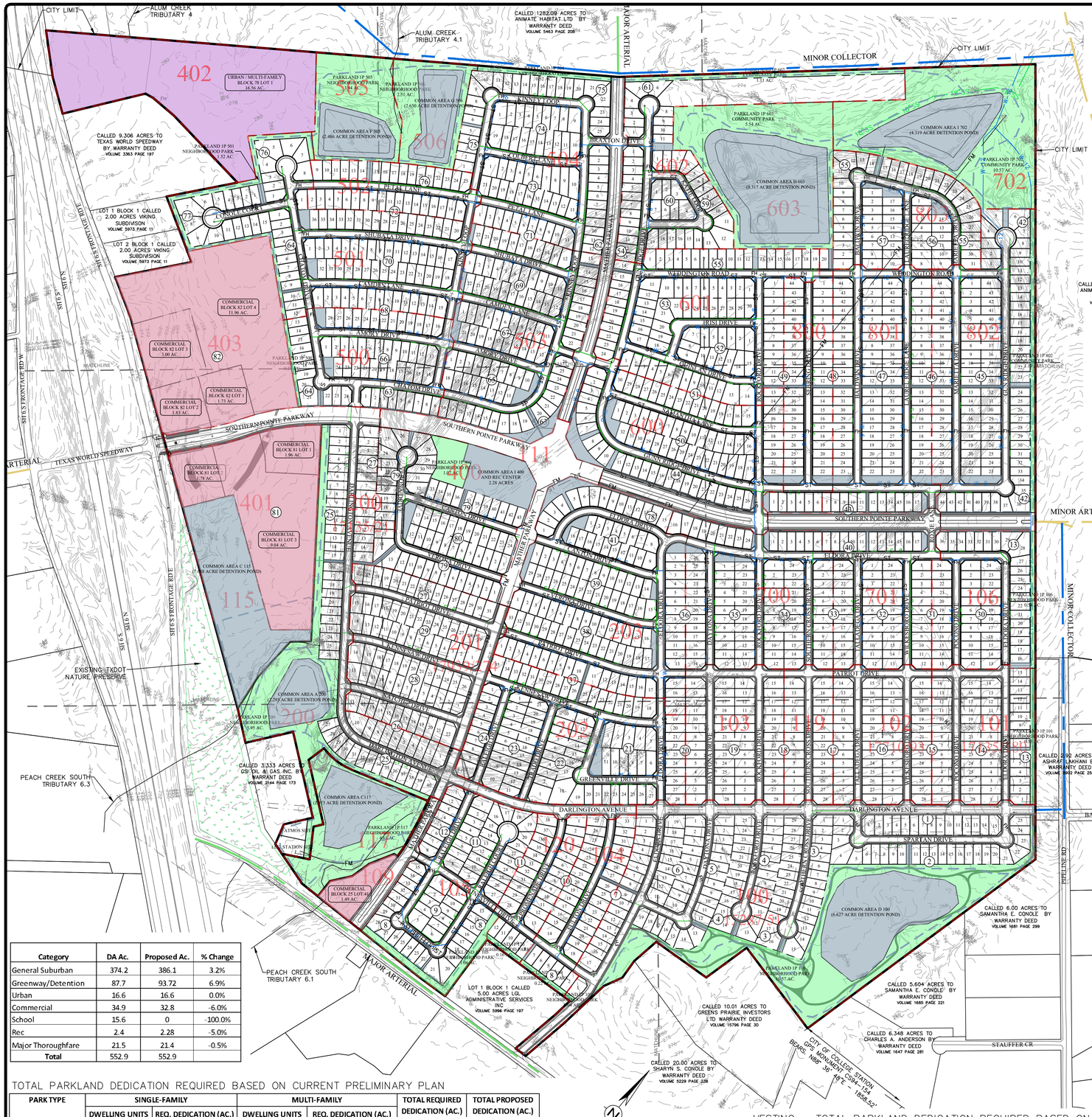
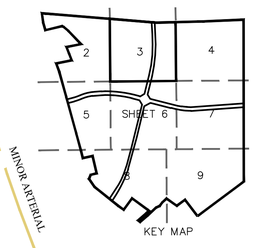


