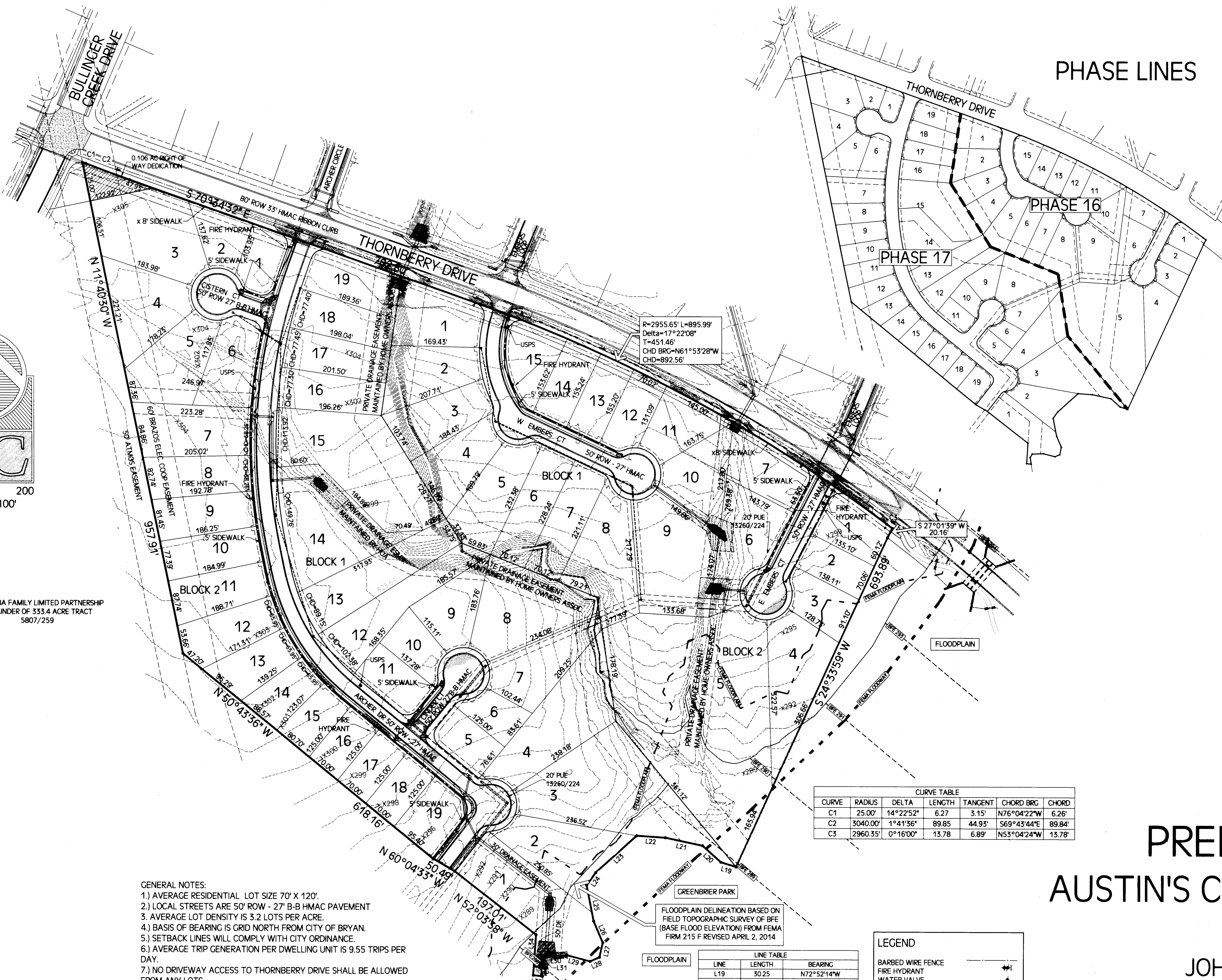


CARRABBA FAMILY LIMITED PARTNERSHIP
REMAINDER OF 333.4 ACRE TRACT
5807/259

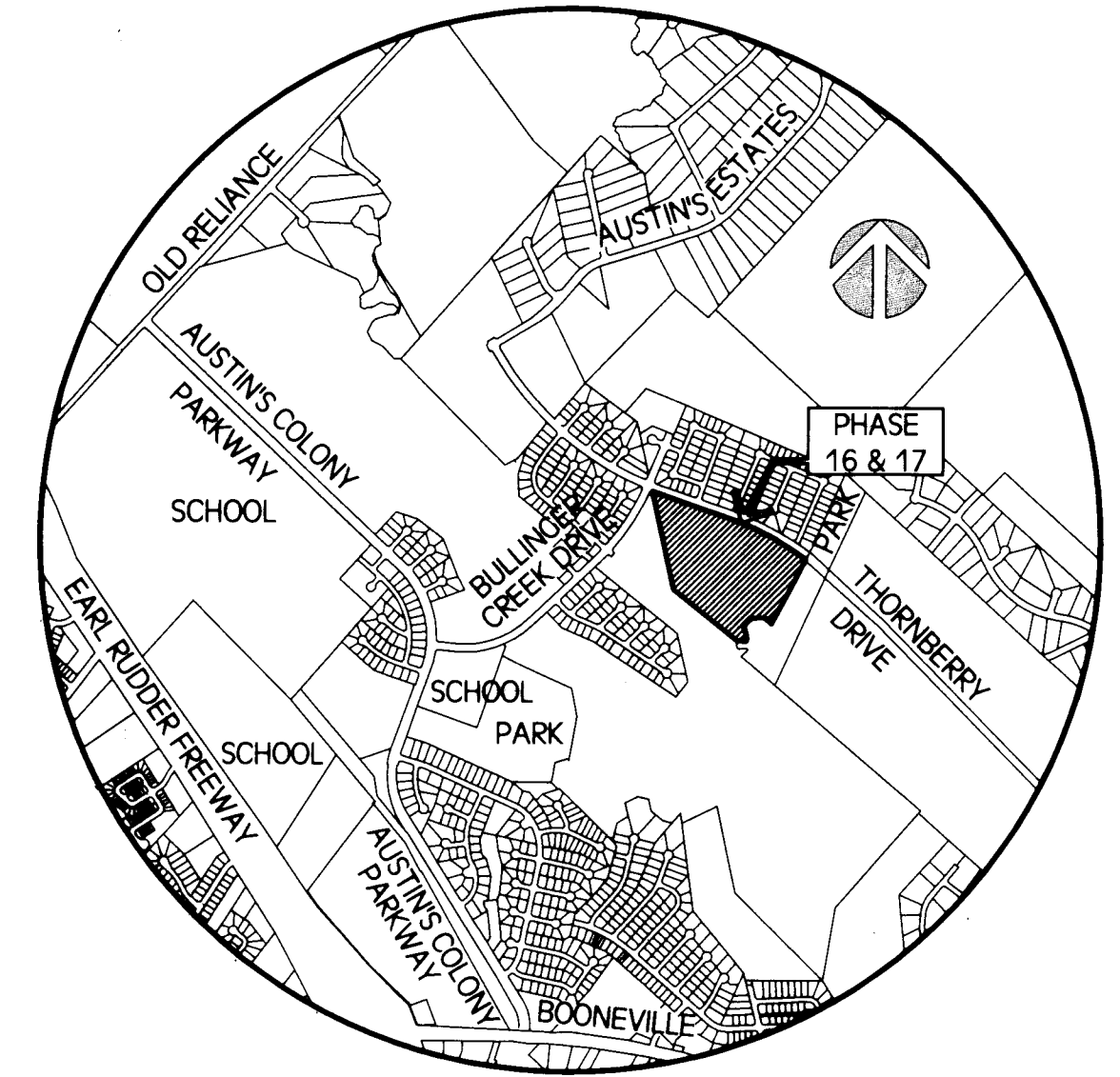


- GENERAL NOTES:
- 1.) AVERAGE RESIDENTIAL LOT SIZE 70' X 120'.
 - 2.) LOCAL STREETS ARE 50' ROW - 27' B-B HMAC PAVEMENT
 - 3.) AVERAGE LOT DENSITY IS 3.2 LOTS PER ACRE.
 - 4.) BASIS OF BEARING IS GRID NORTH FROM CITY OF BRYAN.
 - 5.) SETBACK LINES WILL COMPLY WITH CITY ORDINANCE.
 - 6.) AVERAGE TRIP 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.

