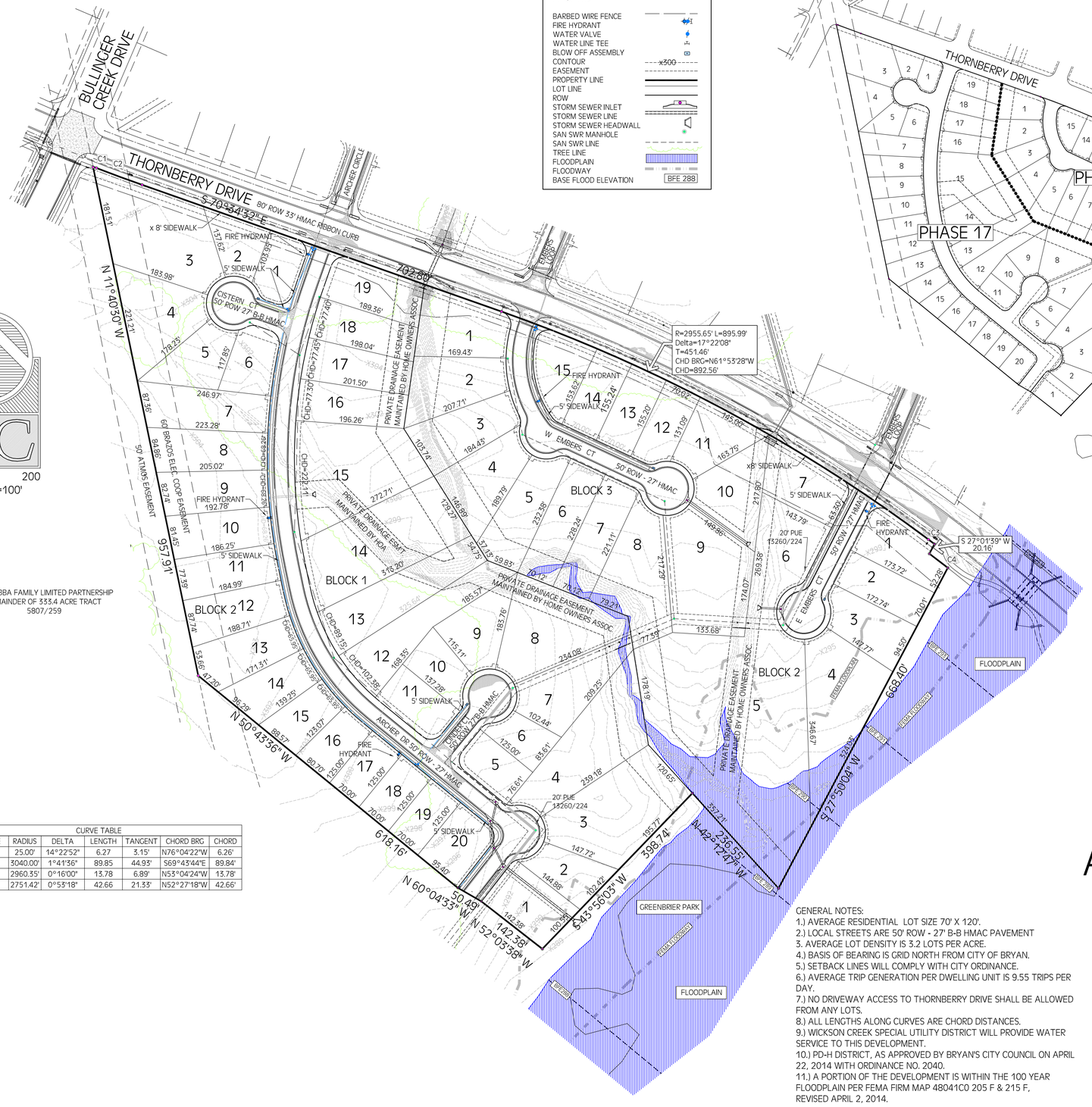

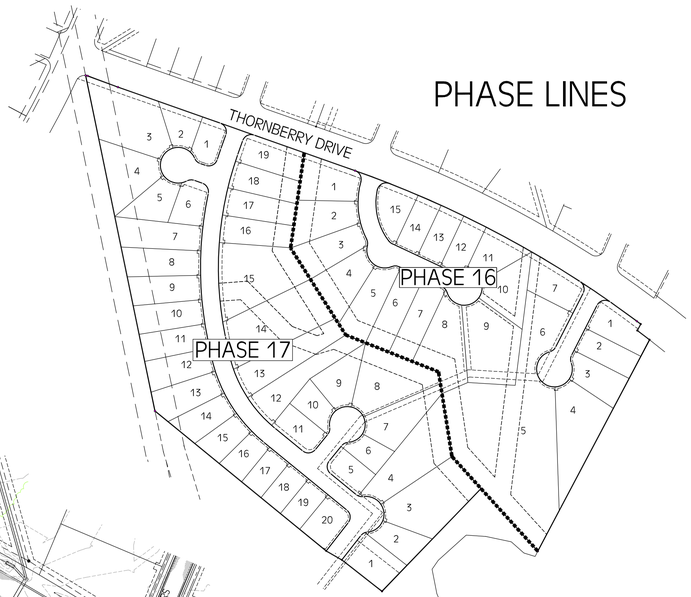

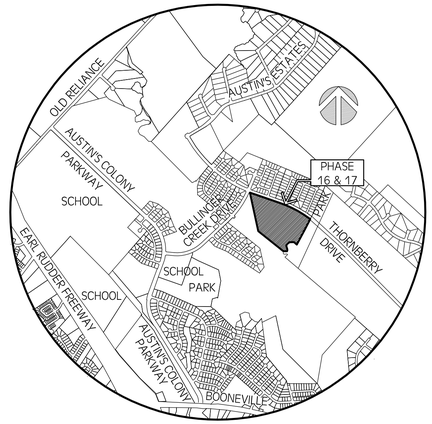

KEY MAP

HEC

0 200

SCALE: 1"=100'

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

CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD BRG	CHORD
C1	25.00'	14°22'52"	6.27	3.15'	N76°04'22"W	6.26'
C2	3040.00'	1°41'36"	89.85	44.93'	S69°45'44"E	89.84'
C3	2960.35'	0°16'00"	13.78	6.89'	N53°04'24"W	13.78'
C4	2751.42'	0°53'18"	42.66	21.33'	N52°27'18"W	42.66'

Austin's Colony

PRELIMINARY PLAN

AUSTIN'S COLONY PHASES 16 & 17

29.060 ACRES

JOHN AUSTIN LEAGUE A-2

BRYAN, BRAZOS COUNTY, TEXAS

Scale 1"=100' JUNE 7, 2016

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 205 F & 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 THAT BLOCKS STORM FLOW SHALL NOT BE PERMITTED IN THE DRAINAGE EASEMENTS.

PREPARED BY:
MICHAEL G. HESTER, P.E.
HESTER ENGINEERING COMPANY #F-3476
7607 EASTMARK DRIVE, SUITE 253-B
COLLEGE STATION, TX 77840
979-693-1100 mhester@hester-engr.com

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