Legend

- Existing Sewer Line w/ size
- Existing Water Line w/ size
- Existing Gas Line
- Proposed Water Line w/size
- Proposed Sewer Service w/size
- Proposed Sewer Line w/size
- Boundary Line
- Existing Easement Line
- Property Line
- Proposed Easement Line
- 100 yr. Floodplain
- Existing Contour Line
- Existing Sewer Manhole
- Existing Fire Hydrant
- Common Area

NOT FOR RECORD

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 52°26'15" E	32.19'
L2	N 22°03'00" W	51.89'
L3	S 45°01'30" E	120.11'
L4	S 45°01'30" E	56.75'
L5	S 44°57'24" W	50.00'
L6	S 45°01'30" E	125.89'
L7	S 6°54'02" W	91.04'
L8	S 62°55'45" W	15.05'

CURVE TABLE

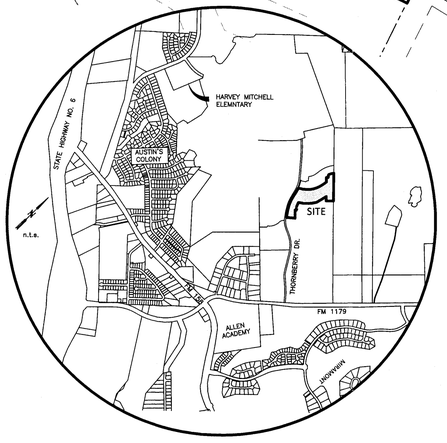
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	101°08'32"	25.00'	44.13'	30.40'	S 76°59'30" E	38.62'
C2	8°55'57"	935.00'	145.77'	73.03'	S 21°57'15" E	145.62'
C3	25°17'38"	1134.00'	500.62'	254.45'	N 44°00'54" E	496.56'
C4	14°15'43"	565.00'	140.64'	70.68'	S 28°38'27" W	140.28'
C5	66°32'06"	25.00'	29.03'	16.40'	S 11°45'27" E	27.43'
C6	55°27'13"	750.00'	725.89'	394.21'	N 34°37'39" E	697.88'
C7	7°06'29"	840.00'	104.21'	52.17'	N 17°33'44" W	104.14'
C8	21°39'32"	1140.00'	430.94'	218.07'	S 24°50'16" E	428.38'

SCALE: 1" = 60'

0 30' 60' 120'

GENERAL NOTES:

1. ZONING: Planned Development – Mixed Use by Ordinance #1819, passed July 28, 2009 by the Bryan City Council.
2. Proposed Land Use: Single Family Residential (31 Lots)
3. Right-of-way acreage: 2.3 Ac.
4. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0215 E effective 05/16/2012, no portion of this property is located in a 100-year flood hazard area.
5. Existing ground contours are based on a ground survey of the site.
6. Abbreviations:
   - P.U.E. – Public Utility Easement
   - P.D.E. – Public Drainage Easement
   - H.O.A. – Homeowner's Association
7. Common Areas and Landscape Easements shall be owned & maintained by Homeowner's Association.
8. Abbreviations:
   - P.U.E. – Public Utility Easement
   - P.D.E. – Public Drainage Easement
   - H.O.A.C.A. – Homeowner's Association Common Area



VICINITY MAP

PRELIMINARY PLAN

GREENBRIER PHASE 15

13.44 Acres

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

JUNE, 2014
SCALE: 1" = 60'

JUL 16 2014

Owner:
Homewood 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

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