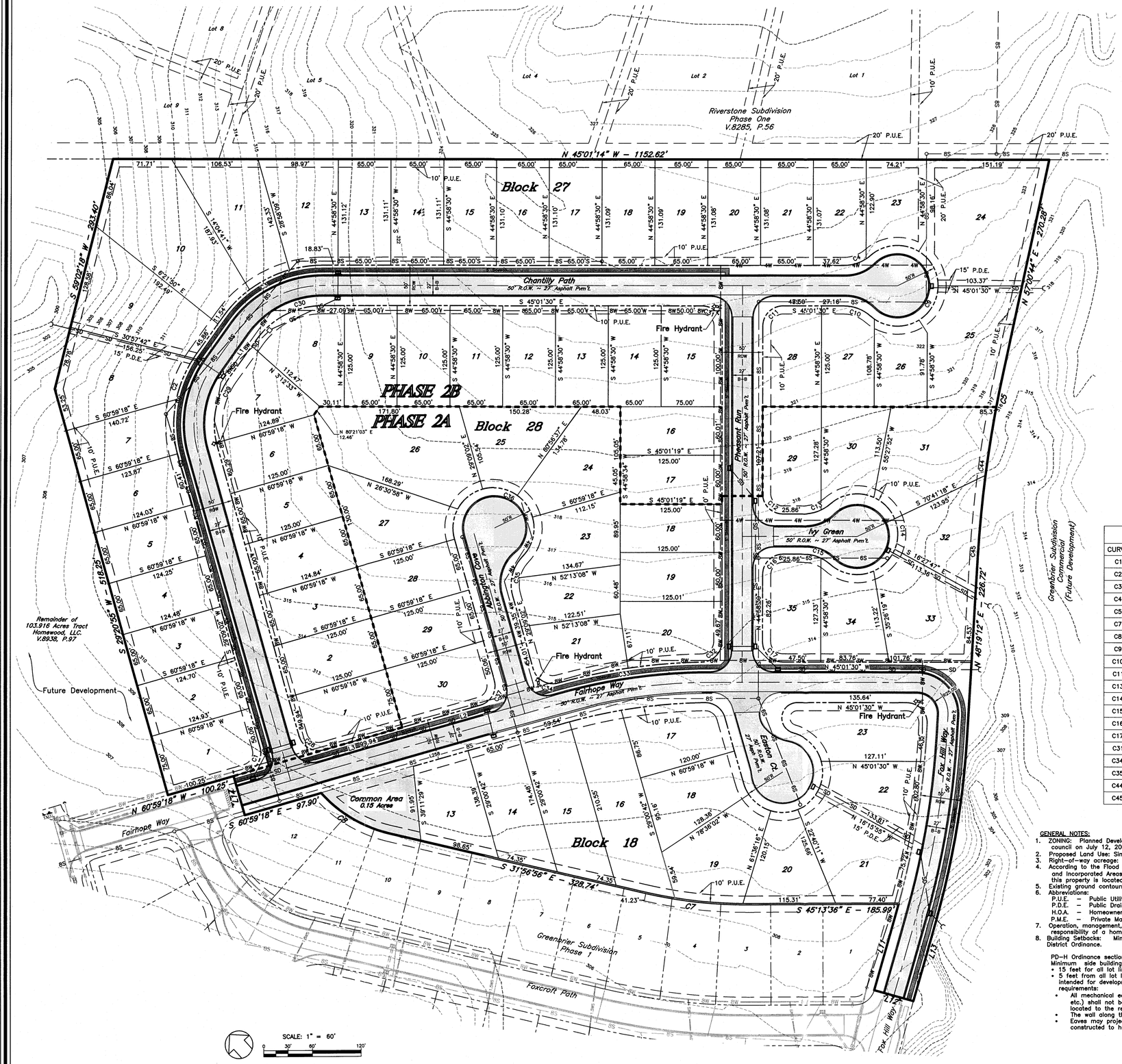

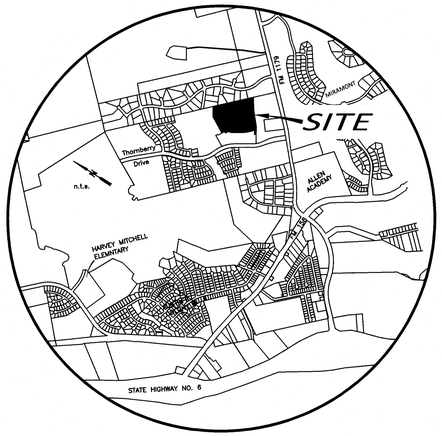

VICINITY MAP

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

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	89°51'40"	25.00'	39.21'	24.94'	S 74°04'52" W	35.31'
C2	21°12'29"	150.00'	55.52'	28.08'	S 67°24'48" W	55.21'
C3	21°07'41"	150.00'	55.31'	27.97'	N 71°24'45" W	55.00'
C4	33°12'32"	50.00'	28.98'	14.91'	N 61°37'46" W	28.58'
C5	1°37'27"	1500.00'	42.52'	21.26'	S 56°12'00" W	42.52'
C7	8°43'25"	550.00'	83.74'	41.95'	S 40°09'52" E	83.66'
C8	35°27'46"	160.00'	99.03'	51.16'	S 14°12'51" E	97.46'
C9	57°46'49"	50.00'	50.42'	27.59'	N 73°51'55" E	48.31'
C10	41°24'34"	50.00'	36.14'	18.90'	S 24°19'12" E	35.36'
C11	89°59'59"	25.00'	39.27'	25.00'	N 89°58'29" E	35.36'
C13	25°39'01"	50.00'	22.38'	11.38'	N 57°51'00" W	22.20'
C14	44°45'12"	50.00'	39.05'	20.58'	N 44°31'48" E	38.07'
C15	25°39'01"	50.00'	22.38'	11.38'	S 32°12'00" E	22.20'
C16	90°00'00"	25.00'	39.27'	25.00'	N 89°58'30" E	35.36'
C17	90°00'00"	25.00'	39.27'	25.00'	N 0°01'30" W	35.36'
C31	90°00'00"	25.00'	39.27'	25.00'	S 0°01'30" E	35.36'
C34	89°42'19"	25.00'	39.14'	24.87'	N 15°42'08" W	35.26'
C35	35°35'27"	50.00'	31.06'	16.05'	N 71°21'18" E	30.56'
C44	3°15'08"	1500.00'	85.15'	42.58'	S 53°45'42" W	85.13'
C45	3°48'56"	1500.00'	99.89'	49.96'	S 50°13'40" W	99.87'

LINE TABLE

LINE	BEARING	DISTANCE
L11	S 60°35'00" W	111.01'
L12	S 29°24'31" E	50.00'
L13	N 60°35'29" E	105.40'
L14	S 29°00'42" W	50.00'

FILED FOR RECORD
OCT 05 2016
RECORDED

GENERAL NOTES:

1. ZONING: Planned Development – Housing District (PD–H), as approved by the Bryan City council on July 12, 2016, Ordinance No. 2153.
