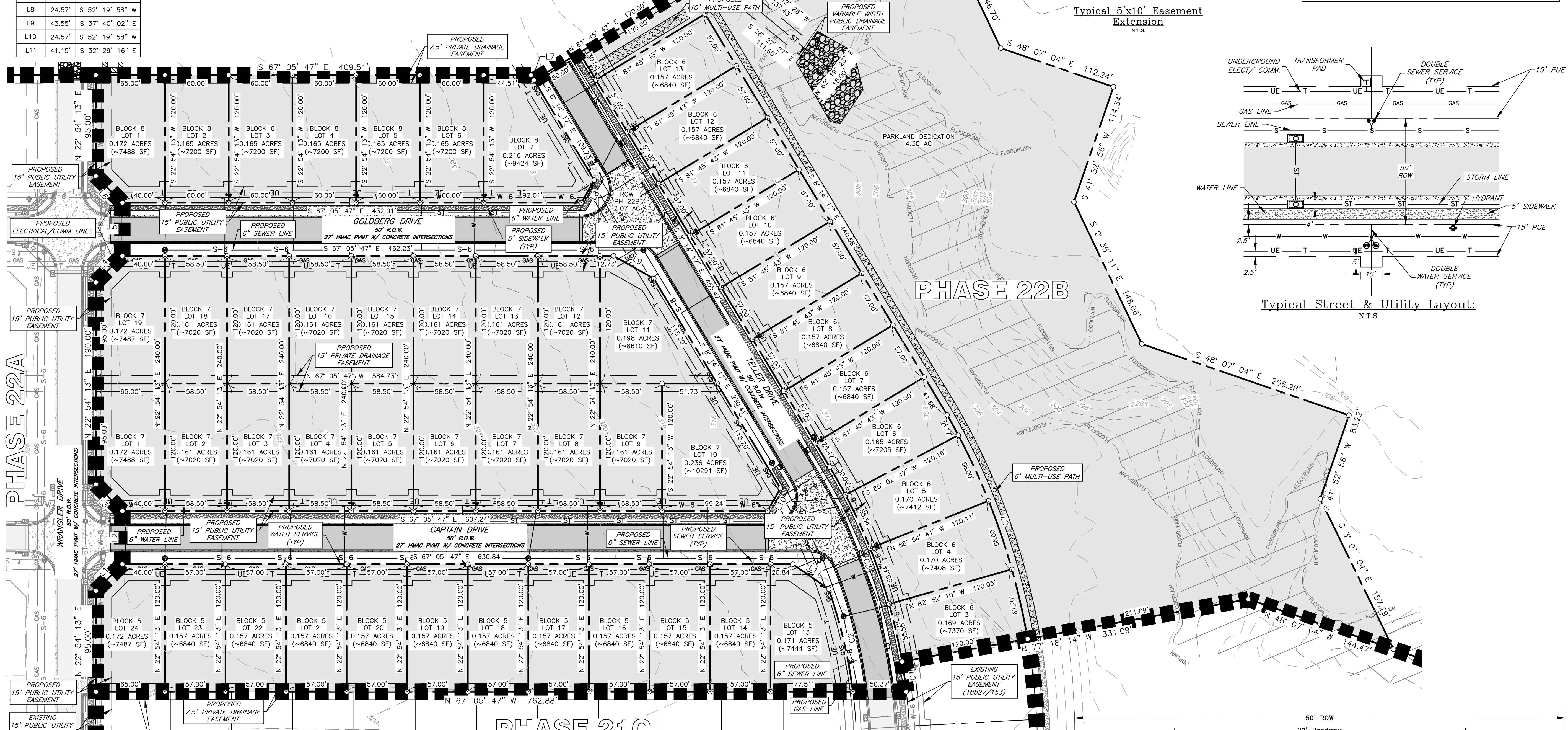


LINE #	LENGTH	DIRECTION
L1	35.36'	N 67° 54' 13" E
L2	50.00'	N 22° 54' 13" E
L3	35.36'	N 22° 05' 47" W
L4	35.36'	N 67° 54' 13" E
L5	50.00'	N 22° 54' 13" E
L6	35.36'	N 22° 05' 47" W
L7	5.47'	S 8° 14' 17" E
L8	24.57'	S 52° 19' 58" W
L9	43.55'	S 37° 40' 02" E
L10	24.57'	S 52° 19' 58" W
L11	41.15'	S 32° 29' 16" E

