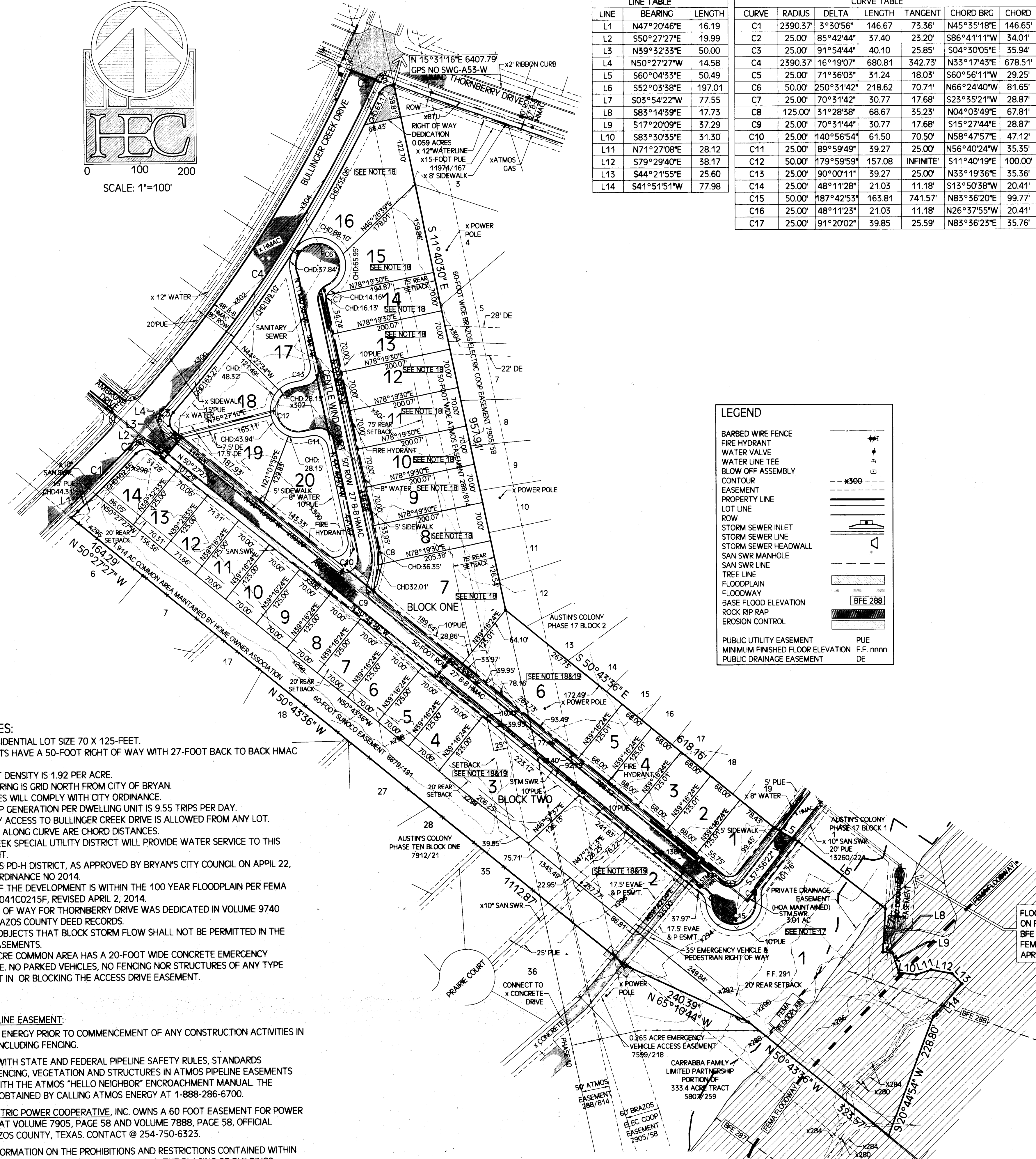
