

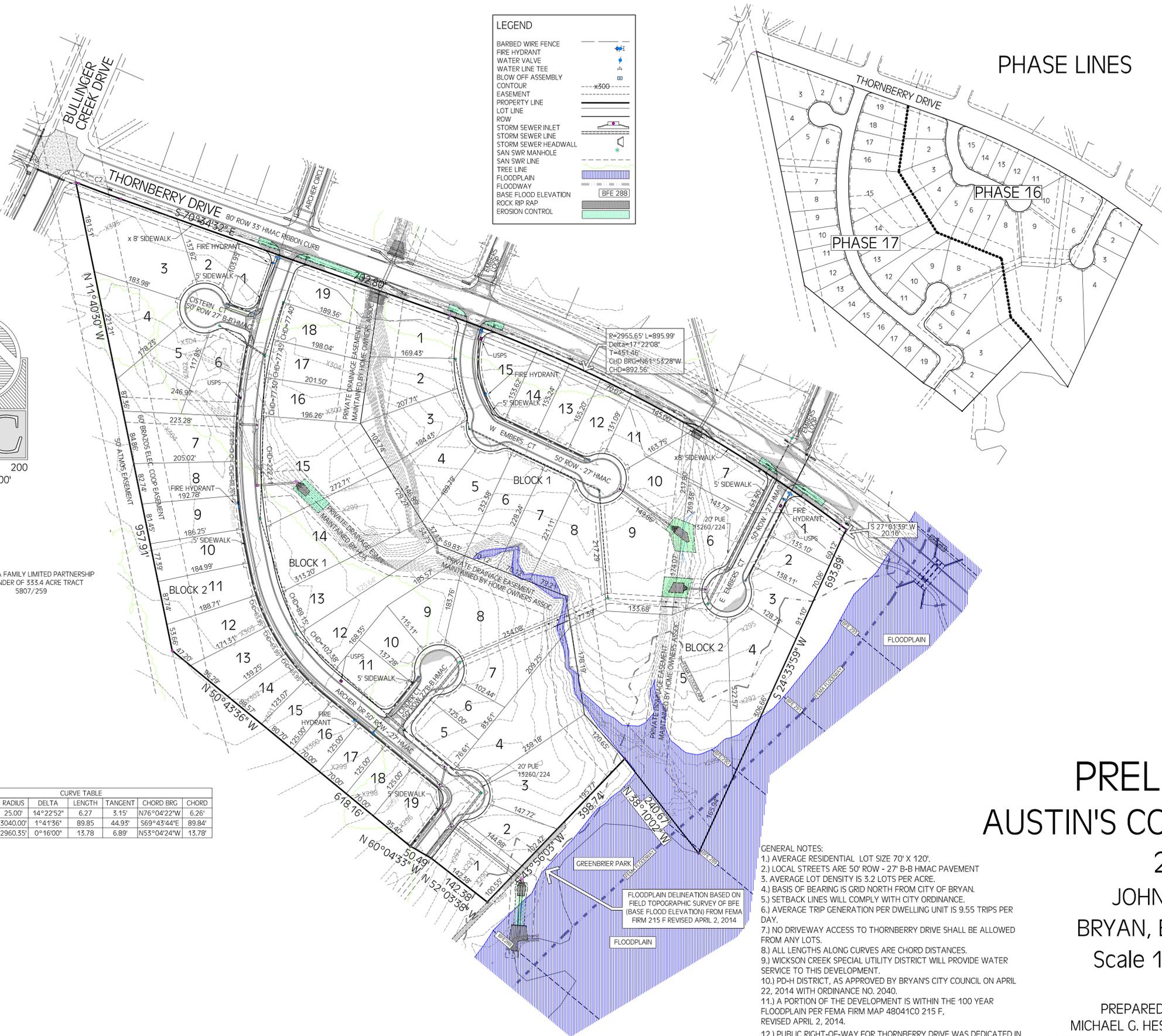


SCALE: 1"=100'