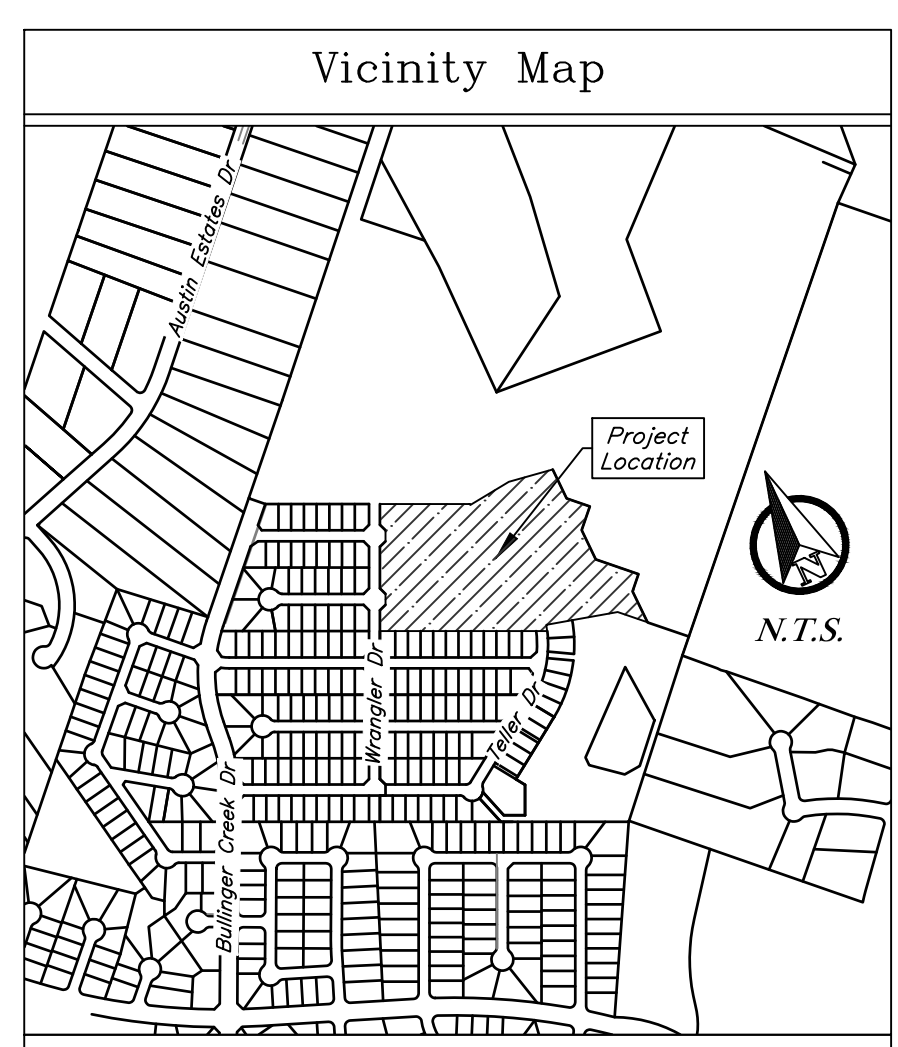
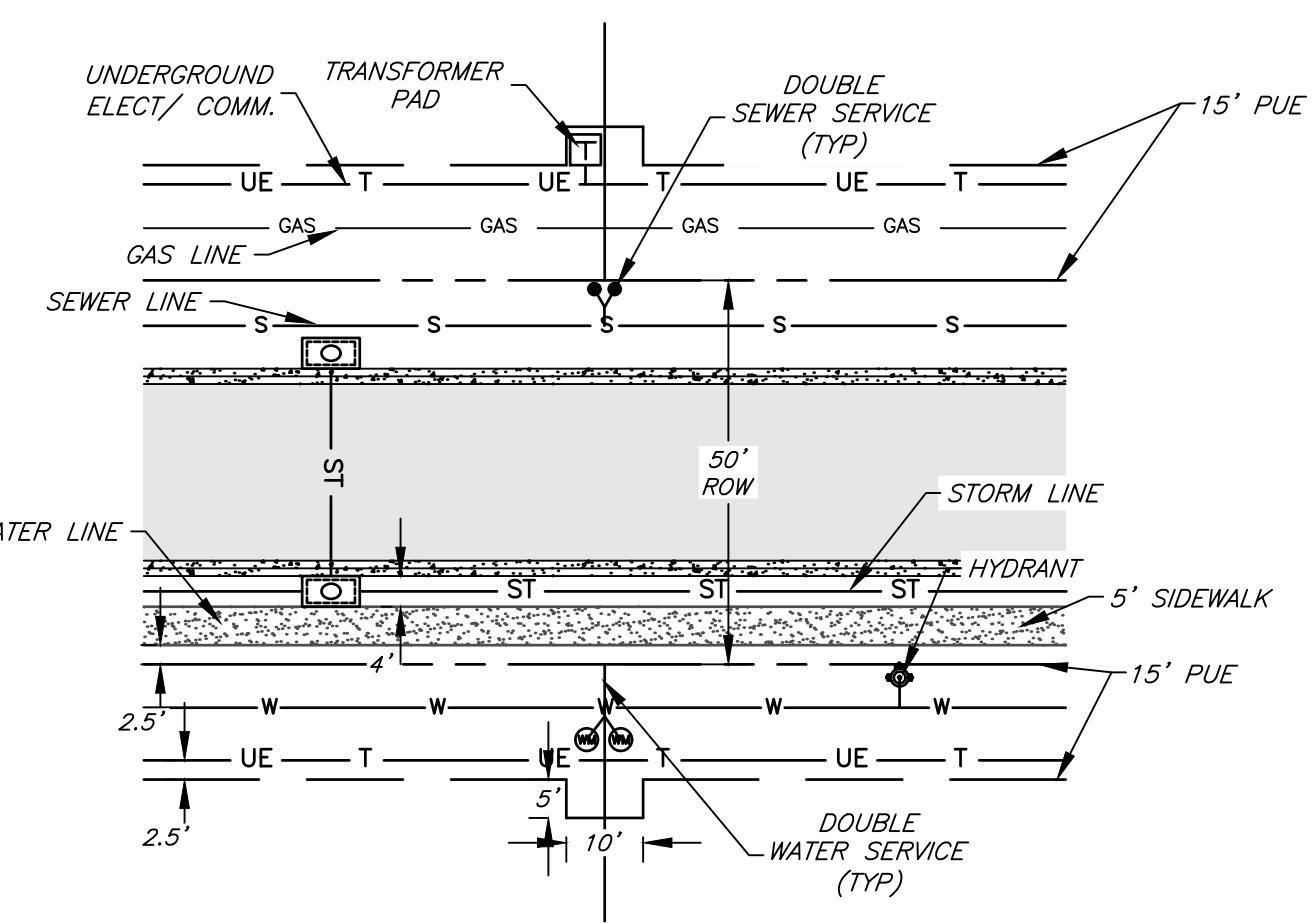
CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	28.65'	525.00'	3° 07' 38"	S 14° 45' 32" W	28.65'	14.33'
C2	99.46'	475.00'	11° 59' 50"	S 9° 37' 40" W	99.28'	49.91'
C3	196.39'	525.00'	21° 26' 00"	S 2° 28' 43" W	195.25'	99.36'

