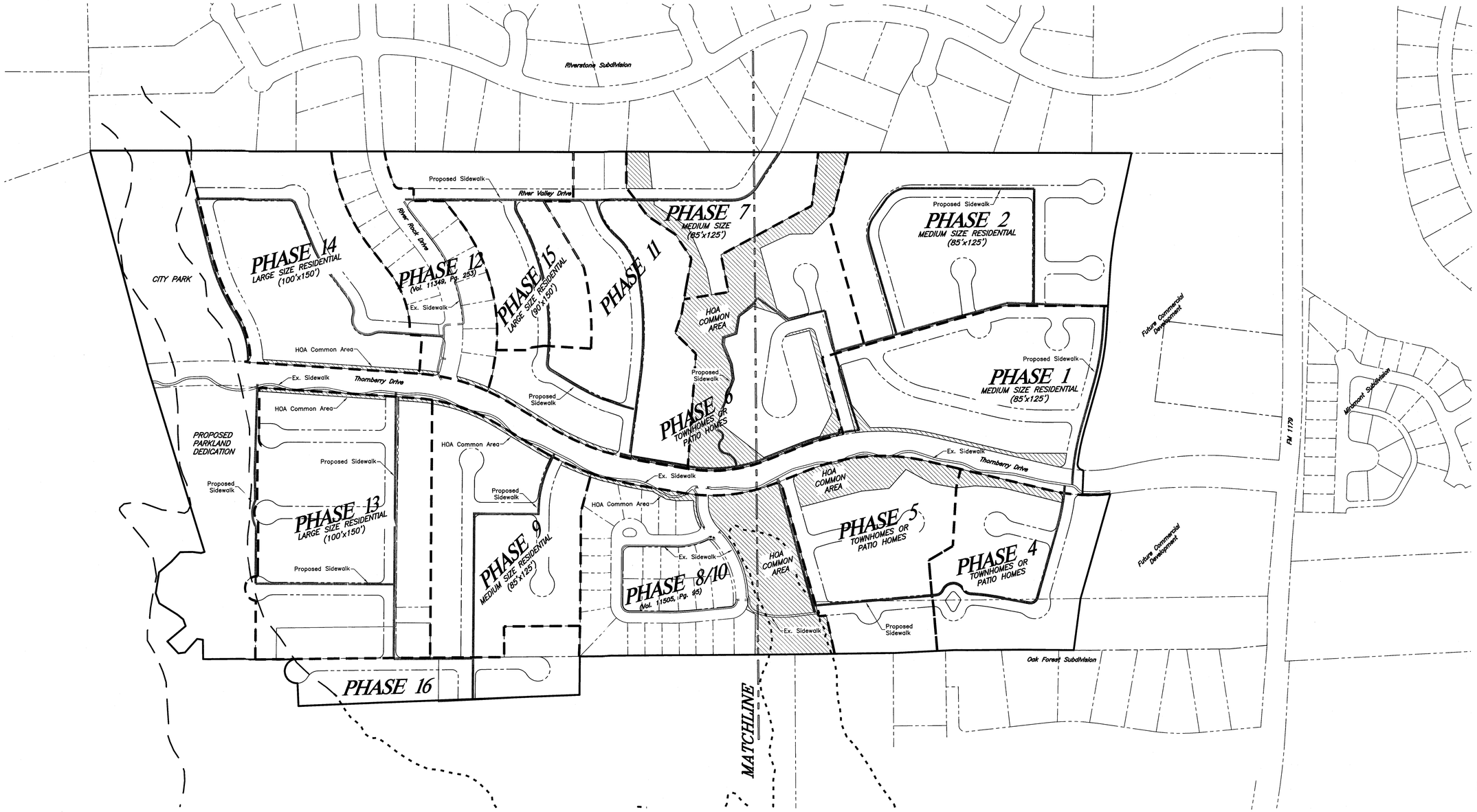


Development Services
MAR 12 2014
RECEIVED

SHEET 1 OF 3

SCALE: Hor: 1" = 200'

