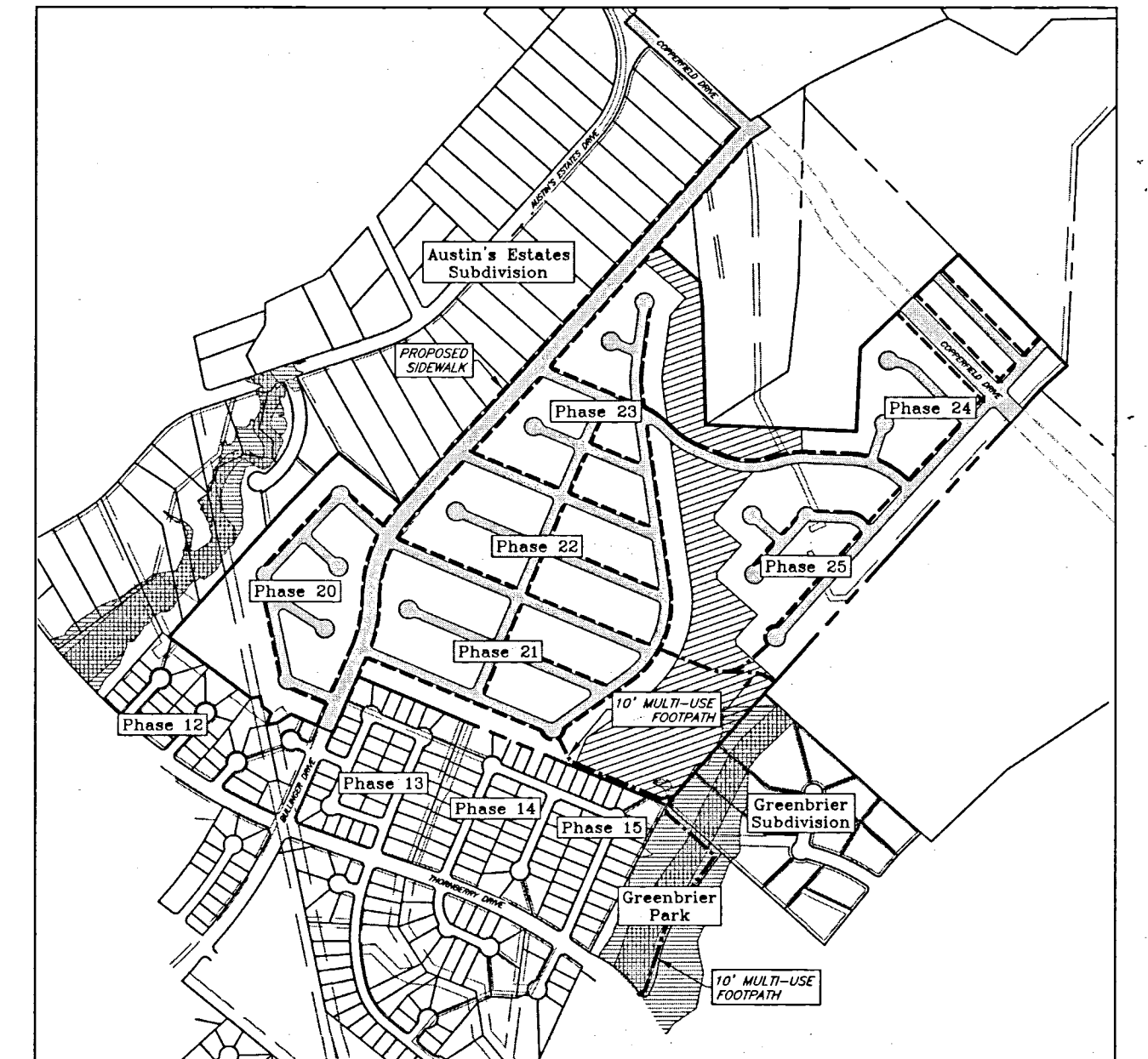
