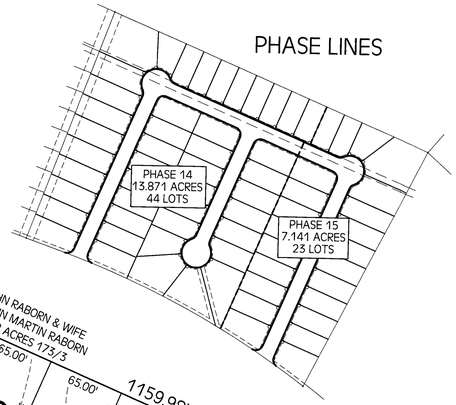
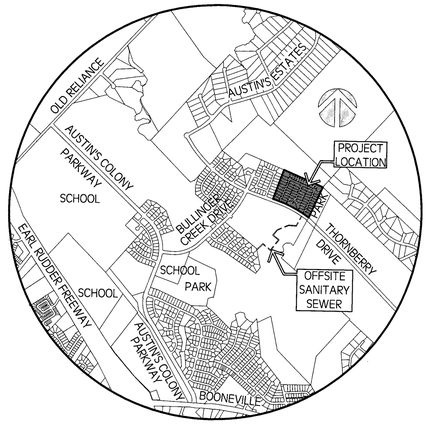
SCALE: 1"=60'

## PHASE LINES




S 67°05'47" E 1159.98'

UNDEVELOPED

BLOCK ONE

BLOCK TWO

ZONED PDD

NEW STREET A LOOP EAST 50' ROW - 27' B-B HMAC

NEW STREET A LOOP NORTH 50' ROW - 27' B-B HMAC

NEW STREET B COURT 50' ROW - 27' B-B HMAC

NEW STREET A LOOP SOUTH 50' ROW - 27' B-B HMAC

THORNBERRY DRIVE 80' ROW - 33' HMAC 2' RIBBON CURB MAJOR COLLECTOR

JOHN RABORN & WIFE NELWIN MARTIN RABORN 46.8 ACRES 173.3

CITY OF BRYAN 7.101 ACRES 118/54/248

UNPLATTED

RIVERSTONE PHASE 2 BLOCK 3 LOT 23

AUSTIN'S COLONY PHASE 13 BLOCK 3 119/75/79

EXISTING CREEK

50' DRAINAGE EASEMENT
25' DRAINAGE EASEMENT
11974/174

EXISTING 12" WATERLINE

25' PUE 7599/199

50'R

CEMENT STABILIZED SAND

5' PUE

EXISTING 12" VALVE

12"X8" CUT-IN TEE
8" VALVE & BOX
12" VALVE & BOX

SAN SWR SERVICE

WATER SERVICE

x 12" WATER

CONCRETE APRON

FIRE HYDRANT

8" SANITARY SEWER

8" WATERLINE

5' SIDEWALK

8" SAN.SWR.

CoB RAMP

CHD=13.69'
35.93' C12
CHD=52.70'

12"X8" CUT-IN TEE
8" VALVE & BOX
12" VALVE & BOX

22.60'

x 12" VALVE

CHD=49.55'

N67°05'47"W 158.82'

154.69'

88.44'

893.19'

N20°00'18" E

ARCHER CIRCLE

x 8" WATERLINE
10' PUE
OPEN DITCH

SAN.SWR. MANHOLE
CLEANOUT

500 S.F. DRAINAGE ESMT. 10076/264

STORM DRAIN 5.08'

N70°34'32"W 138.80'

8' SIDEWALK

XLIGHT POLE CONNECT TO x 12" WATERLINE

x DRAINAGE STRUCTURE

x 20" STL. CASING

12" WATERLINE

BTU

x TRANSFORMER

R=3035.65' L=920.24'
Delta=17°22'08"
CHD BRG=N61°53'28"W
CHD=916.72' T=463.68'

15' PUE 11974/167

12"X8" CROSS
12" VALVE & BOX
8" VALVE & BOX
8" PLUG

BARBED WIRE FENCE

TREE LINE

CARRABBA FAMILY LIMITED PARTNERSHIP
333.4 ACRE TRACT 5807/259

x FENCE

x 20" STL. CASING
x STORM DRAIN

BTU PAD

OFFSITE SANITARY SEWER CONNECT TO x MANHOLE IN PHASE 10

12"X8" CROSS
12" VALVE & BOX
2-8" VALVE & BOX
8" PLUG

12" PLUG

x 16" STL CASING

STORM DRAIN

CONC. APRON

CHD=172.67'

111.88'

10" SAN.SWR.