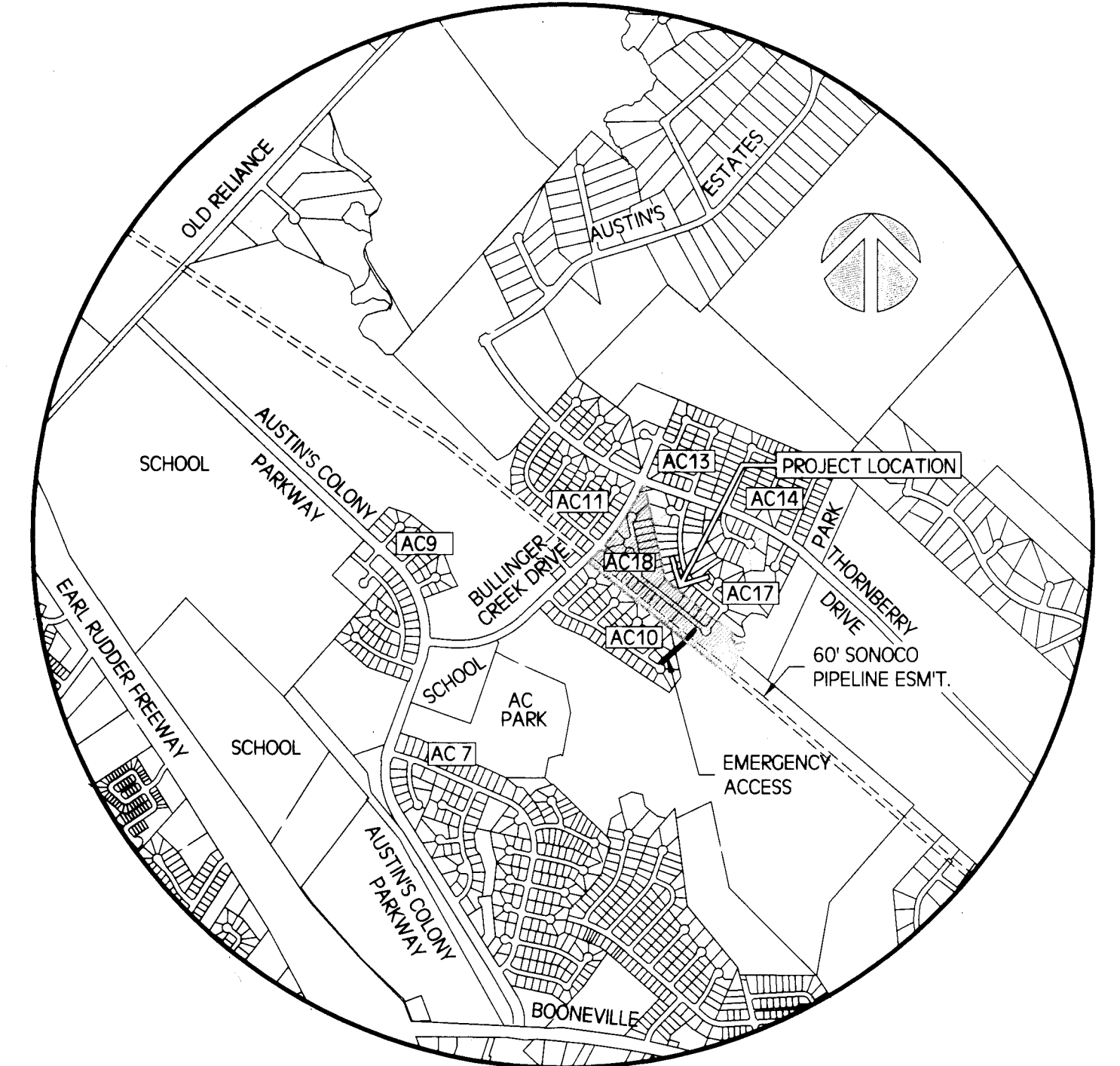