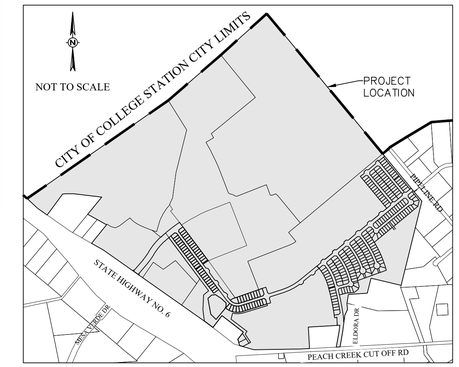
LEGEND



KEY MAP

- PROPERTY BOUNDARY
- RIGHT OF WAY
- EXISTING CONTOUR
- LOT LINE
- PROPOSED CURB AND GUTTER
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- FLOW ARROWS
- ST — STORM PIPE
- JUNCTION BOX
- STORM INLETS
- PROPOSED WATERLINE, SIZE NOTED
- W — EXISTING WATERLINE, SIZE NOTED
- FH — FIRE HYDRANT
- PROPOSED SANITARY SEWER LINE, SIZE NOTED
- EXISTING SANITARY SEWER LINE, SIZE NOTED
- PROPOSED SANITARY MANHOLE
- EXISTING SANITARY MANHOLE
- COMMON AREA
- COMMERCIAL LOT
- PARKLAND
- URBAN/MULTI-FAMILY LOT
- SECTION LINE
- TRAIL SYSTEM
- MINOR ARTERIAL
- MAJOR ARTERIAL
- MINOR COLLECTOR

VICINITY MAP



NOTES:

1. ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS, MAP NUMBER 48041C0350E HAVING A DATE OF 05/16/2012, THIS TRACT IS NOT LOCATED IN A 100-YEAR FLOOD HAZARD AREA.
2. BASIS OF BEARING: NORTH ORIENTATION IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
3. EXISTING GROUND CONTOURS ARE BASED ON CITY OF COLLEGE STATION LIDAR 2012.
4. EXISTING USE OF THIS TRACT IS FOR TEXAS WORLD SPEEDWAY AND ITS FACILITIES.
5. VESTING – PROPOSED USES ARE COMMERCIAL, INSTITUTIONAL, MULTI-FAMILY, SINGLE-FAMILY, AND OPEN SPACE IN COMPLIANCE WITH THE SIGNED DEVELOPMENT AGREEMENT BETWEEN THE CITY OF COLLEGE STATION AND MCALISTER OPPORTUNITY FUND 2012, L.P. DATED MARCH 12, 2015 (AMENDED NOVEMBER 10, 2016).
6. VESTING – THE DEVELOPMENT PLAN AGREEMENT BETWEEN THE CITY AND THE DEVELOPER HAS ESTABLISHED AN EFFECTIVE DATE OF MARCH 12, 2015. BASED ON ARTICLE II OF THE DEVELOPMENT AGREEMENT (DA), THE PROPOSED DEVELOPMENT WILL COMPLY WITH THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF COLLEGE STATION AS OF THE "EFFECTIVE" DATE OF THE DA. THEREFORE, THE EFFECTIVE UDO IS THE FEBRUARY 10, 2015, SUPPLEMENT 4 (EFFECTIVE UDO).
7. VESTING – SETBACK AND BUILDING SEPARATION STANDARDS FOR THE FOLLOWING ZONING DISTRICTS ARE ESTABLISHED PER SECTION 12-5.4 OF THE EFFECTIVE UDO. THE APPLICABLE ZONING DISTRICTS PER THE DEVELOPMENT AGREEMENT ARE AS FOLLOWS:
   a. COMMERCIAL (GENERAL COMMERCIAL – GC)
   b. URBAN (MULTI FAMILY – MF)
8. VESTING – SETBACK AND BUILDING SEPARATION FOR GENERAL SUBURBAN IS BASED ON THE DEVELOPMENT AGREEMENT, ARE NOTED BELOW:
   a. FRONT SETBACK = 20 FEET
   b. REAR SETBACK = 20 FEET
   c. SIDE SETBACK = 5 FEET; THE SIDE SETBACK SHALL BE A MINIMUM OF 15 FEET WHEN THE SIDE LOT LINE IS USED FOR THE PURPOSE OF EXTENDING PUBLIC UTILITIES WITHIN AN EASEMENT.
   d. SIDE STREET SETBACK = 15 FEET
9. VESTING – PER THE EXECUTED STRATEGIC PARTNERSHIP AGREEMENT (SPA) BETWEEN THE CITY OF COLLEGE STATION AND BRAZOS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1, EXECUTED AUGUST 21, 2015 AND AMENDED NOVEMBER 10, 2016, WATER AND WASTE WATER SERVICE ARE TO BE PROVIDED BY CITY OF COLLEGE STATION.
10. VESTING – PER THE EXECUTED STRATEGIC PARTNERSHIP AGREEMENT (SPA) BETWEEN THE CITY OF COLLEGE STATION AND BRAZOS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1, EXECUTED AUGUST 21, 2015 AND AMENDED NOVEMBER 10, 2016, THE CITY OF COLLEGE STATION WILL, UPON ACCEPTANCE, OWN AND OPERATE ALL PUBLIC WATER AND PUBLIC SANITARY SEWER FACILITIES IN BRAZOS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1.
11. VESTING – WATER, SEWER, DRAINAGE AND STREETS WILL BE DESIGNED AND CONSTRUCTED TO THE 2012 EDITION OF THE B/CS UNIFIED DEVELOPMENT GUIDELINES, STANDARDS, AND SPECIFICATIONS, EXCEPT WHERE VESTING DOESN'T APPLY PER STATE STATUE.
12. VESTING – PER THE EXECUTED DEVELOPEMENT AGREEMENT (DA) BETWEEN THE CITY OF COLLEGE STATION AND MCALISTER OPPORTUNITY FUND 2012, LP, EFFECTIVE MARCH 12, 2015, AS AMENDED, STREETS WILL BE CONSTRUCTED BASED ON THE THOROUGHFARE ROAD STANDARDS AS OF THE DATE OF THE AGREEMENT AND THE PROPOSED STREET SECTIONS ON THE PRELIMINARY PLAN ARE SHOWN ACCORDINGLY.
13. STORM WATER RUNOFF WILL BE CAPTURED AND CONVEYED BY A STORM SEWER SYSTEM AND DISCHARGED INTO PROPOSED DRAINAGE SYSTEMS, DETENTION FACILITIES WILL BE CONSTRUCTED TO CONTROL THE PEAK RUNOFF DISCHARGE TO PRE-DEVELOPMENT FLOW RATES PER THE REQUIREMENTS OF THE 2012 EDITION OF THE B/CS UNIFIED DEVELOPMENT GUIDELINES, STANDARDS, AND SPECIFICATIONS.
