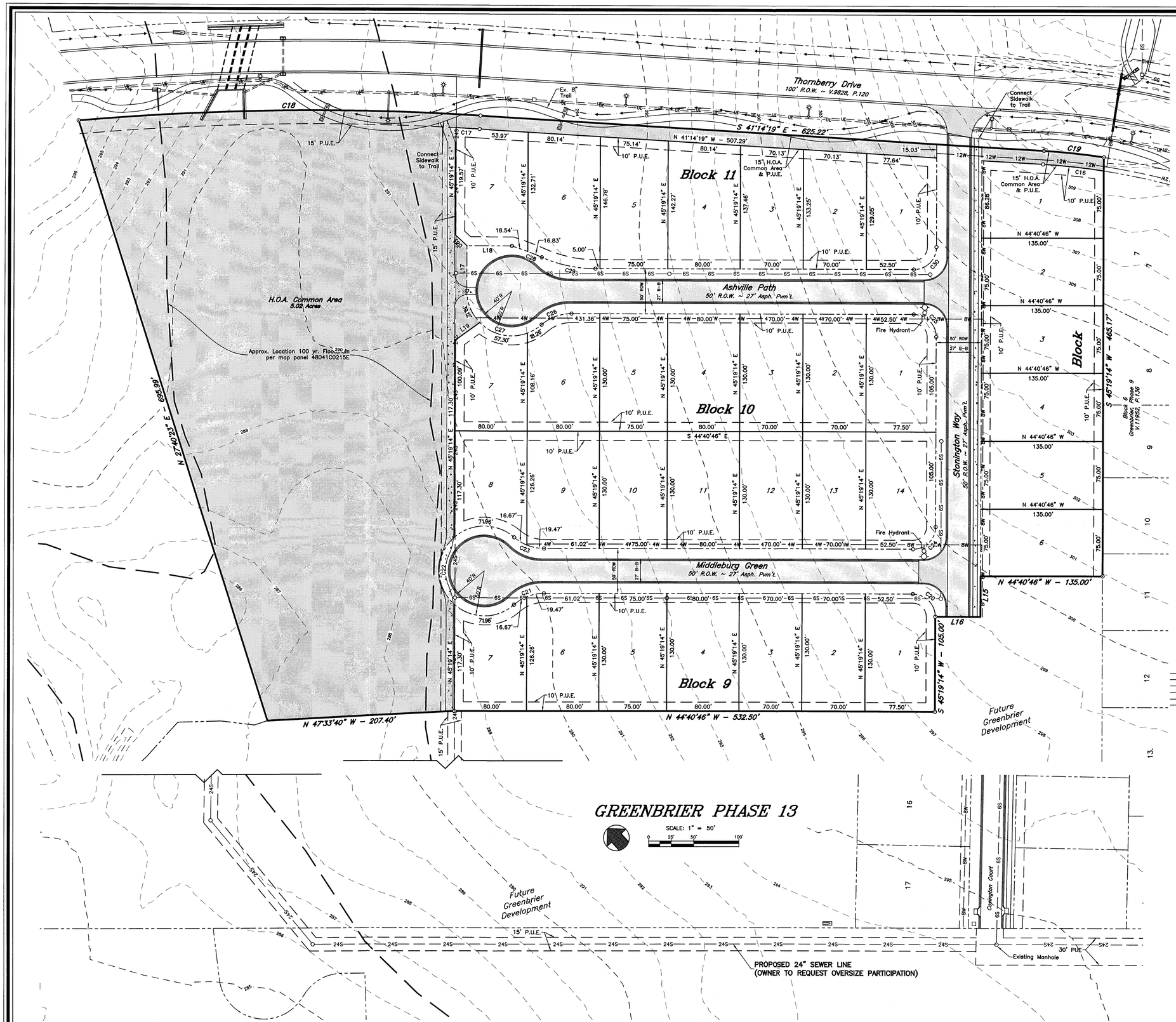

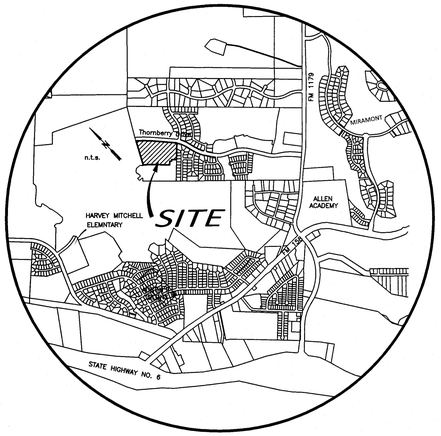

VICINITY MAP

LINE TABLE		
LINE	BEARING	DISTANCE
L15	S 45°19'14" W	45.10'
L16	N 44°40'46" W	50.00'
L17	S 45°19'14" W	50.00'
L18	N 44°40'46" W	50.00'
L19	S 80°42'24" E	33.43'
L20	S 1°31'15" E	17.14'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C16	5°21'00"	725.00'	67.70'	33.87'	N 38°33'48" W	67.67'
C17	0°30'45"	2925.35'	26.16'	13.08'	N 41°29'41" W	26.16'
C18	8°41'02"	2940.35'	445.64'	223.25'	S 45°34'49" E	445.22'
C19	5°10'14"	740.00'	66.78'	33.41'	S 38°39'12" E	66.76'
C20	90°00'00"	25.00'	39.27'	25.00'	S 0°19'14" W	35.36'
C21	41°24'35"	50.00'	36.14'	18.90'	S 65°23'03" E	35.36'
C22	262°49'09"	50.00'	229.35'	–56.69'	S 45°19'14" W	75.00'
C23	41°24'35"	50.00'	36.14'	18.90'	N 23°58'28" W	35.36'
C24	90°00'00"	25.00'	39.27'	25.00'	N 89°40'46" W	35.36'
C25	90°00'00"	25.00'	39.27'	25.00'	S 0°19'14" W	35.36'
C26	41°24'35"	50.00'	36.14'	18.90'	S 65°23'03" E	35.36'
C27	131°24'35"	50.00'	114.68'	110.76'	S 20°23'03" E	91.14'
C28	6°06'13"	332.04'	35.37'	17.70'	N 23°58'28" W	35.36'
C29	23°45'24"	147.52'	61.17'	31.03'	N 32°48'04" W	60.73'
C30	90°00'00"	25.00'	39.27'	25.00'	N 89°40'46" W	35.36'

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

GENERAL NOTES:

1. ZONING: Planned Development – Mixed Use by Ordinance #2042, passed May 27, 2014 by the Bryan City Council.
2. Proposed Land Use: Single Family Residential with zero lot line construction (34 Lots)
3. Right–of–way acreage: 2.00 Ac.
4. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0215 F effective 04/02/2014, 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
   - P.M.E. – Private Maintenance Easement (rights to be defined in deed restrictions)
7. Common Areas and Landscape Easements shall be owned & maintained by Homeowner's Association.

NOT FOR RECORD

PRELIMINARY PLAN

GREENBRIER, PHASE 13

14.776 ACRES
OUT OF
JOHN AUSTIN SURVEY, A–2 & T.J. WOOTEN SURVEY, A–1
BRYAN, BRAZOS COUNTY, TEXAS
Lots 1–7, Block 9, Lots 1–18, Block 10
Lots 1–7, Block 11 and Lots 1–6, Block
August 2015
SCALE: 1" =50'

Owner:
Carter Arden Development LP
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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