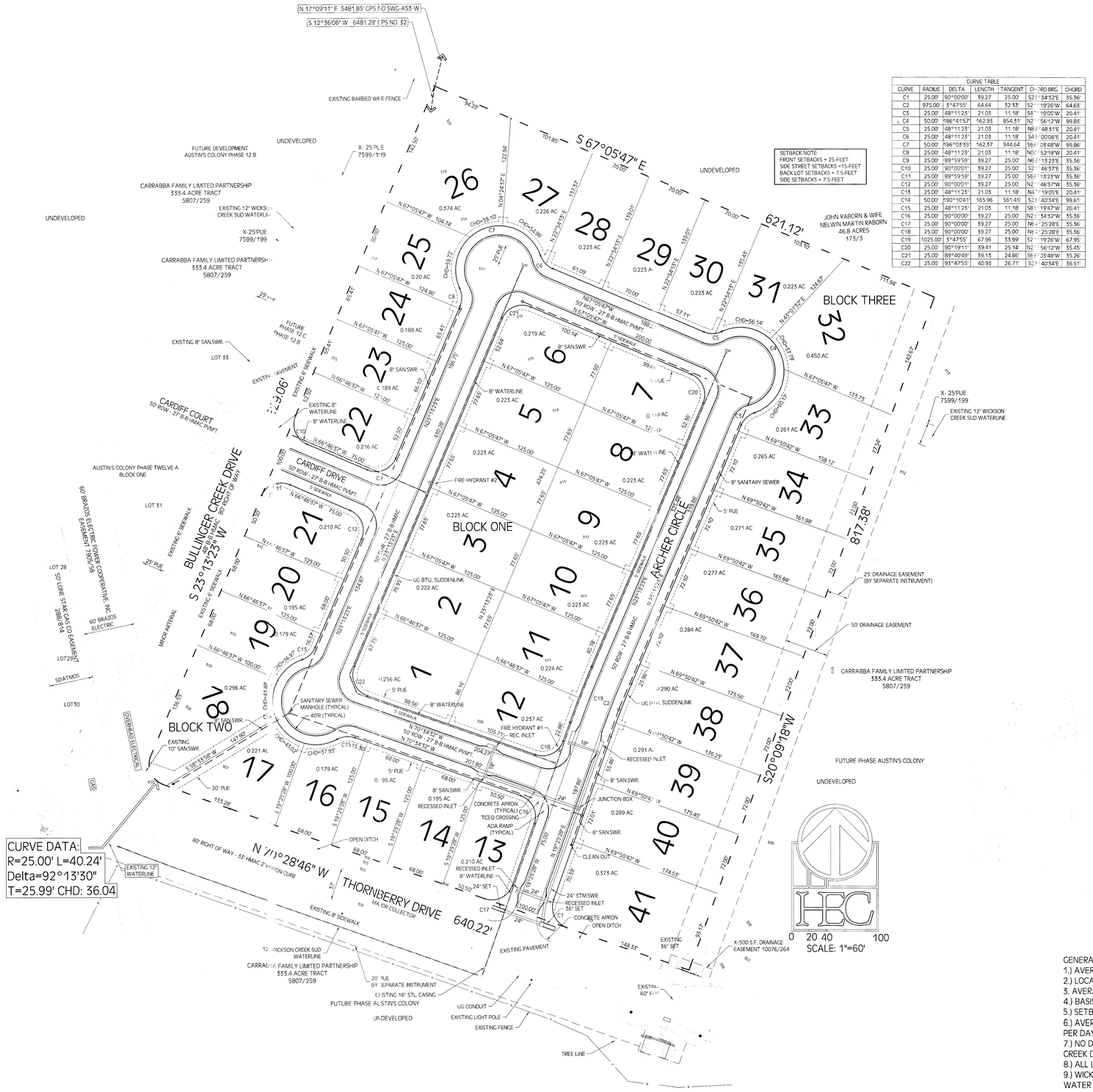
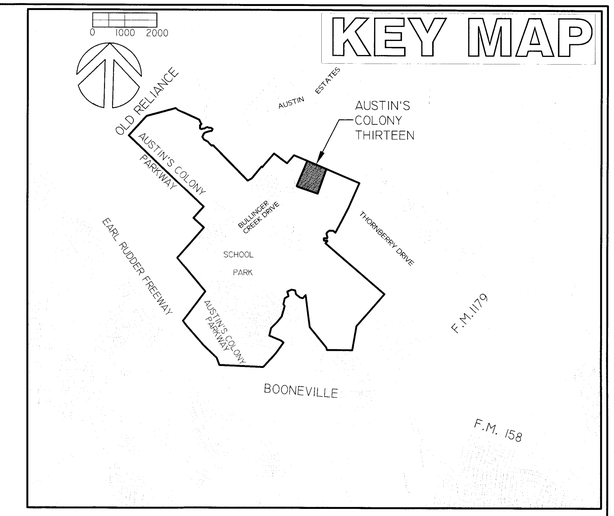