14. STORM SEWER SYSTEM, INCLUDING DRAINAGE CHANNELS, UNDERGROUND STORMWATER CONVEYANCE SYSTEMS, AND DETENTION PONDS WILL BE MAINTAINED BY BRAZOS COUNTY MUD NO. 1. UPON ANNEXATION, THE MAINTENANCE OF THE DETENTION PONDS WILL BE THE RESPONSIBILITY OF THE HOA UNLESS THE CITY REQUESTS A CONTINUATION OF THE MUD TAXING AUTHORITY FOR THE PURPOSE OF DETENTION POND MAINTENANCE AS SET FORTH IN THE DA.
15. THE OPERATION AND MAINTENANCE OF THE LOCAL STREETS WILL BE BASED ON AN EXECUTED INTER-LOCAL AGREEMENT BETWEEN BRAZOS COUNTY AND BRAZOS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1.
16. THE OPERATION AND MAINTENANCE OF THE MAJOR STREETS WILL BE BASED ON AN EXECUTED INTER-LOCAL AGREEMENT BETWEEN BRAZOS COUNTY AND BRAZOS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1.
17. SIDEWALK MAINTENANCE IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
18. COMMON AREAS AND PARKLAND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. UPON ANNEXATION, THE PARKLAND OWNERSHIP AND MAINTENANCE WILL BE TRANSFERRED TO THE CITY. THE REMAINING COMMON AREAS WILL CONTINUE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
19. ALL UTILITY ALIGNMENTS FOR WATER, SANITARY SEWER, AND STORM SEWER ARE SHOWN FOR REFERENCE ONLY AND SUBJECT TO CHANGE. A MASTER HYDRAULIC ANALYSIS FOR EACH SYSTEM WILL BE PROVIDED AT THE FINAL PLATTING STAGE OF EACH SECTION THAT WILL DETERMINE LINE SIZE.
20. ELECTRICAL SERVICE FOR THIS DEVELOPMENT IS PROVIDED BY ENTERGY.
21. COMMON AREAS RESERVED FOR HOMEOWNERS ASSOCIATION WITH A TRAIL SYSTEM WILL BE PLACED IN AN ACCESS EASEMENT IF NOT WHOLLY CONTAINED BY A PUBLIC ACCESS EASEMENT.
22. HOMEOWNERS ASSOCIATION EASEMENT ACTIVITIES AND/OR INFRASTRUCTURE WILL BE REFERENCED IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE SUBDIVISION.
23. DIMENSIONS SHOWN INTERIOR TO THE LOT, ALONG CURVES, ARE ARC LENGTHS.
24. SIDEWALKS SHOWN ARE BASED ON CITY OF COLLEGE STATION STREET SECTIONS FOR EACH ROAD CLASSIFICATION AS OF THE DATE OF THE DEVELOPMENT AGREEMENT.
25. STREETS TERMINATING AT A FUTURE SECTION SHALL BE CONSTRUCTED WITH A TEMPORARY CUL-DE-SAC IF THE STREET EXCEEDS 100' IN LENGTH OR EXTENDS PAST MORE THAN ONE LOT.
26. SOME UTILITY EXTENSIONS WILL BE NECESSARY THROUGH FUTURE SECTIONS IN ORDER TO SERVE EARLIER SECTIONS.
28. VESTING – THE PROPOSED DEVELOPMENT IS LOCATED IN THE CITY OF COLLEGE STATION ETJ. THIS DEVELOPMENT IS BEING REVIEWED AS AN "IN CITY" DEVELOPMENT PER LETTER AGREEMENT SUBMITTED BY DEVELOPER TO THE CITY.
29. TEMPORARY BARRIERS WILL BE INSTALLED ON SOUTHERN POINTE PARKWAY AND LOCATED ON THE EAST SIDE OF THE INTERSECTION OF SOUTHERN POINTE PARKWAY AND ROXIE LANE. THESE BARRIERS ARE TO BE REMOVED WITH THE OFFSITE EXTENSION OF SOUTHERN POINTE PARKWAY. END ROAD SIGNAGE AND BARRIERS IN ACCORDANCE WITH 2011 MUTCD WILL BE INSTALLED AND MAINTAINED BY DEVELOPER/HOA.
30. VESTING – SIDEWALK WIDTHS WITHIN ACCESS WAYS IS PER THE EFFECTIVE UDO.
31. THE DESIGN OF THE ROUNDABOUT AND LEFT TURN LANES IN MEDIANS WILL BE FINALIZED WITH THE FINAL PLAT.
32. VESTING – THE FIRE ACCESS EASEMENT ON LOT 5, BLOCK 76, SECTION 502 MUST BE ABANDONED PRIOR TO DEVELOPMENT OF LOT 5.
33. A PIP APPLICATION WILL BE REQUIRED FOR PROPOSED PRIVATE IMPROVEMENTS WITHIN A PUBLIC ROW
34. VESTING – THE PRELIMINARY PLAN, ORIGINALLY APPROVED ON 01-05-2017, WAS BASED ON THE DWELLING UNITS AS SHOWN IN THE TABLE; VESTING – TOTAL PARKLAND DEDICATION REQUIRED BASED ON JANUARY 5, 2017 PRELIMINARY PLAN. SUBSEQUENT REVISIONS TO THE PRELIMINARY PLAN MAY VARY IN DWELLING UNIT TOTALS. ANY PROPOSED CHANGES IN DWELLING UNIT QUANTITIES ARE TO BE CONSIDERED MINOR AMENDMENTS, AS LONG AS THE PROPOSED DWELLING UNITS DO NOT EXCEED THE 01-05-2017 APPROVED DWELLING UNIT TOTALS.

