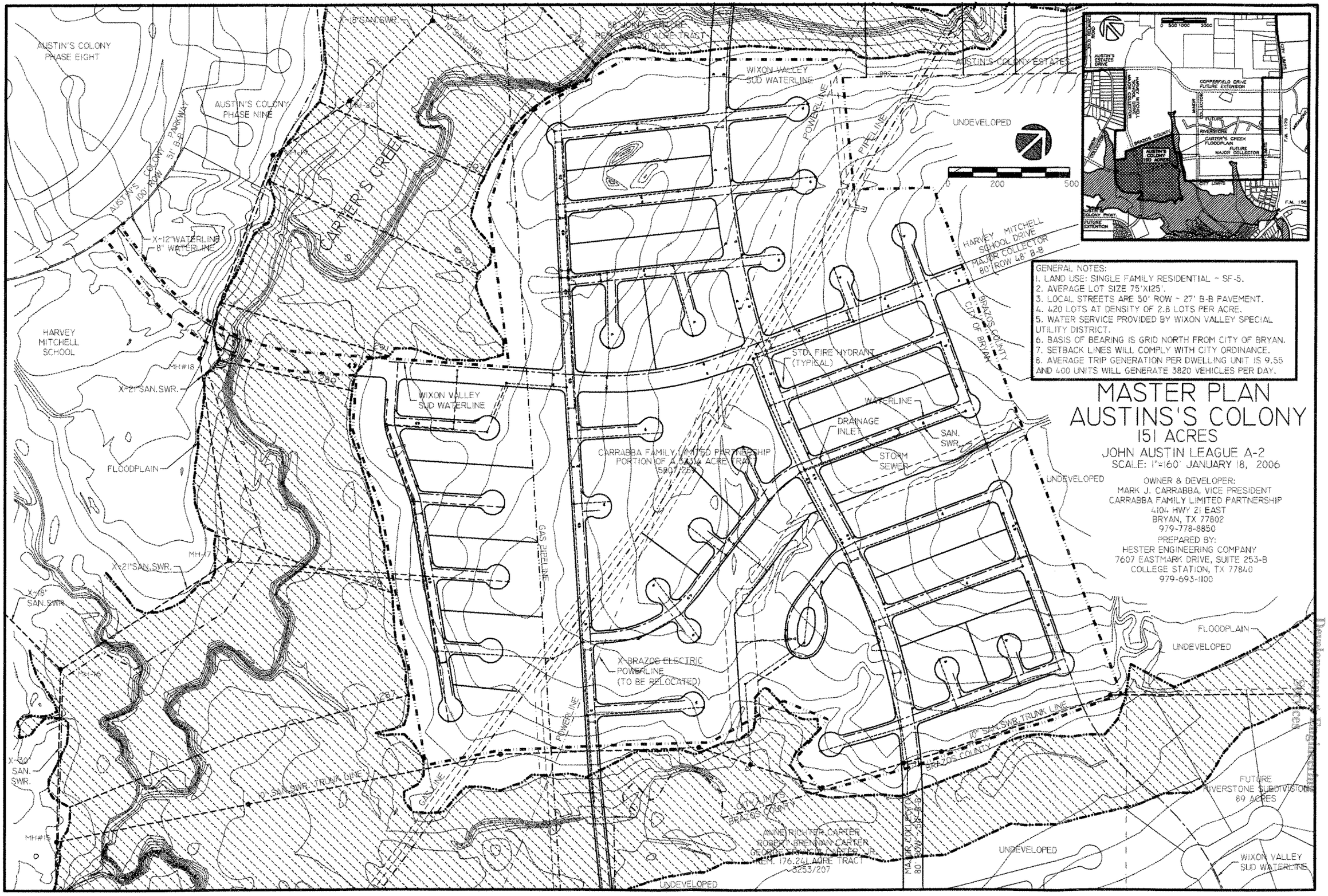

GENERAL NOTES:
1. LAND USE: SINGLE FAMILY RESIDENTIAL ~ SF-5.
2. AVERAGE LOT SIZE 75'X125'.
3. LOCAL STREETS ARE 50' ROW ~ 27' B-B PAVEMENT.
4. 420 LOTS AT DENSITY OF 2.8 LOTS PER ACRE.
5. WATER SERVICE PROVIDED BY WIXON VALLEY SPECIAL UTILITY DISTRICT.
6. BASIS OF BEARING IS GRID NORTH FROM CITY OF BRYAN.
7. SETBACK LINES WILL COMPLY WITH CITY ORDINANCE.
8. AVERAGE TRIP GENERATION PER DWELLING UNIT IS 9.55 AND 400 UNITS WILL GENERATE 3820 VEHICLES PER DAY.

MASTER PLAN
AUSTINS'S COLONY
151 ACRES
JOHN AUSTIN LEAGUE A-2
SCALE: 1"=160' JANUARY 18, 2006

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

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

Received
JAN 18 2006
Development & Engineering Services

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