SETBACK NOTE:
FRONT SETBACKS = 25-FEET
SIDE STREET SETBACKS =15-FEET
BACK LOT SETBACKS = 7.5-FEET
SIDE SETBACKS = 7.5-FEET

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD BRG	CHORD
C1	25.00'	90°00'00'	39.27	25.00'	S23°34'32"E	35.36'
C2	975.00'	3°47'55'	64.64	32.33'	S21°19'26"W	64.65'
C3	25.00'	48°11'23'	21.03	11.18'	S41°19'05"W	20.41'
C4	50.00'	186°41'57'	162.93	854.31'	N21°56'12"W	99.88'
C5	25.00'	48°11'23'	21.03	11.18'	N89°48'31"E	20.41'
C6	25.00'	48°11'23'	21.03	11.18'	S41°00'06"E	20.41'
C7	50.00'	186°03'55'	162.37	944.64	S66°03'48"W	99.86'
C8	25.00'	48°11'23'	21.03	11.18'	N0°52'18"W	20.41'
C9	25.00'	89°59'59'	39.27	25.00'	N66°13'23"E	35.36'
C10	25.00'	90°00'01'	39.27	25.00'	S23°46'37"E	35.36'
C11	25.00'	89°59'59'	39.27	25.00'	S66°13'23"W	35.36'
C12	25.00'	90°00'01'	39.27	25.00'	N23°46'37"W	35.36'
C13	25.00'	48°11'23'	21.03	11.18'	N41°19'05"E	20.41'
C14	50.00'	190°10'41'	165.96	561.45'	S23°40'34"E	99.61'
C15	25.00'	48°11'23'	21.03	11.18'	S8°19'47"W	20.41'
C16	25.00'	90°00'00'	39.27	25.00'	N23°34'32"W	35.36'
C17	25.00'	90°00'00'	39.27	25.00'	N66°25'28"E	35.36'
C18	25.00'	90°00'00'	39.27	25.00'	N66°25'28"E	35.36'
C19	1025.00'	3°47'55'	67.96	33.99'	S21°19'26"W	67.95'
C20	25.00'	90°19'11'	39.41	25.14'	N23°56'12"W	35.45'
C21	25.00'	89°40'49'	39.15	24.86'	S66°03'48"W	35.26'
C22	25.00'	95°47'55'	40.93	26.71'	S23°40'34"E	36.51'



PRELIMINARY PLAN
AUSTIN'S COLONY PHASE THIRTEEN
12.355 ACRES
JOHN AUSTIN LEAGUE A-2
SCALE 1"=60' JUNE 26, 2013

Austin's Colony

OWNER & DEVELOPER
MARK J. CARRABBA, VICE PRESIDENT
CARRABBA FAMILY LIMITED PARTNERSHIP
4104 HWY 21 EAST
BRYAN, TEXAS 77802
979-778-8850

PREPARED BY:
HESTER ENGINEERING COMPANY
7607 EASTMARK DRIVE, SUITE 253-B
COLLEGE STATION, TEXAS, 77840
979-693-1100

SURVEYOR
BRAD KERR, R.P.L.S.
KERR SURVEYING COMPANY
409 N TEXAS AVE
BRYAN TEXAS 77803
979-268-8403

JUN 26 2013

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 NOR BULLINGER CREEK 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.) THE LAND IS ZONED RD-5.
11.) NO PORTION OF ANY LOT IS IN THE 100-YEAR FLOODPLAIN PER FIRM MAP 480441C0 205&215 E, REVISED MAY 16, 2012.
12,) PUBLIC RIGHT OF WAY FOR THORNBERRY DRIVE WAS DEDICATED IN VOLUME 9740 PAGE 181 BRAZOS COUNTY DEED RECORDS.

DJA