PHASING NOTES:

1. ALL RESIDENTIAL HUNDRED SERIES SECTIONS ARE TO BE PLATTED IN SEQUENTIAL ORDER. I.E. SECTION 100 IS TO BE PLATTED BEFORE SECTION 200. SECTION 200 IS TO BE PLATTED BEFORE SECTION 300.
2. ONCE A CERTAIN HUNDRED SERIES SECTION IS PLATTED, ALL SUBSEQUENT SECTIONS WITHIN THAT SAME HUNDRED SERIES CAN BE PLATTED ANY TIME AND IN ANY ORDER THERE AFTER. I.E. SECTION 101 DOES NOT NEED TO BE PLATTED BEFORE SECTION 200, SECTION 201 DOES NOT NEED TO BE PLATTED BEFORE SECTION 300, AND SECTION 104 CAN COME BEFORE SECTION 102.
3. SECTIONS 400, 401, 402, & 403 CAN BE PLATTED AT ANY TIME AND WILL REQUIRE THE CONSTRUCTION OF ANY NECESSARY INFRASTRUCTURE TO SERVE THESE TRACTS.
4. SECTION 109 MUST BE CONSTRUCTED PRIOR TO, OR WITH, CONSTRUCTION OF SECTION 105.
5. SECTION 400 CAN BE PLATTED AT ANY TIME AND WILL REQUIRE THE CONSTRUCTION OF ANY NECESSARY INFRASTRUCTURE TO SERVE THIS TRACT.

PRELIMINARY PLAN CHANGES:

1. PHASE LINE BETWEEN SECTION 115 AND 401 MOVED
2. LOTS LINES FOR COMMERCIAL BLOCK 25 LOTS 42, 42, & 44 CHANGED,
3. THREE COMMERCIAL LOTS WERE ADDED TO SECTION 403.
4. SECTION 105 BLOCK 8 LOT LINES CHANGED. LOT COUNT STAYED THE SAME. COMMON AREA A 105 WAS ADDED.
5. SECTION 104 BLOCK 7 & 10 LOT LINES CHANGED. LOT COUNT STAYED THE SAME.
6. SECTION 120 BLOCK 10 LOT LINES CHANGED. LOT COUNT STAYED THE SAME.
7. SECTION 106 BLOCK 13 LOT LINES CHANGED. LOT COUNT STAYED THE SAME. COMMON AREA B 106 WAS ADDED.
8. COMMON AREA 202 B WAS ADDED TO SECTION 202. TWO LOT LINES ON BLOCK 21 CHANGED.
9. ELDORA DRIVE SHAPE CHANGED. A ROAD NOW TEES INTO IT IN SECTION 203.
10. SECTION 203 BLOCKS 39, 41, AND 78 WERE CHANGED. LOT COUNTS STAYED THE SAME. COMMON AREAS 203 C AND D WERE ADDED.
11. SECTION 400 BLOCK 79 AND 80 LOT LINES CHANGED. LOT COUNT STAYED THE SAME. COMMON AREAS 400 D, E, F, G, AND H WERE ADDED. THE LOT LINE BETWEEN THE REC CENTER AND PARKLAND 1P 400 MOVED.
12. SECTION 111 BOUNDARY LINE CHANGED, CAUSING THE BOUNDARY LINE FOR SECTION 600 AND 504 TO CHANGE. COMMON AREAS 111 C AND D WERE ADDED.
13. COMMON AREA 700 B WAS ADDED TO SECTION 700.
14. BLOCKS 81 AND 82 WERE ADDED TO SECTIONS 401 AND 403.
15. COMMON AREAS 600 B, C, AND D WERE ADDED TO SECTION 600. BLOCK 50 LOT 33 WAS REMOVED.
16. COMMON AREAS 800 D, E, AND F WERE ADDED TO SECTION 800.
17. COMMON AREAS 801 E, F, AND G WERE ADDED TO SECTION 801.
16. COMMON AREAS 802 E, F, G AND H WERE ADDED TO SECTION 802.
17. COMMON AREA 106 B WAS ADDED TO SECTION 106.
18. COMMON AREAS 803 B AND C WERE ADDED TO SECTION 803.
19. COMMON AREAS 500 A AND B WERE ADDED TO SECTION 500. LOT LINES ON BLOCK 68 AND 66 MOVED. LOT COUNT STAYED THE SAME.
20. COMMON AREAS 501 C AND D WERE ADDED TO SECTION 501. LOT LINES ON BLOCK 70 AND 72 MOVED. LOT COUNT STAYED THE SAME.
21. COMMON AREAS 503 C, D, E, AND F WERE ADDED TO SECTION 503. ONE LOT WAS REMOVED ON BLOCK 65 IN SECTION 503.