0 100' 200' 400'

GENERAL NOTES:
1. Proposed Land Uses: Single Family Residential
2. Acreage Summary:
   Right-of-way acreage: 40.7 ac.
   H.O.A. acreage: 14.9 ac.
   City Park acreage: 16.3 ac.
   Residential Development acreage: 109.7 ac.
3. Lot Density:
   Based on Gross Acreage: 423 lots/181.6 acres = 2.32 lots/ac.
   Based on Net Acreage: 408 lots/109.7 acres = 3.72 lots/ac.
4. Minimum Lot Dimensions & Building Setbacks shall be as established in the PD Ordinance for this property.
5. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0215E effective May 2, 2012 a portion of this property is located in a 100-year flood hazard area.
6. ORIGIN OF BEARING SYSTEM: Monuments found and the record bearing (S 45°01'30" E) of the Boundary Line Agreement (7849/6) establishing the common property line between the called 176.241 acre tract (3253/207) and the called 89.096 acre tract (6334/235) was used as the basis of bearings.
7. Abbreviations:
   H.O.A. – Homeowner's Association
8. Common Areas and Landscape Easements shall be owned & maintained by Homeowner's Association.

# RE-ZONING EXHIBIT

## GREENBRIER SUBDIVISION

181.6 Acres

JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS

MARCH, 2014
SCALE: 1" = 200'


Owner:
Carter Arden Development, LLC
311 Cecilia Loop
College Station, TX 77845
979-229-7275

Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838


masterplan update 7.dwg

Riveratone Subdivision

PHASE 7
MEDIUM SIZE RESIDENTIAL
(85'x125')

HOA COMMON AREA

River Valley Drive

Proposed Sidewalk

Proposed Sidewalk

River Rock Drive

Ex. Sidewalk

Proposed Sidewalk

PHASE 14
LARGE SIZE RESIDENTIAL
(100'x150')

PHASE 12
(Vol. 11349, Pg. 253)

PHASE 15
LARGE SIZE RESIDENTIAL
(90'x150')

PHASE 11
LARGE SIZE RESIDENTIAL
(90'x180')

CITY PARK

Proposed Sidewalk

Ex. Sidewalk

Proposed Sidewalk

HOA COMMON AREA

HOA Common Area

Ex. Sidewalk

Thornberry Drive

HOA Common Area

Proposed Sidewalk

HOA Common Area

PROPOSED PARKLAND DEDICATION

PHASE 13
LARGE SIZE RESIDENTIAL
(100'x150')

HOA Common Area

Ex. Sidewalk

Proposed Sidewalk

Proposed Sidewalk

HOA COMMON AREA

Proposed Sidewalk

PHASE 9
MEDIUM SIZE RESIDENTIAL
(85'x125')

Ex. Sidewalk

Ex. Sidewalk

PHASE 8/10
(Vol. 11505, Pg. 35)

Proposed Sidewalk

Ex. Sidewalk

PHASE 16

SHEET 2 OF 3

SCALE: Hor: 1" = 100'

0 50' 100' 200'

# RE-ZONING EXHIBIT

## GREENBRIER SUBDIVISION

181.6 Acres

JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS

MARCH, 2014
SCALE: 1" = 100'


Owner:
Carter Arden Development, LLC
311 Cecilia Loop
College Station, TX 77845
979-229-7275

Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838


masterplan update 7.dwg

SHEET 3 OF 3

SCALE: Hor: 1" = 100'

0 50' 100' 200'

# RE-ZONING EXHIBIT

# GREENBRIER SUBDIVISION

181.6 Acres

JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS

MARCH, 2014
SCALE: 1" = 100'


Owner:
Carter Arden Development, LLC
311 Cecilia Loop
College Station, TX 77845
979-229-7275

Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838


masterplan update 7.dwg