10" SANITARY SEWER

FIRE HYDRANT

24" STM.

8" WATERLINE

12.5' DRAINAGE EASEMENT

24" STM.SWR.

STM. INLET

50'R

CHD=134.70'

CHD=204.01'

CHD=125.65'

CHD=19.75'

10' PUE

BORE & 16" STL CASING

S 27°01'39" W

N15°40'27"W 202.97'

S56°47'38"W 133.58'

N85°34'07"E 151.15'

N 22°54'13" E 65.00'

N00°18'36"E 129.73'

N22°11'47"E 155.05'

N67°05'47"W 174.24'

N67°05'47"W 190.54'

N67°05'47"W 187.07'

N67°05'47"W 183.59'

N67°05'47"W 180.12'

N67°05'47"W 176.64'

N67°05'47"W 173.17'

N67°05'47"W 169.70'

N67°05'47"W 166.22'

N67°05'47"W 153.69'

N67°05'47"W 136.85'

N67°05'47"W 128.93'

N67°05'47"W 176.51'

N67°05'47"W 171.68'

N67°05'47"W 166.85'

N67°05'47"W 162.02'

N67°05'47"W 157.19'

N67°05'47"W 152.35'

N67°05'47"W 147.52'

N67°05'47"W 142.69'

N67°05'47"W 137.81'

N67°05'47"W 132.98'

CHD=37.05'

CHD=52.51'

CHD=59.99'

CHD=49.93'

CHD=42.39'

CHD=46.14'

CHD=45.77'

CHD=13.05'

CHD=20.43'

CHD=36.95'

CHD=49.93'

CHD=127.95'

CHD=71.48'

CHD=67.77'

CHD=63.77'

CHD=59.77'

CHD=55.77'

CHD=51.77'

CHD=47.77'

CHD=43.77'

CHD=39.77'

CHD=35.77'

CHD=31.77'

CHD=27.77'

CHD=23.77'

CHD=19.77'

CHD=15.77'

CHD=11.77'

CHD=7.77'

CHD=3.77'

GENERAL NOTES:
1.) AVERAGE RESIDENTIAL LOT SIZE 70' X 120'.
2.) LOCAL STREETS ARE 50' ROW - 27' B-B HMAC PAVEMENT
3. AVERAGE LOT DENSITY IS 3.2 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.
7.) NO DRIVEWAY ACCESS TO THORNBERRY DRIVE SHALL BE ALLOWED FROM ANY LOTS.
8.) ALL LENGTHS ALONG CURVES ARE CHORD DISTANCES.
9.) WICKSON CREEK SPECIAL UTILITY DISTRICT WILL PROVIDE WATER SERVICE TO THIS DEVELOPMENT.
10.) THE LAND IS ZONED PDD.
11.) NO PORTION OF ANY LOT IS WITHIN THE 100 YEAR FLOODPLAIN PER FEMA FIRM MAP 48041C0 205 & 215 E, REVISED MAY 16, 2012.
12.) PUBLIC RIGHT-OF-WAY FOR THORNBERRY DRIVE WAS DEDICATED IN VOLUME 9740 PAGE 181 BRAZOS COUNTY DEED RECORDS.

# Austin's Colony

# PRELIMINARY PLAN

## AUSTIN'S COLONY PHASE 14 & 15

21.012 ACRES

JOHN AUSTIN LEAGUE A-2

SCALE 1"=60' JUNE, 2015

MAY 06 2015


OWNER & DEVELOPER
GRANT CARRABBA, ASST. VICE PRESIDENT
CARRABBA FAMILY LIMITED PARTNERSHIP
4104 HWY 21 EAST, BRYAN, TEXAS 77802
979-778-8850

PREPARED BY:
HESTER ENGINEERING COMPANY
7607 EASTMARK DRIVE, SUITE 253-B
COLLEGE STATION, TEXAS, 77840
979-693-11005

SURVEYOR
BRAD KERR, R.P.L.S.
KERR SURVEYING COMPANY
409 N TEXAS AVE BRYAN TEXAS
77803 979-268-3195