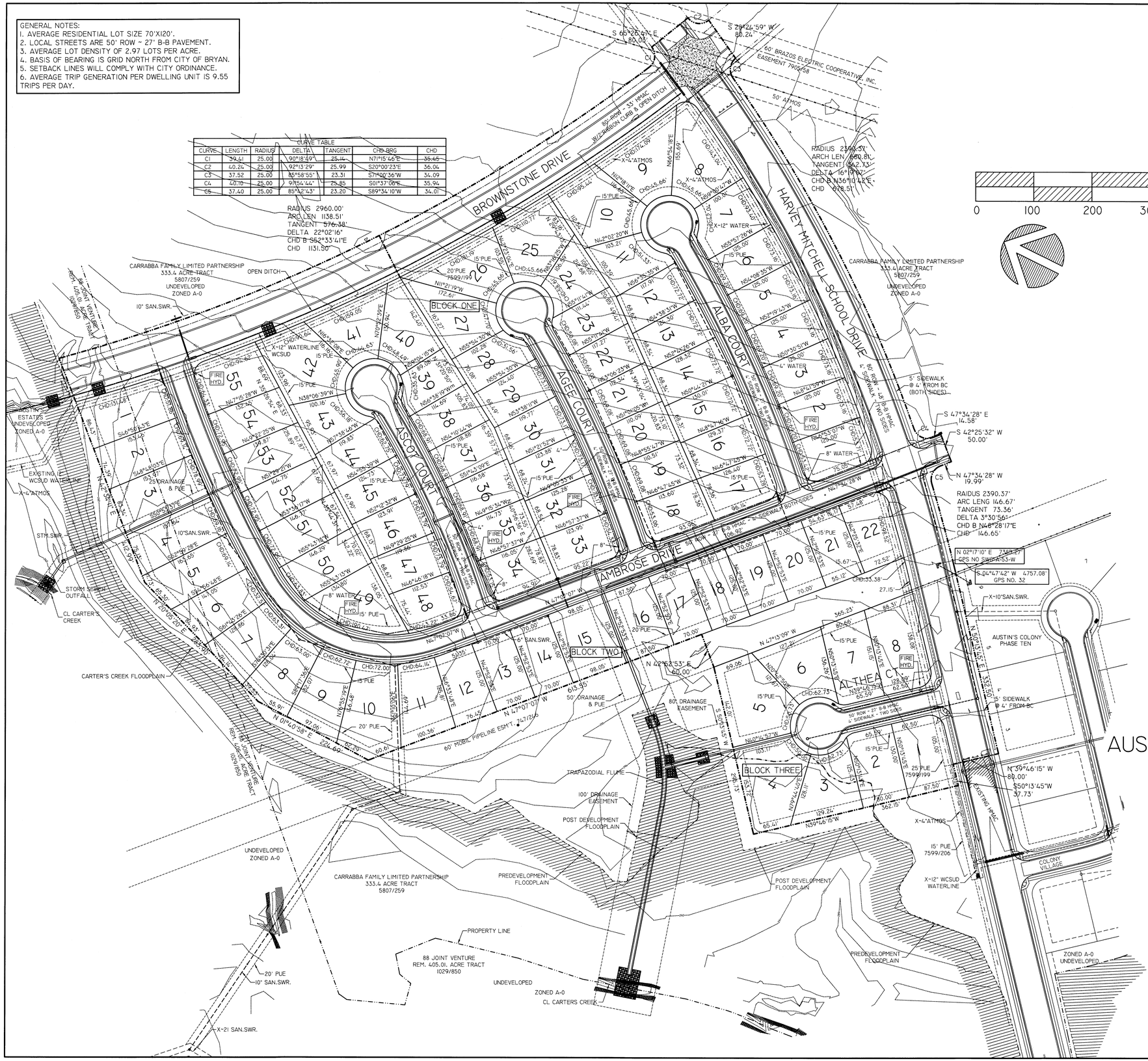
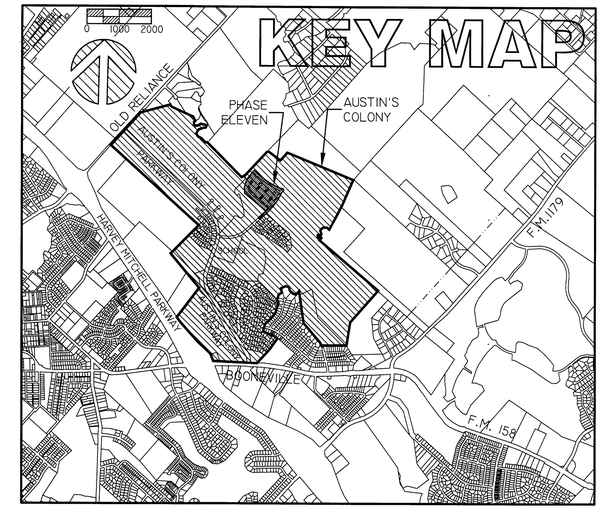
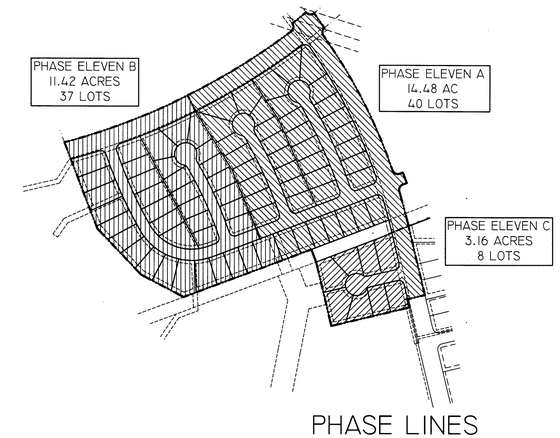
GENERAL NOTES:
1. AVERAGE RESIDENTIAL LOT SIZE 70'X120'.
2. LOCAL STREETS ARE 50' ROW ~ 27' B-B PAVEMENT.
3. AVERAGE LOT DENSITY OF 2.97 LOTS PER ACRE.
4. BASIS OF BEARING IS GRID NORTH FROM CITY OF BRYAN.
5. SETBACK LINES WILL COMPLY WITH CITY ORDINANCE.
6. AVERAGE TRIP GENERATION PER DWELLING UNIT IS 9.55 TRIPS PER DAY.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BRG	CHD
C1	39.61	25.00	90°18'49"	25.44	N71°15'46"E	35.65
C2	40.24	25.00	92°13'29"	25.99	S20°00'23"E	36.04
C3	37.52	25.00	85°58'55"	23.31	S71°00'36"W	34.09
C4	40.10	25.00	91°54'44"	25.85	S01°37'08"E	35.94
C5	37.40	25.00	85°12'43"	23.20	S89°34'10"W	34.07







PRELIMINARY PLAN
AUSTIN'S COLONY PHASE ELEVEN A, B & C
29.06 ACRES
JOHN AUSTIN LEAGUE A-2
SCALE: 1" = 80' ~ MARCH 5, 2008

OWNER & DEVELOPER:
MARK J. CARRABA, VICE PRESIDENT
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Received
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