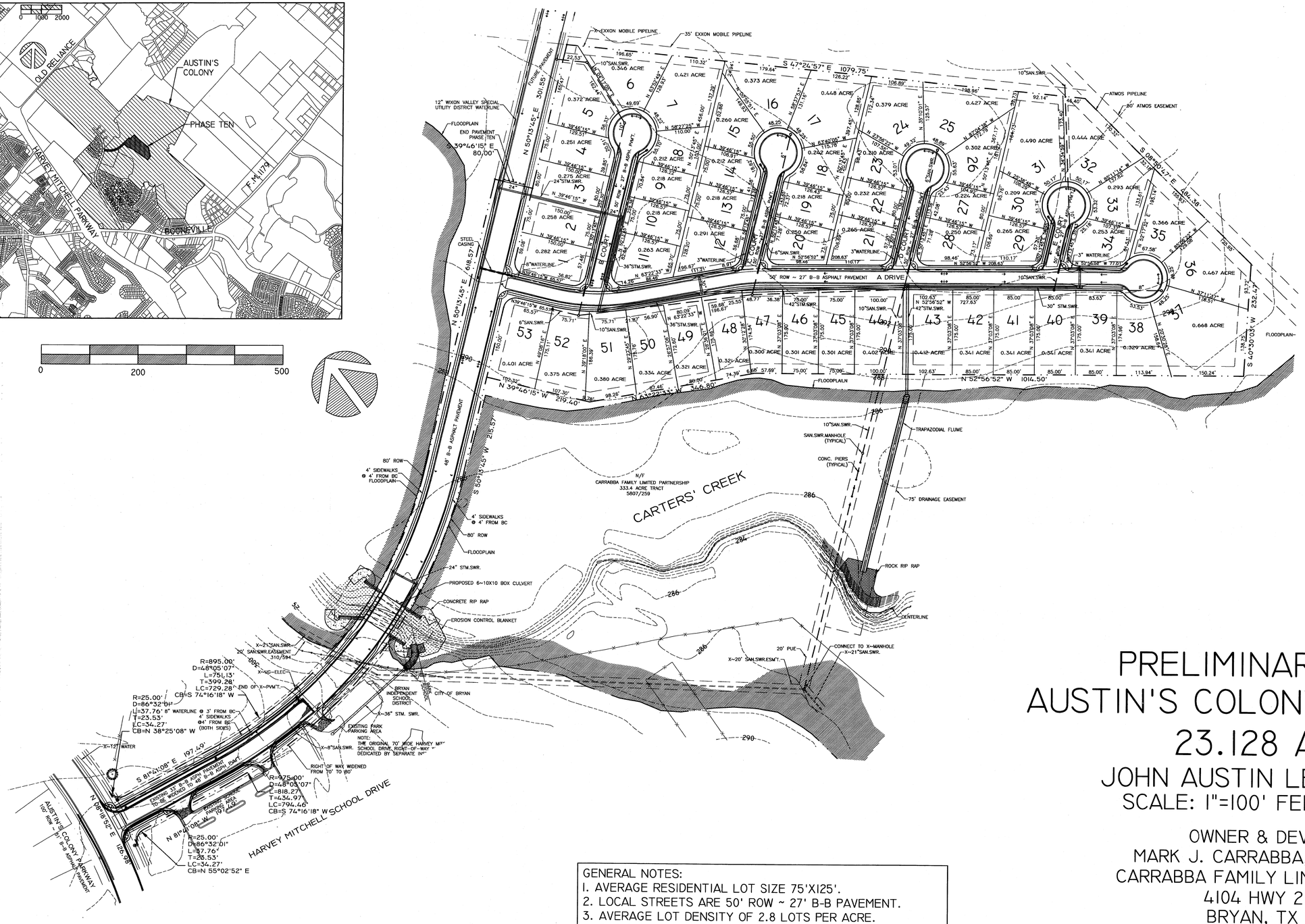

GENERAL NOTES:
1. AVERAGE RESIDENTIAL LOT SIZE 75'X125'.
2. LOCAL STREETS ARE 50' ROW ~ 27' B-B PAVEMENT.
3. AVERAGE LOT DENSITY OF 2.8 LOTS PER ACRE.
4. BASIS OF BEARING IS GRID NORTH FROM CITY OF BRYAN.
5. SETBACK LINES WILL COMPLY WITH CITY ORDINANCE.
6. AVERAGE TRIP GENERATION PER DWELLING UNIT IS 9.55 TRIPS PER DAY.

PRELIMINARY PLAN
AUSTIN'S COLONY PHASE TEN
23.128 ACRES
JOHN AUSTIN LEAGUE A-2
SCALE: 1"=100' FEBRUARY 7, 2006

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

Received
FEB 7 2006
Engineering Services

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

PP06-02