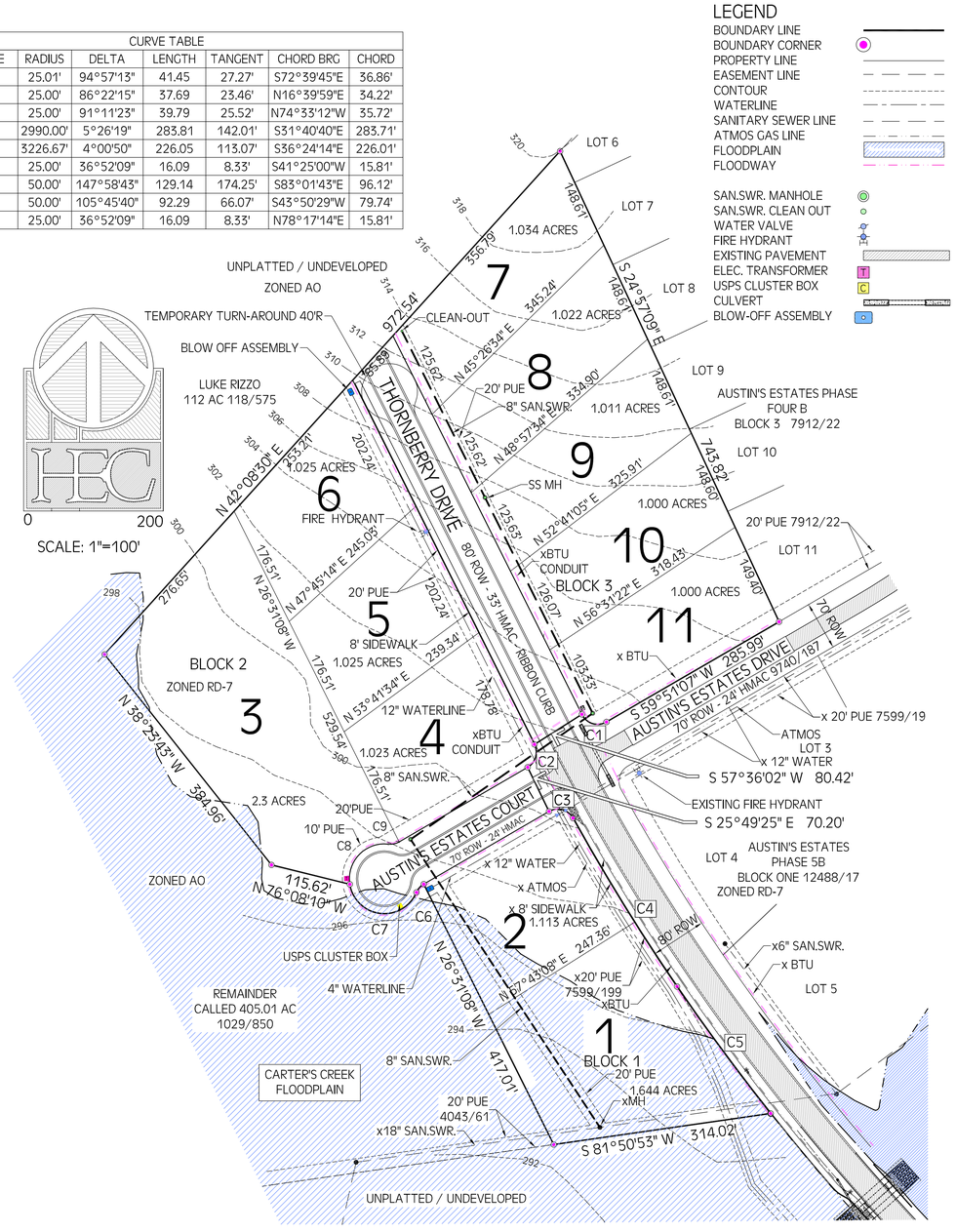
CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD BRG	CHORD
C1	25.01'	94°57'13"	41.45	27.27'	S72°39'45"E	36.86'
C2	25.00'	86°22'15"	37.69	23.46'	N16°39'59"E	34.22'
C3	25.00'	91°11'23"	39.79	25.52'	N74°33'12"W	35.72'
C4	2990.00'	5°26'19"	283.81	142.01'	S31°40'40"E	283.71'
C5	3226.67'	4°00'50"	226.05	113.07'	S36°24'14"E	226.01'
C6	25.00'	36°52'09"	16.09	8.33'	S41°25'00"W	15.81'
C7	50.00'	147°58'43"	129.14	174.25'	S83°01'43"E	96.12'
C8	50.00'	105°45'40"	92.29	66.07'	S43°50'29"W	79.74'
C9	25.00'	36°52'09"	16.09	8.33'	N78°17'14"E	15.81'



KEY MAP

GENERAL NOTES:

1.) BASIS OF BEARING IS GRID NORTH FROM CITY OF BRYAN.
2.) SETBACK LINES WILL COMPLY WITH CITY ORDINANCE.
3.) AVERAGE TRIP GENERATION PER DWELLING UNIT IS 9.55 TRIPS PER DAY.
4.) ALL LENGTHS ALONG CURVES ARE CHORD DISTANCES.
5.) WICKSON CREEK SPECIAL UTILITY DISTRICT WILL PROVIDE WATER SERVICE TO THIS DEVELOPMENT.
6.) THE LAND IS ZONED RD-7 DISTRICT.
7.) A PORTION OF THE PROPERTY IS IN THE 100-YEAR FLOODPLAIN PER FIRM MAP 480441C0205F, REVISED APRIL 2, 2014. THE FLOODPLAIN SHOWN IS FROM AN ON THE GROUND TOPOGRAPHIC SURVEY.
8.) EXISTING PUBLIC RIGHT OF WAY FOR THORNBERRY DRIVE & AUSTIN'S ESTATES DRIVE WAS DEDICATED IN VOLUME 9740 PAGE 18 BRAZOS COUNTY DEED RECORDS.
9.) THORNBERRY AND AUSTIN'S ESTATES DRIVES ARE CLASSIFIED AS MAJOR COLLECTOR STREETS ON BRYAN'S THOROUGHFARE PLAN. ALL LOTS IN THIS SUBDIVISION SHALL THEREFORE HAVE ADEQUATE MANEUVERING SPACE (E.G., A HAMMERHEAD-TYPE DRIVEWAY), SO VEHICLES WILL NOT BE ALLOWED TO BACK DIRECTLY INTO ADJACENT STREETS, PURSUANT TO BRYAN CODE OF ORDINANCES SECTION 62-296(A)(7).
10.) 1/2-INCH IRON RODS WILL BE SET AT ALL CORNER'S UNLESS OTHERWISE NOTED.
11.) LOTS 2, 4 WILL TAKE ACCESS FROM AUSTIN'S ESTATES COURT.
12.) LOT 11 WILL TAKE ACCESS FROM AUSTIN'S ESTATES DRIVE.

PRELIMINARY PLAN
AUSTIN'S ESTATES PHASE 6
14.869 ACRES
JOHN AUSTIN SURVEY A-2
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1"=100' JUNE 14, 2016

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

OWNER AND DEVELOPER:
GRANT CARRABBA, ASST. VICE PRESIDENT
HIGHLAND INTERESTS
4104 HWY 21 EAST
BRYAN, TEXAS 77802
979-778-8850

PREPARED BY:
MICHAEL G. HESTER, P.E.
HESTER ENGINEERING COMPANY #3476
7607 EASTMARK DRIVE, SUITE 253-B
COLLEGE STATION, TEXAS 77840
979-693-1100 mhester@hester-engr.com