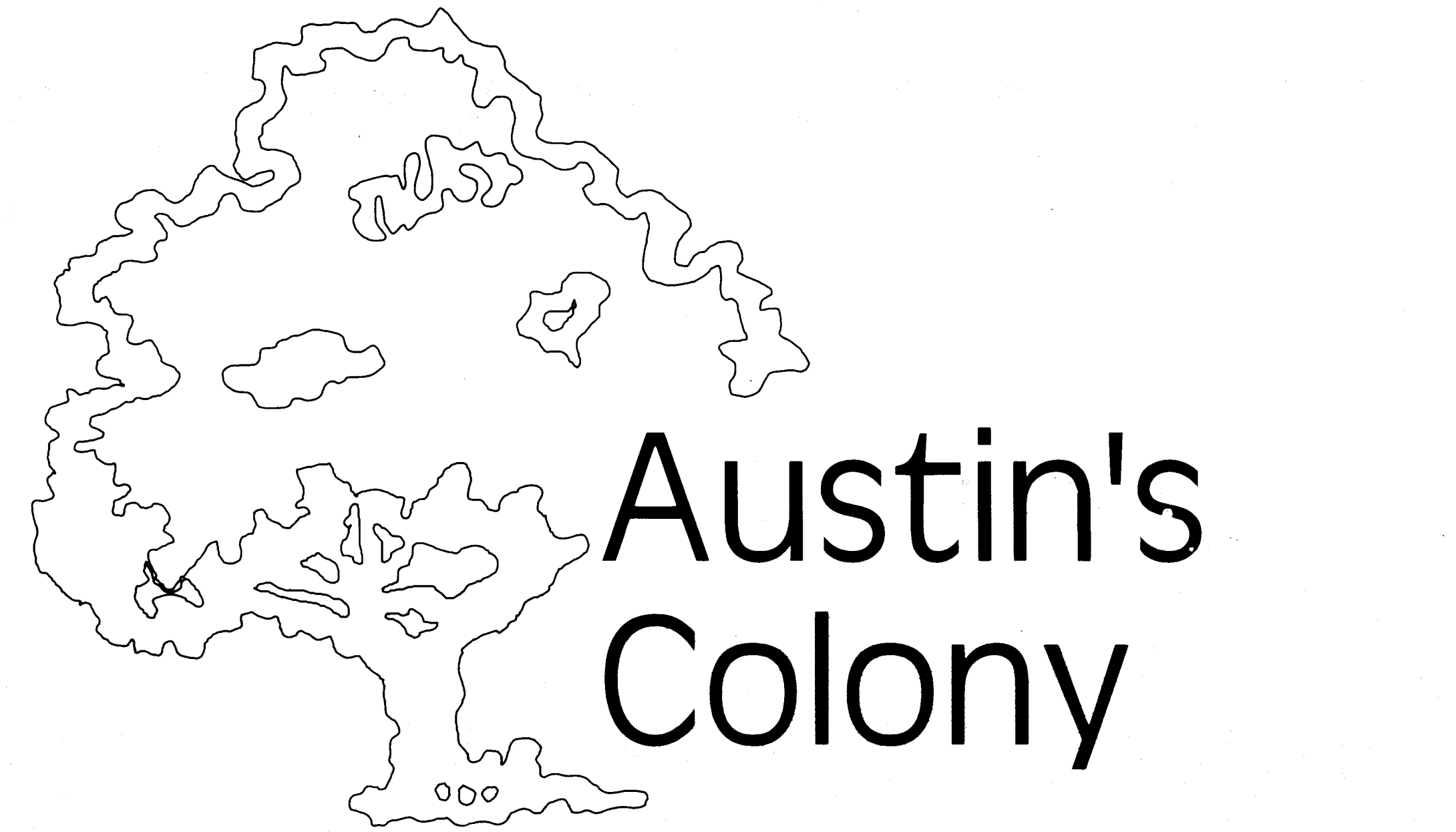
LINE TABLE			CURVE TABLE						
LINE	BEARING	LENGTH	CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD BRG	CHORD
L1	N47°20'46"E	16.19	C1	2390.37'	3°30'56"	146.67	73.36'	N45°35'18"W	146.65'
L2	S50°27'27"E	19.99	C2	25.00'	85°42'44"	37.40	23.20'	S86°41'11"W	34.01'
L3	N89°32'33"E	50.00	C3	25.00'	91°54'44"	40.10	25.85'	S04°30'05"E	35.94'
L4	N50°27'27"W	14.58	C4	2390.37'	16°19'07"	680.81	342.73'	N33°17'43"E	678.51'
L5	S60°04'33"E	50.49	C5	25.00'	71°36'03"	31.24	18.03'	S60°56'11"W	29.25'
L6	S52°03'38"E	197.01	C6	50.00'	250°31'42"	218.62	70.71'	N66°24'40"W	81.65'
L7	S03°54'22"W	77.55	C7	25.00'	70°31'42"	30.77	17.68'	S23°35'21"W	28.87'
L8	S83°14'39"E	17.73	C8	125.00'	51°28'38"	68.67	35.23'	N04°03'49"E	67.81'
L9	S17°20'09"E	37.29	C9	25.00'	70°31'44"	30.77	17.68'	S15°27'44"E	28.87'
L10	S83°30'35"E	31.30	C10	25.00'	140°56'54"	61.50	70.50'	N58°47'57"E	47.12'
L11	N71°27'08"E	28.12	C11	25.00'	89°59'49"	39.27	25.00'	N56°40'24"W	35.35'
L12	S79°29'40"E	38.17	C12	50.00'	179°59'59"	157.08	INFINITE'	S11°40'19"E	100.00'
L13	S44°21'55"E	25.60	C13	25.00'	90°00'11"	39.27	25.00'	N33°19'36"E	35.36'
L14	S41°51'51"W	77.98	C14	25.00'	48°11'28"	21.03	11.18'	S13°50'38"W	20.41'
			C15	50.00'	187°42'53"	163.81	741.57'	N83°36'20"E	99.77'
			C16	25.00'	48°11'23"	21.03	11.18'	N26°37'55"W	20.41'
			C17	25.00'	91°20'02"	39.85	25.59'	N83°36'23"E	35.76'