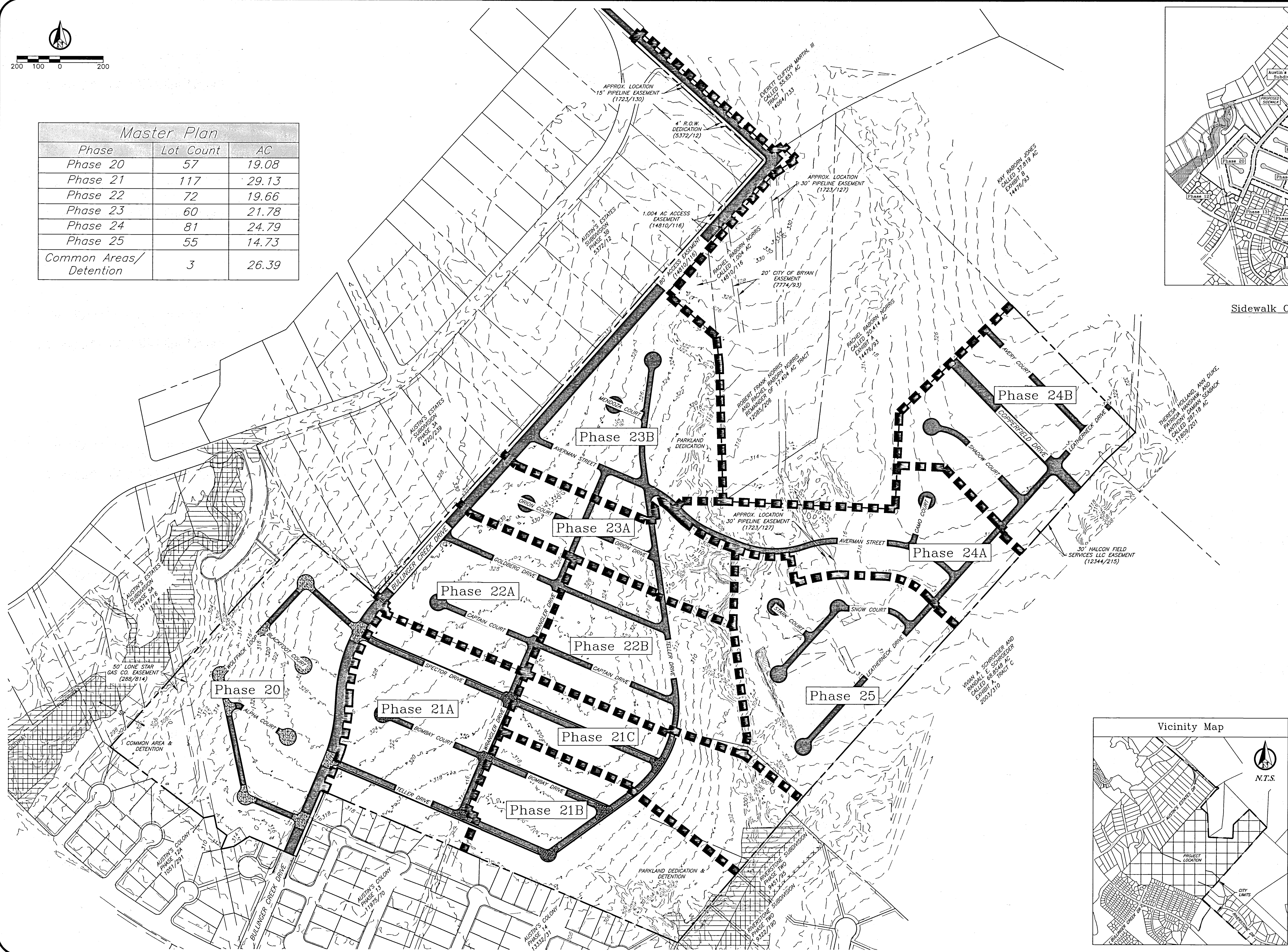


