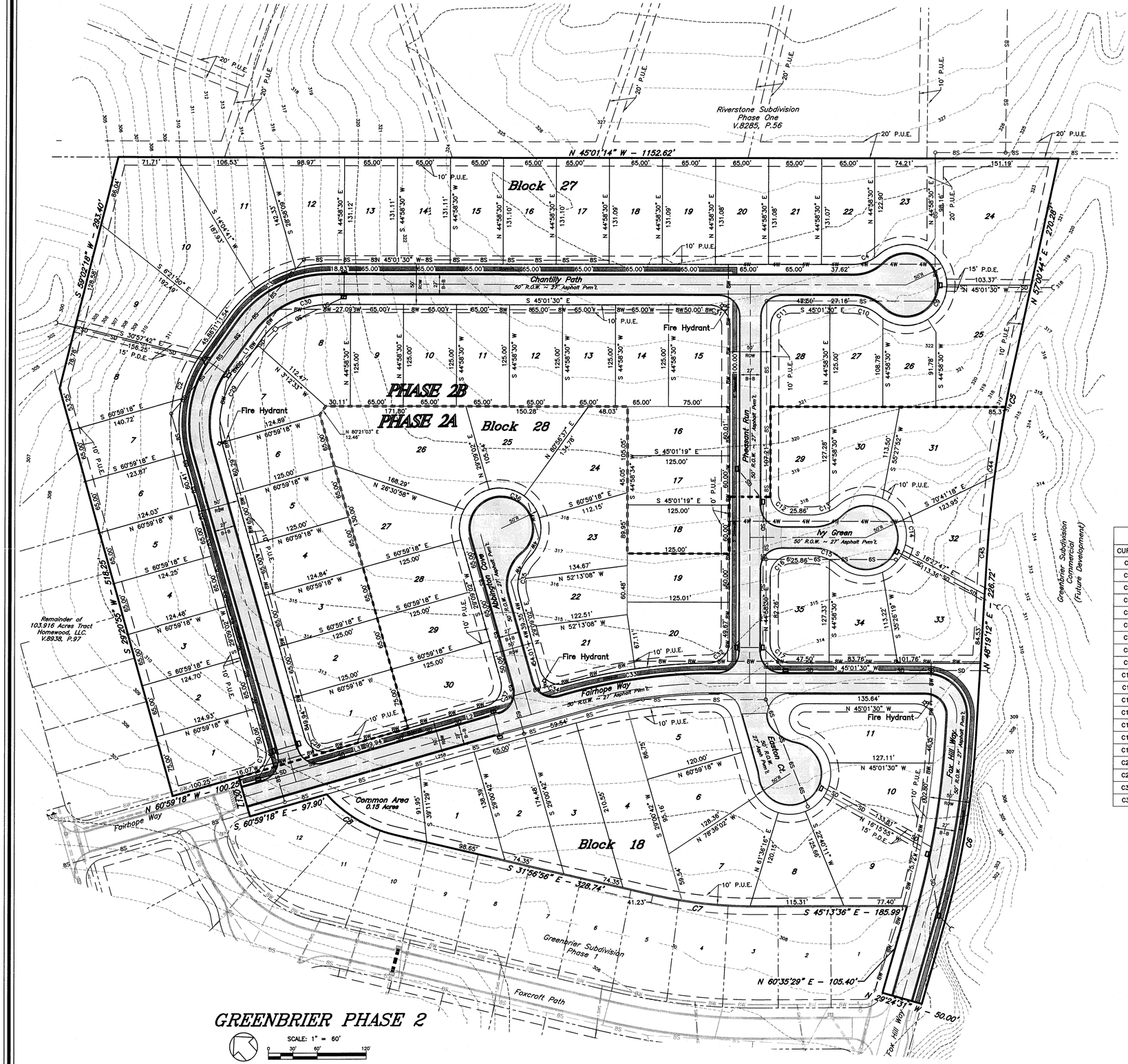


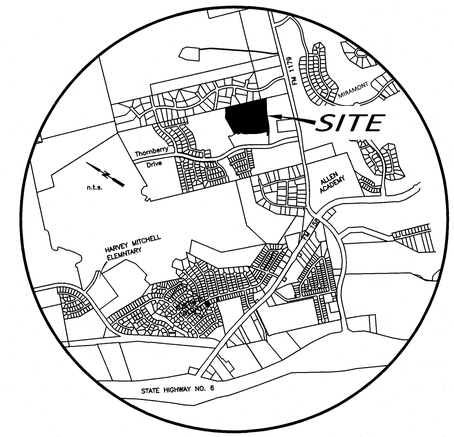


VICINITY MAP

*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' |
| C6 | 12°16'18" | 1050.00' | 224.89' | 112.88' | N 54°27'21" E | 224.46' |
| 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' |
| C28 | 90°08'20" | 25.00' | 39.33' | 25.06' | N 15°55'08" W | 35.40' |
| C29 | 48°30'02" | 100.00' | 84.65' | 45.05' | N 56°06'02" E | 82.14' |
| C30 | 54°26'56" | 100.00' | 95.03' | 51.45' | S 72°25'29" E | 91.50' |
| C31 | 90°00'00" | 25.00' | 39.27' | 25.00' | S 0°01'30" E | 35.36' |

| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD BRG. | CHORD DIST. |
| C32 | 89°30'43" | 25.00' | 39.06' | 24.79' | N 89°46'57" W | 35.21' |
| C33 | 7°08'57" | 703.80' | 87.82' | 43.97' | N 56°58'49" W | 87.76' |
| 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' |
| C36 | 51°36'34" | 50.00' | 45.04' | 24.18' | N 35°02'41" W | 43.53' |
| C37 | 89°51'40" | 25.00' | 39.21' | 24.94' | S 74°04'52" W | 35.31' |
| 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' |

SEP 28 2016

RECEIVED

# 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 1–11, Block 18 Lots 1–35, Block 27 Lots 1–30, Block 28

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 (78 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 48041C0215 F 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. Common Areas and Landscape Easements shall be owned & maintained by Homeowner's Association.


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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