2. Proposed Land Use: Single Family Residential (76 Lots)
3. Right–of–way acreage: 4.83 Ac.
4. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0215F effective 04/02/2014, a 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. Operation, management, maintenance, repair and use of common area shall be the responsibility of a homeowners association.
8. Building Setbacks: Minimum building setbacks shall be in accordance with the PD–H District Ordinance.

   PD–H Ordinance section 3.2.g
   Minimum side building setbacks are as follows
   - 15 feet for all lot lines adjacent to street or alley right–of–ways
   - 5 feet from all lot lines not adjacent to street or alley right–of–ways, and only on lots intended for development with detached single–family dwellings, subject to the following requirements:
     - All mechanical equipment (air conditioning condensers, gas meters, electric meters, etc.) shall not be allowed within the minimum side building setback and shall be located to the rear of the house.
     - The wall along the 5 foot setback shall be constructed of masonry.
     - Eaves may project a maximum of 18 inches into the setback, but must be constructed to have a one hour fire rating.

NOT FOR RECORD

PRELIMINARY PLAN

GREENBRIER, PHASE 2

21.754 ACRES
OUT OF
JOHN AUSTIN SURVEY, A–2 & T.J. WOOTEN SURVEY, A–1
BRYAN, BRAZOS COUNTY, TEXAS
September 2016
SCALE: 1" = 60'

Lots 13–23, Block 18 Lots 1–35, Block 27 Lots 1–30, Block 28

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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