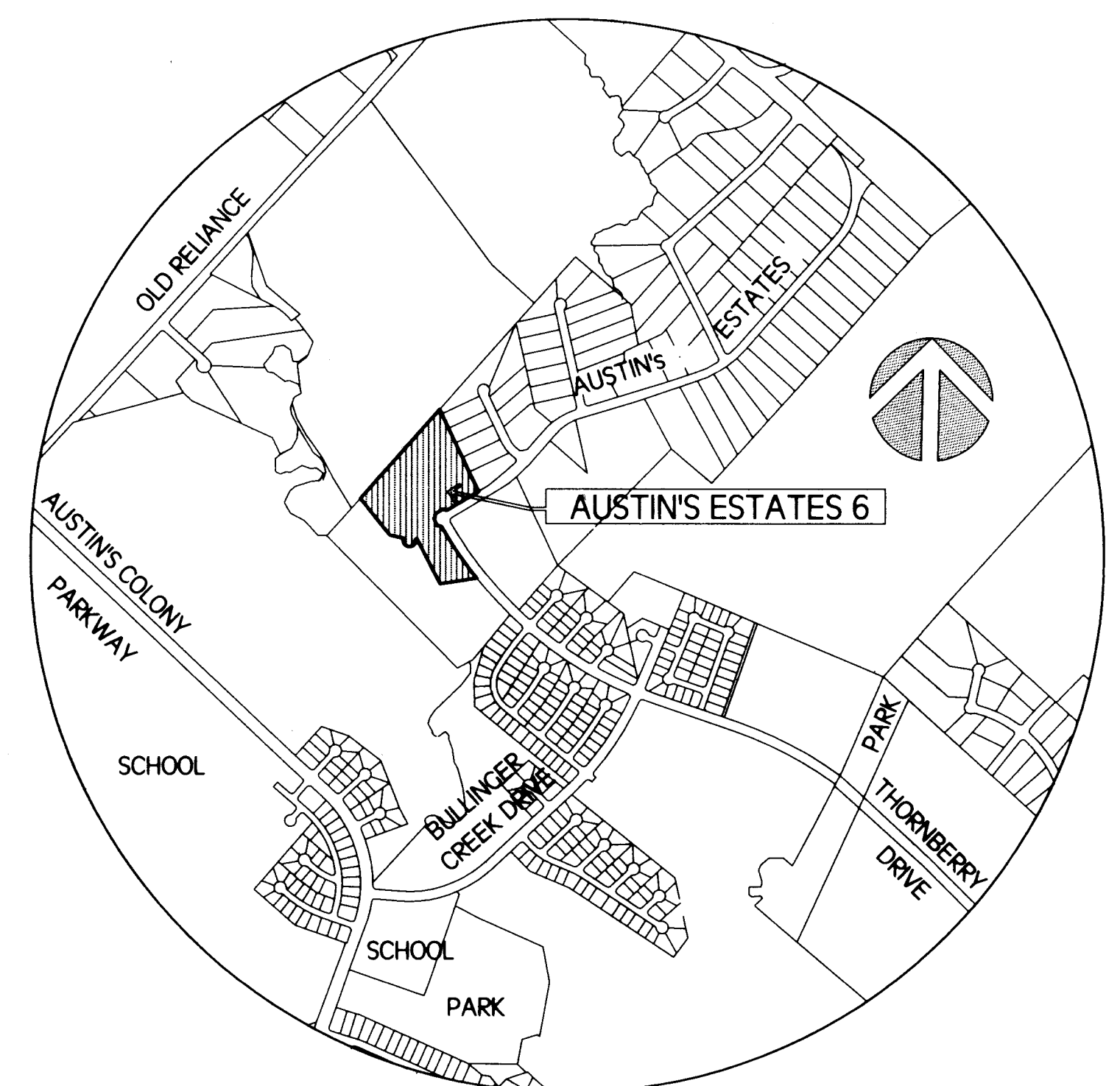
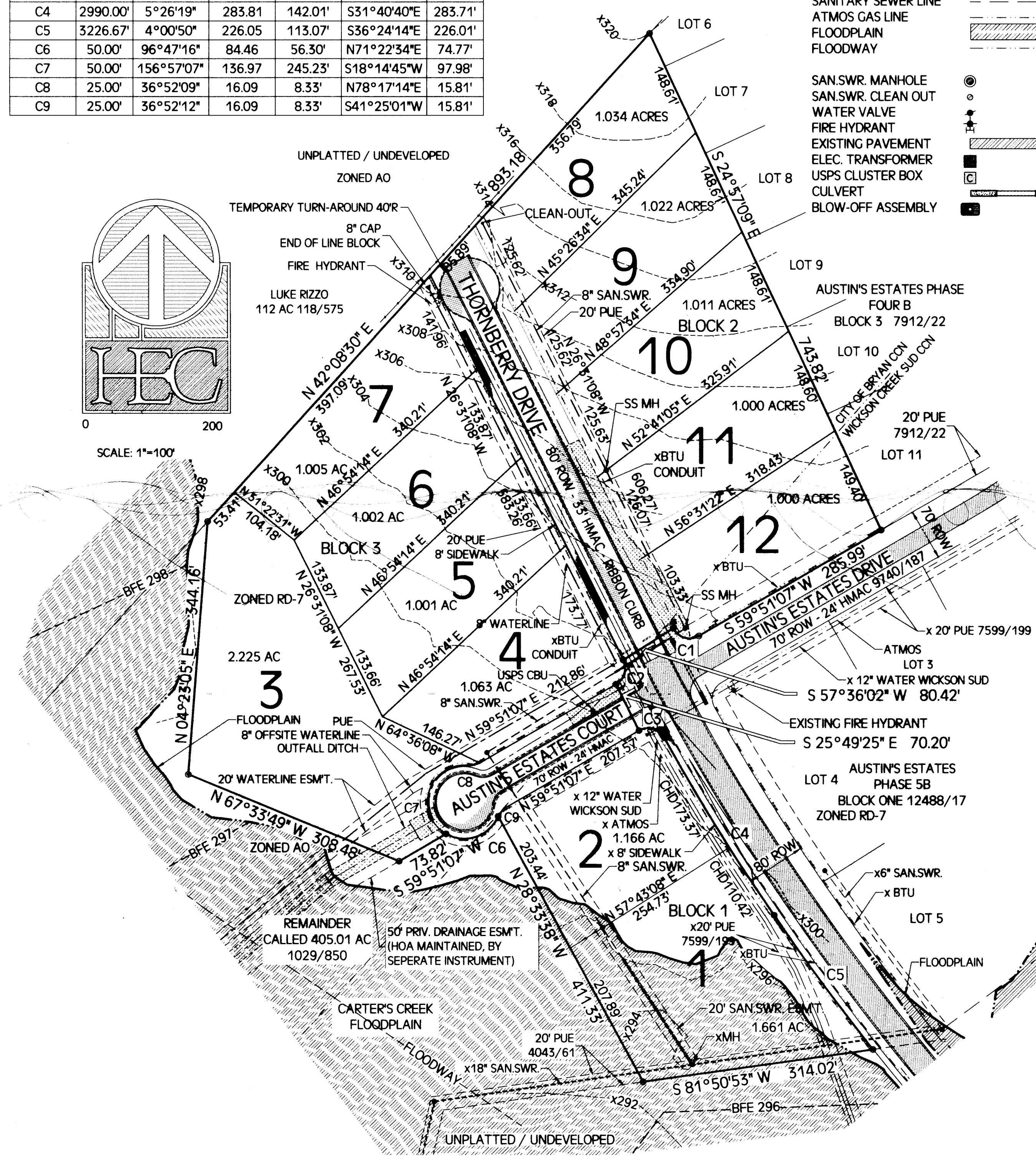
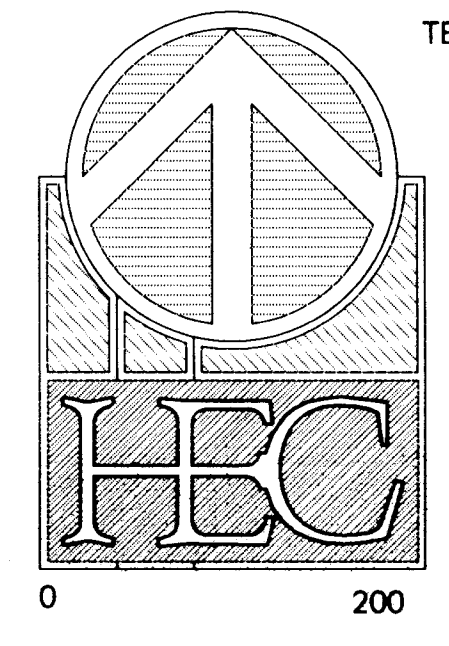


CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD BRG	CHORD
C1	25.01'	94°57'13"	41.45	27.27'	S72°39'45"E	36.86'
C2	25.00'	86°22'15"	37.69	23.46'	N16°39'59"E	34.22'
C3	25.00'	91°11'23"	39.79	25.52'	N74°33'12"W	35.72'
C4	2990.00'	5°26'19"	283.81	142.01'	S31°40'40"E	283.71'
C5	3226.67'	4°00'50"	226.05	113.07'	S36°24'14"E	226.01'
C6	50.00'	96°47'16"	84.46	56.30'	N71°22'34"E	74.77'
C7	50.00'	156°57'07"	136.97	245.23'	S18°14'45"W	97.98'
C8	25.00'	36°52'09"	16.09	8.33'	N78°17'14"E	15.81'
C9	25.00'	36°52'12"	16.09	8.33'	S41°25'01"W	15.81'

- LEGEND**
- BOUNDARY LINE
  - BOUNDARY CORNER
  - PROPERTY LINE
  - EASEMENT LINE
  - CONTOUR
  - WATERLINE
  - SANITARY SEWER LINE
  - ATMOS GAS LINE
  - FLOODPLAIN
  - FLOODWAY
- 
- SAN.SWR. MANHOLE
  - SAN.SWR. CLEAN OUT
  - WATER VALVE
  - FIRE HYDRANT
  - EXISTING PAVEMENT
  - ELEC. TRANSFORMER
  - USPS CLUSTER BOX
  - CULVERT
  - BLOW-OFF ASSEMBLY



**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 LOTS 1 & 2. THE CITY OF BRYAN WILL PROVIDE WATER SERVICE FOR LOTS 3-12.
  - 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 DRIVE IS DESIGNATED AS A MAJOR COLLECTOR ON THE THOROUGHFARE PLAN AND REQUIRES 80' OF RIGHT-OF-WAY. AUSTIN'S ESTATES DRIVE IS A RURAL RESIDENTIAL STREET, WHICH REQUIRES A 70' RIGHT-OF-WAY. 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 CORNERS UNLESS OTHERWISE NOTED.
  - 11.) LOTS 1 & 5-11 SHALL TAKE ACCESS FROM THORNBERRY DRIVE. LOTS 2-4 SHALL TAKE ACCESS FROM AUSTIN'S ESTATES COURT. LOT 12 SHALL TAKE ACCESS FROM AUSTIN'S ESTATES DRIVE. ACCESS DRIVEWAY SHALL ALIGN WITH EXISTING DRIVEWAY ON PROPERTY ADJOINING THE SOUTH SIDE OF AUSTIN'S ESTATES DRIVE OR BE LOCATED AT LEAST 150 FEET FROM THE INTERSECTION OF THORNBERRY AND AUSTIN'S ESTATES DRIVE. ALL LOTS SHALL BE LIMITED TO ONE DRIVEWAY.

**PRELIMINARY PLAN**  
**AUSTIN'S ESTATES PHASE 6**  
**15.798 ACRES**  
**JOHN AUSTIN SURVEY A-2**  
**BRYAN, BRAZOS COUNTY, TEXAS**  
**SCALE: 1"=100' SEPTEMBER 5, 2017**

**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

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