CARRABBA FAMILY LIMITED PARTNERSHIP
REMAINDER OF 333.4 ACRE TRACT
58077/259

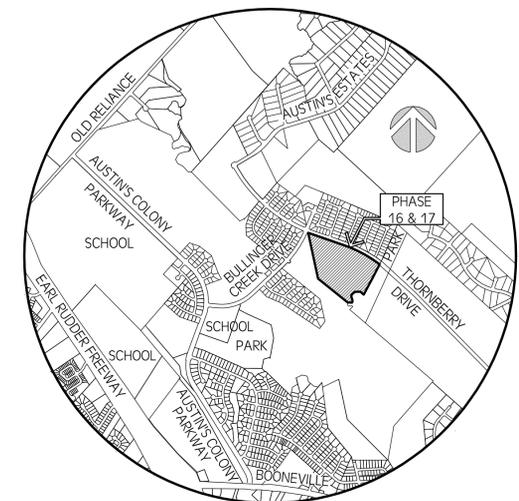
CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD BRG	CHORD
C1	25.00'	14°22'52"	6.27	3.15'	N76°04'22"W	6.26'
C2	3040.00'	1°41'36"	89.85	44.93'	S69°43'44"E	89.84'
C3	2960.35'	0°16'00"	13.78	6.89'	N53°04'24"W	13.78'

LEGEND	
BARBED WIRE FENCE	
FIRE HYDRANT	
WATER VALVE	
WATER LINE TEE	
BLOW OFF ASSEMBLY	
CONTOUR	
EASEMENT	
PROPERTY LINE	
LOT LINE	
ROW	
STORM SEWER INLET	
STORM SEWER LINE	
STORM SEWER HEADWALL	
SAN SWR MAINHOLE	
SAN SWR LINE	
TREE LINE	
FLOODPLAIN	
FLOODWAY	
BASE FLOOD ELEVATION	
ROCK RIP RAP	
EROSION CONTROL	

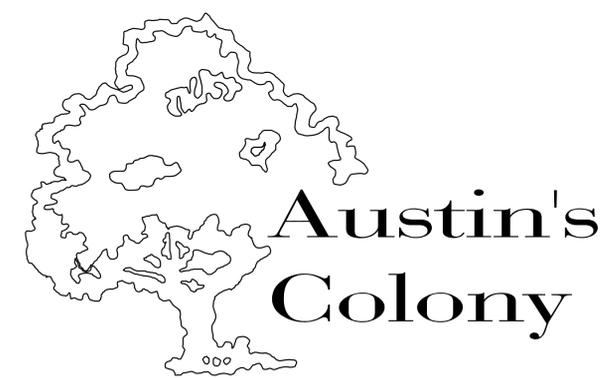


- GENERAL NOTES:
- 1.) AVERAGE RESIDENTIAL LOT SIZE 70' X 120'.
 - 2.) LOCAL STREETS ARE 50' ROW - 27' B-B HMAC PAVEMENT
 3. AVERAGE LOT DENSITY IS 3.2 LOTS PER ACRE.
 - 4.) BASIS OF BEARING IS GRID NORTH FROM CITY OF BRYAN.
 - 5.) SETBACK LINES WILL COMPLY WITH CITY ORDINANCE.
 - 6.) AVERAGE TRIP GENERATION 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.) PD-H DISTRICT, AS APPROVED BY BRYAN'S CITY COUNCIL ON APRIL 22, 2014 WITH ORDINANCE NO. 2040.
 - 11.) A PORTION OF THE DEVELOPMENT IS WITHIN THE 100 YEAR FLOODPLAIN PER FEMA FIRM MAP 48041C0 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 OR OBJECTS THAT BLOCK STORM FLOW SHALL NOT BE PERMITTED IN THE DRAINAGE EASEMENTS.
 - 14.) ARCHER DRIVE WILL BE EXTENDED TO THE INTERSECTION OF BULLINGER CREEK DRIVE AND AMBROSE DRIVE IN A FUTURE PHASE.

PHASE LINES



KEY MAP



PRELIMINARY PLAN
AUSTIN'S COLONY PHASES 16 & 17

28.336 ACRES

JOHN AUSTIN LEAGUE A-2

BRYAN, BRAZOS COUNTY, TEXAS

Scale 1"=100' August 8, 2016

PREPARED BY:
MICHAEL G. HESTER, P.E.
HESTER ENGINEERING COMPANY #E-5476
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