GENERAL PLAN

SOUTHERN POINTE SUBDIVISION

552.9 ACRES
2,063 RESIDENTIAL LOTS
8 COMMERCIAL LOTS
1 REC CENTER LOT
1 ATMOS SITE
1 LIFT STATION SITE
1 URBAN/MULTI-FAMILY LOT

S D SMITH LEAGUE, A-21
COLLEGE STATION, BRAZOS, TEXAS

SECTION 104: 6.675 ACRES - 36 RESIDENTIAL LOTS (0.080 ACRES C.A.)
SECTION 105: 14.076 ACRES - 69 RESIDENTIAL LOTS (0.023 ACRES C.A.)
SECTION 106: 10.399 ACRES - 57 RESIDENTIAL LOTS (0.138 ACRES C.A.)
SECTION 109: 3.114 ACRES - 1 COMMERCIAL LOT (0.000 ACRES C.A.)
SECTION 111: 5.424 ACRES - 0 RESIDENTIAL LOTS (0.000 ACRES C.A.)
SECTION 115: 7.688 ACRES - 0 RESIDENTIAL LOTS (7.688 ACRES C.A.)
SECTION 117: 7.581 ACRES - 0 RESIDENTIAL LOTS (2.973 ACRES C.A.)
SECTION 120: 5.313 ACRES - 29 RESIDENTIAL LOTS (0.000 ACRES C.A.)
SECTION 202: 18.808 ACRES - 97 RESIDENTIAL LOTS (0.293 ACRES C.A.)
SECTION 203: 23.693 ACRES - 129 RESIDENTIAL LOTS (1.212 ACRES C.A.)
SECTION 400: 15.507 ACRES - 67 RESIDENTIAL LOTS (2.760 ACRES C.A.) & REC CENTER
SECTION 401: 12.788 ACRES - 3 COMMERCIAL LOTS (0.000 ACRES C.A.)
SECTION 402: 16.559 ACRES - 1 URBAN/MF LOT (0.000 ACRES C.A.)
SECTION 403: 18.515 ACRES - 4 COMMERCIAL LOT (0.000 ACRES C.A.)
SECTION 500: 11.293 ACRES - 58 RESIDENTIAL LOTS (0.413 ACRES C.A.)
SECTION 501: 21.165 ACRES - 100 RESIDENTIAL LOTS (0.404 ACRES C.A.)
SECTION 502: 6.059 ACRES - 35 RESIDENTIAL LOTS (0.080 ACRES C.A.)
SECTION 503: 18.362 ACRES - 99 RESIDENTIAL LOTS (1.078 ACRES C.A.)
SECTION 504: 21.513 ACRES - 88 RESIDENTIAL LOTS (0.039 ACRES C.A.)
SECTION 505: 6.426 ACRES - 0 RESIDENTIAL LOTS (2.486 ACRES C.A.)
SECTION 506: 5.161 ACRES - 0 RESIDENTIAL LOTS (2.650 ACRES C.A.)
SECTION 600: 18.421 ACRES - 84 RESIDENTIAL LOTS (0.966 ACRES C.A.)
SECTION 601: 18.997 ACRES - 101 RESIDENTIAL LOTS (0.159 ACRES C.A.)
SECTION 602: 15.501 ACRES - 50 RESIDENTIAL LOTS (0.110 ACRES C.A.)
SECTION 603: 13.854 ACRES - 0 RESIDENTIAL LOTS (8.317 ACRES C.A.)
SECTION 700: 15.464 ACRES - 88 RESIDENTIAL LOTS (0.000 ACRES C.A.)
SECTION 701: 12.719 ACRES - 59 RESIDENTIAL LOTS (0.176 ACRES C.A.)
SECTION 702: 14.893 ACRES - 0 RESIDENTIAL LOTS (4.319 ACRES C.A.)
SECTION 800: 8.965 ACRES - 51 RESIDENTIAL LOTS (0.484 ACRES C.A.)
SECTION 801: 18.197 ACRES - 99 RESIDENTIAL LOTS (0.782 ACRES C.A.)
SECTION 802: 22.397 ACRES - 110 RESIDENTIAL LOTS (0.682 ACRES C.A.)
SECTION 803: 11.188 ACRES - 62 RESIDENTIAL LOTS (0.369 ACRES C.A.)

