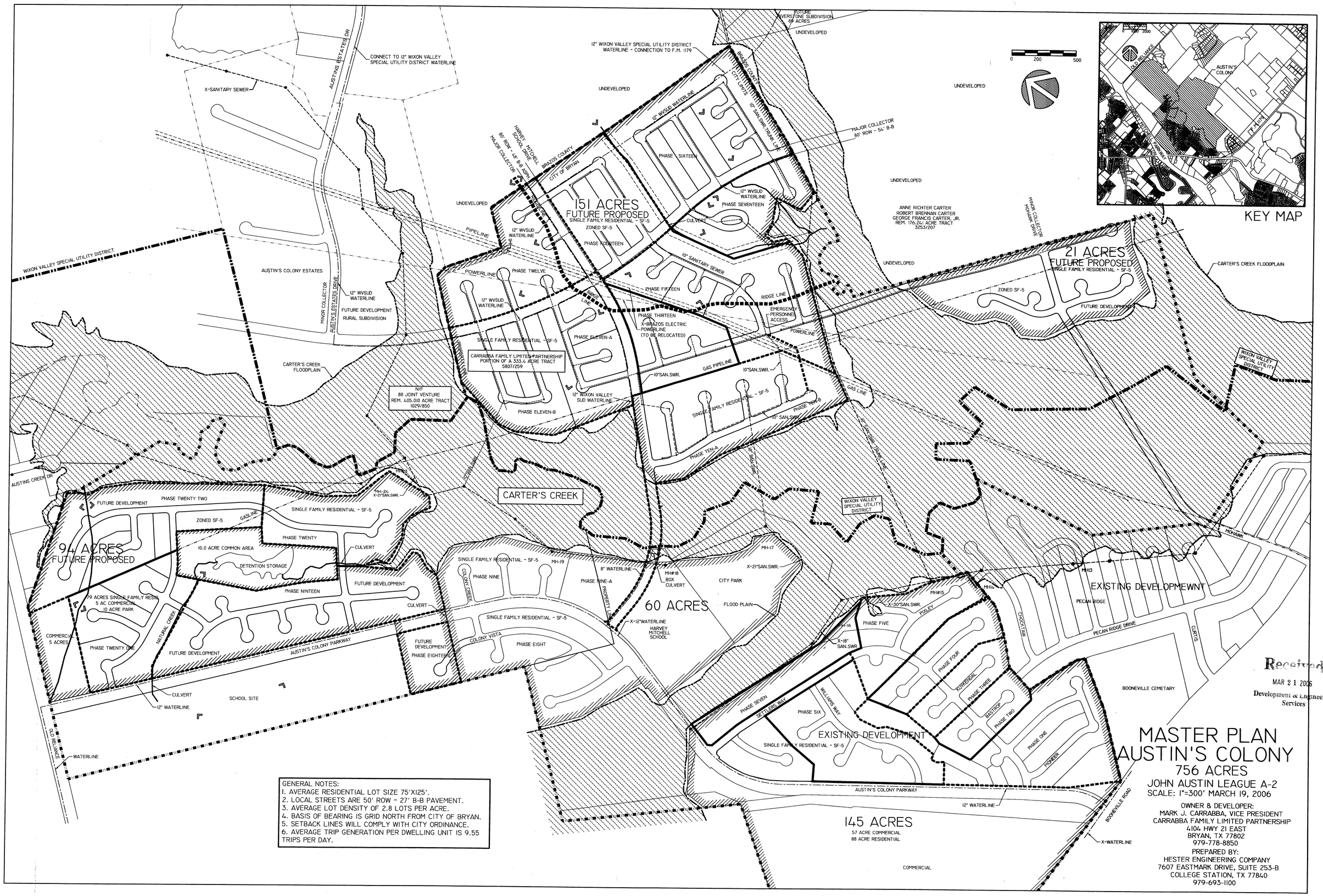

GENERAL NOTES:
1. AVERAGE RESIDENTIAL LOT SIZE 75'X125'.
2. LOCAL STREETS ARE 50' ROW ~ 27' B-B PAVEMENT.
3. AVERAGE LOT DENSITY OF 2.8 LOTS PER ACRE.
4. BASIS OF BEARING IS GRID NORTH FROM CITY OF BRYAN.
5. SETBACK LINES WILL COMPLY WITH CITY ORDINANCE.
6. AVERAGE TRIP GENERATION PER DWELLING UNIT IS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

Received
MAR 21 2006
Development & Engineering Services

MASTER PLAN
AUSTIN'S COLONY
756 ACRES
JOHN AUSTIN LEAGUE A-2
SCALE: 1"=300' MARCH 19, 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

MP06-01 #4