## PHASE 23A

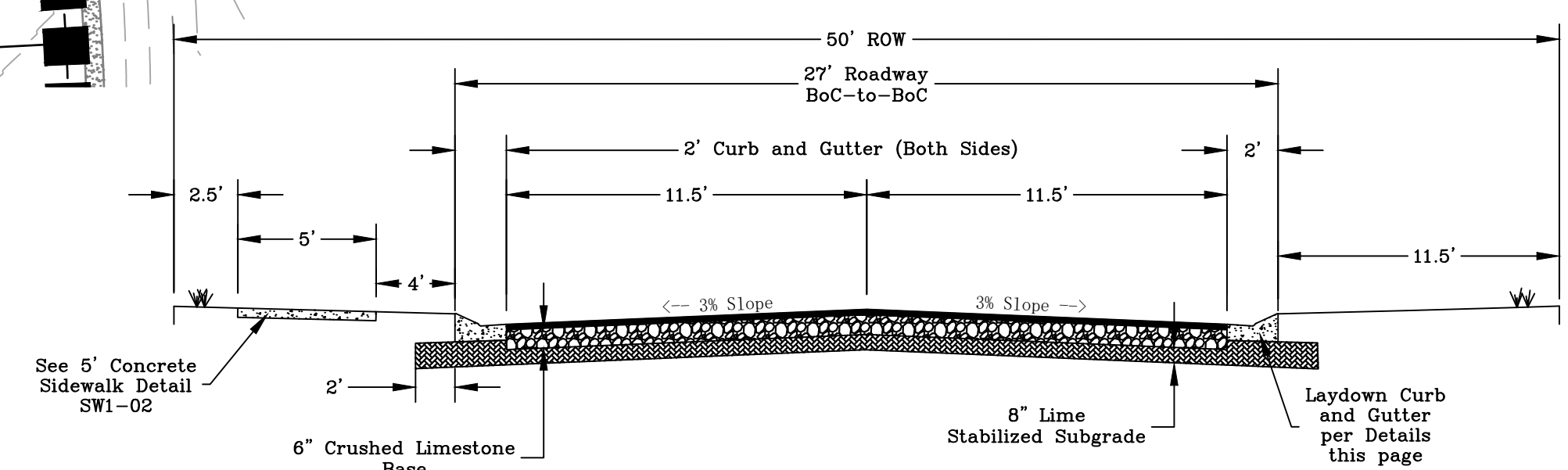
(FUTURE PHASE)



- ANNOTATIONS:**
- ROW- Right-of-Way
  - HMAC- Hot mix Asphaltic concrete
  - DRBCT- Deed Records of Brazos County, Texas
  - ORBCT- Official Records of Brazos County, Texas
  - OPBCT- 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



- 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 DFIRM 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 was accepted by the Park and Recreation Advisory Board August 20, 2019.
  - Where electric facilities are installed, BTU has the right to install, operate, relocate, reconstruct, 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.



- 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**

**Austin's Colony Subdivision  
Phase 22B**

Block 5 Lots 13-24, Block 6 Lots 3-13, Block 7 Lots 1-19,  
Block 8 Lots 1-7, ROW, & Parkland - 49 Lots  
Being a total of 14.47 Acres out of John Austin League A-2  
Bryan, Brazos County, Texas

September 2024

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 F-9951

11/6/2024 Plot - AC Ph. 22B 23A.dwg 14E Project # 22-307 - AC Ph. 22B 23A Plots