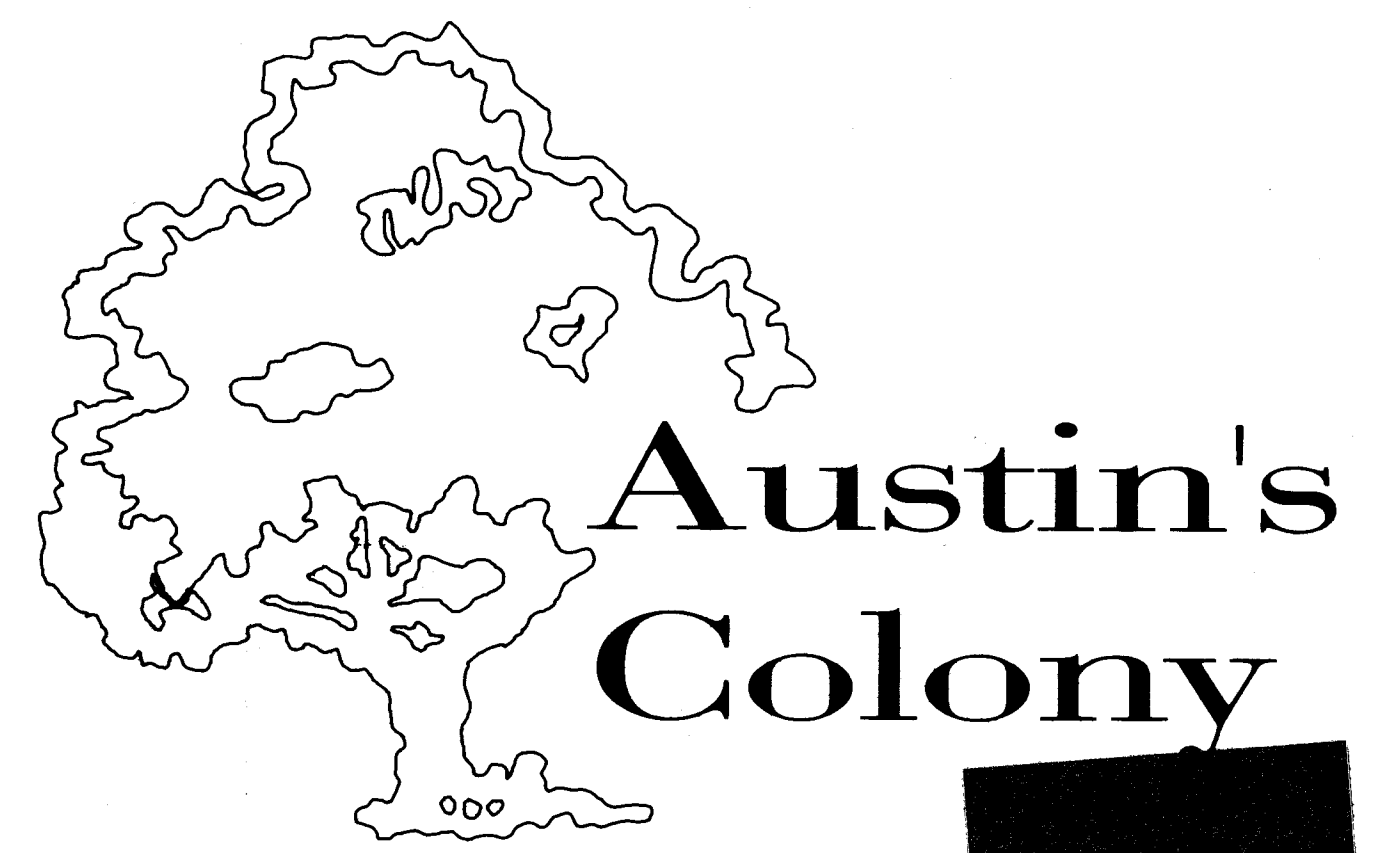
FLOODPLAIN DELINEATION BASED ON FIELD TOPOGRAPHIC SURVEY OF BFE (BASE FLOOD ELEVATION) FROM FEMA FIRM 215 F REVISED APRIL 2, 2014

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 MANHOLE
- SAN SWR LINE
- TREE LINE
- FLOODPLAIN
- FLOODWAY
- BASE FLOOD ELEVATION
- ROCK RIP RAP
- EROSION CONTROL



KEY MAP



PRELIMINARY PLAN
AUSTIN'S COLONY PHASES 16 & 17
 29.307 ACRES
 JOHN AUSTIN LEAGUE A-2
 BRYAN, BRAZOS COUNTY, TEXAS
 Scale 1"=100' MAY 19, 2017

PREPARED BY:
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