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	BFE 288
ROCK RIP RAP	---
EROSION CONTROL	---
PUBLIC UTILITY EASEMENT	PUE
MINIMUM FINISHED FLOOR ELEVATION	F.F. nnnn
PUBLIC DRAINAGE EASEMENT	DE

- GENERAL NOTES:**
1. AVERAGE RESIDENTIAL LOT SIZE 70 X 125-FEET.
 2. LOCAL STREETS HAVE A 50-FOOT RIGHT OF WAY WITH 27-FOOT BACK TO BACK HMA PAVEMENT.
 3. AVERAGE LOT DENSITY IS 1.92 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 BULLINGER CREEK DRIVE IS ALLOWED FROM ANY LOT.
 8. ALL LENGTHS ALONG CURVE ARE CHORD DISTANCES.
 9. WICKSON CREEK SPECIAL UTILITY DISTRICT WILL PROVIDE WATER SERVICE TO THIS DEVELOPMENT.
 10. THE ZONING IS PD-H DISTRICT, AS APPROVED BY BRYAN'S CITY COUNCIL ON APRIL 22, 2014 WITH ORDINANCE NO 2014.
 11. A PORTION OF THE DEVELOPMENT IS WITHIN THE 100 YEAR FLOODPLAIN PER FEMA FIRM MAP 48041C0215F, REVISED APRIL 2, 2014.
 12. PUBLIC RIGHT OF WAY FOR THORNBERY 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. THE 1.914 ACRE COMMON AREA HAS A 20-FOOT WIDE CONCRETE EMERGENCY ACCESS DRIVE. NO PARKED VEHICLES, NO FENCING NOR STRUCTURES OF ANY TYPE CAN BE BUILT IN OR BLOCKING THE ACCESS DRIVE EASEMENT.
- 15.) **ATMOS PIPELINE EASEMENT:**
CONTACT ATMOS ENERGY PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES IN THE EASEMENT, INCLUDING FENCING.
- IN ACCORDANCE WITH STATE AND FEDERAL PIPELINE SAFETY RULES, STANDARDS PERTAINING TO FENCING, VEGETATION AND STRUCTURES IN ATMOS PIPELINE EASEMENTS SHALL COMPLY WITH THE ATMOS "HELLO NEIGHBOR" ENCROACHMENT MANUAL. THE MANUAL CAN BE OBTAINED BY CALLING ATMOS ENERGY AT 1-888-286-6700.
- 16.) BRAZOS ELECTRIC POWER COOPERATIVE, INC. OWNS A 60 FOOT EASEMENT FOR POWER LINES RECORDED AT VOLUME 7905, PAGE 58 AND VOLUME 7888, PAGE 58, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. CONTACT @ 254-750-6323.
- FOR FURTHER INFORMATION ON THE PROHIBITIONS AND RESTRICTIONS CONTAINED WITHIN THESE EASEMENTS REGARDING THE GROWING OF TREES, THE PLACING OF BUILDINGS, STRUCTURES OR OBSTRUCTIONS WITHIN THE EASEMENT AND ALLOWING ACCESS TO THE EASEMENT, INCLUDING 16' REMOVABLE FENCE SECTIONS OR 8' WIDE GATES ON ALL FENCES PLACED IN OR ACROSS SAID RIGHT OF WAY, PLEASE READ THE RECORDED EASEMENT DOCUMENT. IF YOU HAVE ANY QUESTIONS REGARDING THE EASEMENT OR WOULD LIKE TO REQUEST A COPY OF THE DOCUMENT, CONTACT BRAZOS ELECTRIC COOP, TRANSMISSION DIVISION, RIGHT OF WAY DEPARTMENT AT 254-750-6323.

- 17.) THE CITY OF BRYAN CANNOT ISSUE PERMITS FOR BUILDINGS OR STRUCTURES IN THE ATMOS (LONESTAR) OR SUNOCO EASEMENTS.
- 18.) EVERY LOT LINE CROSSING THE ATMOS (LONESTAR) AND SUNOCO EASEMENTS SHALL HAVE A 16-FOOT REMOVABLE FENCE SECTION OR AN 8-FOOT WIDE GATE IN THE EASEMENT.
- 19.) PRIOR TO ANY FENCE OR GATE CONSTRUCTION IN THE ATMOS (LONE STAR) OR SUNOCO EASEMENT THE INSTALLER SHALL CONTACT TEX811 AND HAVE THE UTILITIES LOCATED.



Austin's Colony

PRELIMINARY PLAN

AUSTIN'S COLONY PHASE 18

BLOCK 1 LOTS 1-20 & BLOCK 2 LOTS 1 -14

18.623 ACRES

JOHN AUSTIN LEAGUE A-2

BRYAN, BRAZOS COUNTY, TEXAS

Scale 1"=100' MAY 9, 2018

PREPARED BY:
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