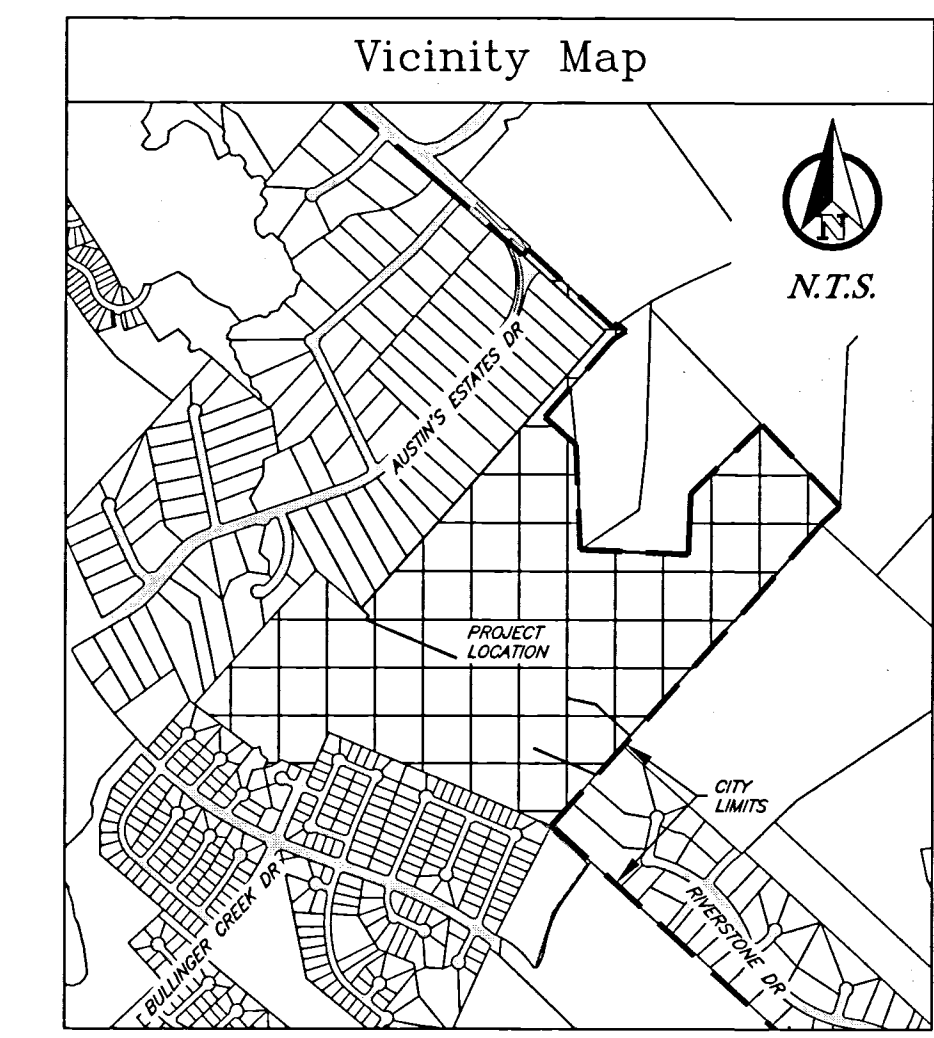
Master Plan		
Phase	Lot Count	AC
Phase 20	57	19.08
Phase 21	117	29.13
Phase 22	72	19.66
Phase 23	60	21.78
Phase 24	81	24.79
Phase 25	55	14.73
Common Areas/ Detention	3	26.39



Sidewalk Connectivity Plan
N.T.S.



- General Notes:**
1. A portion of this lot is within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and incorporated areas. Map No. 48041C0205F, effective April 2, 2014.
 2. The topography shown is from field survey data.
 3. Setbacks shall be in accordance with all City of Bryan ordinances and regulations.
 4. All Drainage Easements are private.
 5. All phases are to be zoned Planned Development-Housing District (PD-H).
 6. Intended use for land is residential subdivision.



Master Plan

**Austin's Colony
Phases 20-25**

Being 155.56 Acres of the
John Austin League A-2, Tracts One, Two,
& Three & John Austin, Block 19, Lot 13.5
Bryan, Brazos County, Texas

Aug 2019

Owner:
Carrabba Family Ltd. Partnership
PO Box 663
Bryan, TX 77806

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195

Engineer:
JA Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951

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