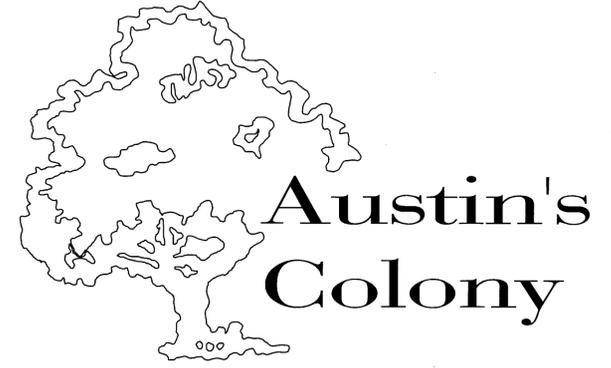


KEY MAP



PRELIMINARY PLAN
AUSTIN'S COLONY PHASES 16 & 17
29.060 ACRES
JOHN AUSTIN LEAGUE A-2
BRYAN, BRAZOS COUNTY, TEXAS
SCALE 1"=100' MARCH 18, 2016

PREPARED BY:
MICHAEL G. HESTER, P.E.
HESTER ENGINEERING COMPANY
 7607 EASTMARK DRIVE, SUITE 253-B
 COLLEGE STATION, TX 77840
 979-693-1100 mhester@hester-engr.com

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

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD BRG	CHORD
C1	25.00'	14°22'52"	6.27	3.15'	N76°04'22"W	6.26'
C2	3040.00'	1°41'36"	89.85	44.93'	S69°43'44"E	89.84'
C3	2960.35'	0°16'00"	13.78	6.89'	N53°04'24"W	13.78'

LINE	LENGTH	BEARING
L1	47.10	N48°09'04"W
L2	72.88	N78°00'35"W
L3	54.83	N86°08'49"W
L4	105.30	S47°52'29"W
L5	30.28	S35°03'32"W
L6	69.83	S11°08'36"E
L7	45.20	S22°58'50"E
L8	28.44	S12°39'30"W
L9	19.63	S66°18'18"W
L10	45.57	N75°15'25"W
L11	43.41	S88°04'09"W
L12	94.85	N38°46'06"W
L13	142.38	N52°03'38"W
L14	50.49	N60°04'33"W

- 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 PD-H.
 - 11.) A PORTION OF THE DEVELOPMENT IS WITHIN THE 100 YEAR FLOODPLAIN PER FEMA FIRM MAP 48041C0 205 F & 215 F, REVISED APRIL 2, 2014.
 - 12.) PUBLIC RIGHT-OF-WAY FOR THORNBERRY DRIVE WAS DEDICATED IN VOLUME 9740 PAGE 181 BRAZOS COUNTY DEED RECORDS.
 - 13.) FENCING SHALL NOT BE PERMITTED IN THE DRAINAGE EASEMENTS.