SAVE AND EXCEPT

SECTION 100: 49.184 ACRES - 150 RESIDENTIAL LOTS (6.922 ACRES C.A.)
SECTION 101: 10.439 ACRES - 57 RESIDENTIAL LOTS (0.040 ACRES C.A.)
SECTION 200: 26.066 ACRES - 65 RESIDENTIAL LOTS (2.373 ACRES C.A.) & ATMOS/LIFT STATION
SECTION 201: 15.764 ACRES - 83 RESIDENTIAL LOTS (0.000 ACRES C.A.)
SECTION 102: 9.899 ACRES - 56 RESIDENTIAL LOTS (0.000 ACRES C.A.)
SECTION 103: 9.899 ACRES - 56 RESIDENTIAL LOTS (0.000 ACRES C.A.)
SECTION 119: 4.949 ACRES - 28 RESIDENTIAL LOTS (0.000 ACRES C.A.)

Category	DA Ac.	Proposed Ac.	% Change
General Suburban	374.2	386.1	3.2%
Greenway/Detention	87.7	93.72	6.9%
Urban	16.6	16.6	0.0%
Commercial	34.9	32.8	-6.0%
School	15.6	0	-100.0%
Rec	2.4	2.28	-5.0%
Major Thoroughfare	21.5	21.4	-0.5%
Total	552.9	552.9	

TOTAL PARKLAND DEDICATION REQUIRED BASED ON CURRENT PRELIMINARY PLAN

PARK TYPE	SINGLE-FAMILY		MULTI-FAMILY		TOTAL REQUIRED DEDICATION (AC.)	TOTAL PROPOSED DEDICATION (AC.)
	DWELLING UNITS	REQ. DEDICATION (AC.)	DWELLING UNITS	REQ. DEDICATION (AC.)		
Neighborhood[1]	2063	17.63	240	2.05	19.68	33.48
Community[2]	2063	16.12	240	1.88	18	18.41
		33.75		3.93	37.68	51.90

[1]Single-Family & Multi-Family Neighborhood Parkland Requirement Dedication based on One (1) acre per 117 dwelling units.
[2]Single-Family & Multi-Family Community Parkland Requirement Dedication based on One (1) acre per 128 dwelling units.
[3]Lift Station Site & Atmos Site are not included in count for Parkland Required Dedication.

VESTING – TOTAL PARKLAND DEDICATION REQUIRED BASED ON JAN 5, 2017 APPROVED PRELIMINARY PLAN

PARK TYPE	SINGLE-FAMILY		MULTI-FAMILY		TOTAL REQUIRED DEDICATION (AC.)	TOTAL PROPOSED DEDICATION (AC.)
	DWELLING UNITS	REQ. DEDICATION (AC.)	DWELLING UNITS	REQ. DEDICATION (AC.)		
Neighborhood[1]	1994	17.04	240	2.05	19.09	31.98
Community[2]	1994	15.58	240	1.88	17.45	18.62
		32.62		3.93	36.55	50.6

OWNER/DEVELOPER:
Southern Pointe LLC
1645 Greens Prairie Road West, Unit 204
College Station, TX 77845
(713) 705 - 4525

SURVEYOR:
KERR SURVEYING
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195
TBPELS FIRM # 10018500

ENGINEER:
SCHULTZ
TBPE NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
•••
(979) 764-3900

SCALE: AS SHOWN
JUNE, 2022