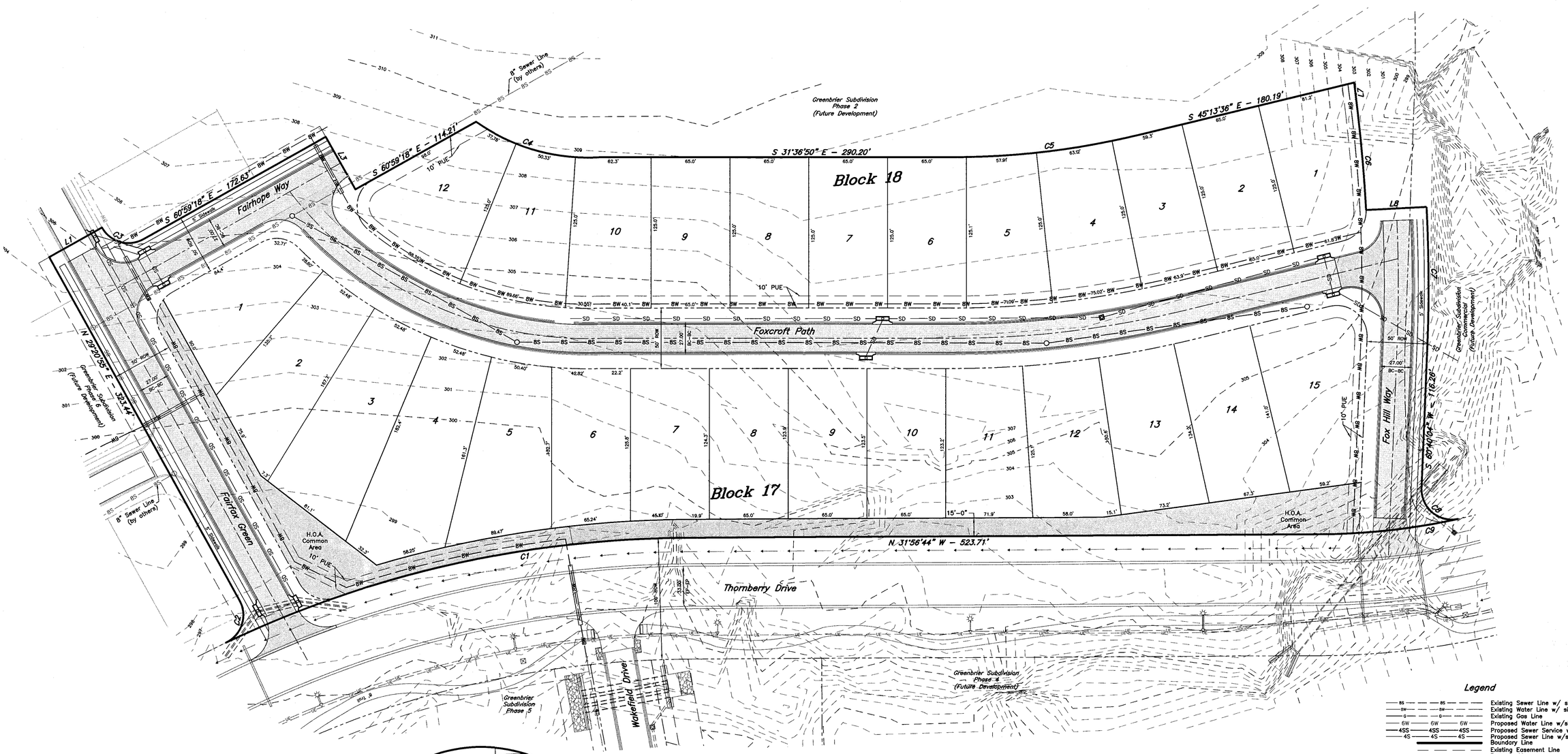
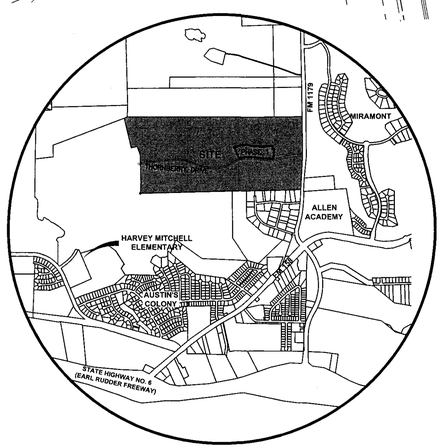


LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 61°08'59" E	50.00'
L3	S 29°00'42" W	50.00'
L7	S 51°43'46" W	25.82'
L8	S 34°31'49" E	50.00'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	34°50'26"	900.00'	547.27'	282.39'	N 49°21'57" W	538.88'
C2	93°47'21"	25.00'	40.92'	26.71'	N 76°14'36" E	36.50'
C3	90°20'14"	25.00'	39.42'	25.15'	S 15°49'12" E	35.46'
C4	38°39'19"	160.39'	108.21'	56.25'	S 15°38'02" E	106.17'
C5	13°40'40"	663.43'	158.37'	79.57'	S 38°27'10" E	158.00'
C6	3°44'26"	1225.00'	79.97'	40.00'	S 53°35'59" W	79.96'
C7	5°11'53"	1275.00'	115.67'	57.87'	S 58°04'08" W	115.63'
C8	104°34'40"	25.00'	45.63'	32.33'	S 8°22'44" W	39.56'
C9	11°57'51"	550.00'	114.85'	57.63'	N 37°55'40" W	114.64'



VICINITY MAP

GREENBRIER PHASE 1

SCALE: Hor: 1" = 40'

0 20' 40' 80'

SCALE: 1" = 40'

0 20' 40' 80'

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

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 (27 Lots)
3. Right-of-way acreage: 2.1 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
9. The extension of Fairhope Way will be constructed in Phase 2 of this subdivision.

PRELIMINARY PLAN

GREENBRIER, PHASE 1

8.02 ACRES

OUT OF

JOHN AUSTIN SURVEY, A-2 & T.J. WOOTEN SURVEY, A-1
BRYAN, BRAZOS COUNTY, TEXAS
Lots 1-15, Block 17 and Lots 1-12, Block 18
Submitted DECEMBER 2014
SCALE: 1" = 40'

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

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