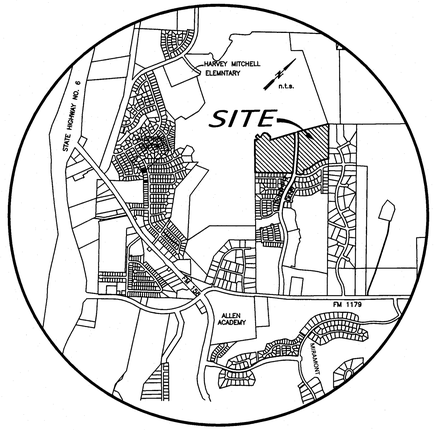
GREENBRIER PHASE 13, 14, & 16

SCALE: 1" = 100'

0 50' 100' 200'



VICINITY MAP

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 45°19'14" E	125.02'
L2	S 63°05'22" E	15.27'
L3	S 37°38'14" E	37.25'
L4	S 46°15'23" E	47.79'
L5	N 87°36'20" E	52.59'
L6	S 85°41'13" E	66.42'
L7	N 53°49'10" E	86.33'
L8	N 25°29'42" E	43.87'
L9	N 11°13'12" W	117.92'
L10	N 25°48'13" E	28.85'
L11	S 85°10'29" E	97.52'
L12	N 2°02'41" E	66.00'
L13	N 51°49'40" W	27.22'
L14	S 86°44'11" W	74.24'
L15	N 36°19'29" W	23.94'
L16	N 44°01'52" E	78.98'
L21	S 6°54'02" W	126.22'
L22	S 41°14'35" E	117.46'
L23	S 39°47'36" W	50.62'
L24	S 58°59'42" W	26.02'

Development Services
APR 06 2016
RECEIVED

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	5°10'14"	740.00'	66.78'	33.41'	S 38°39'12" E	66.76'
C3	142°56'50"	50.00'	124.75'	149.21'	N 34°04'24" W	94.82'
C4	59°55'01"	50.00'	52.29'	28.82'	N 75°35'19" W	49.94'
C5	102°03'04"	24.91'	44.36'	30.79'	N 85°19'31" E	38.73'
C6	22°29'24"	358.33'	140.65'	71.24'	N 23°03'17" E	139.75'
C7	26°27'08"	867.09'	400.32'	203.79'	N 25°02'09" E	396.77'
C8	31°26'22"	780.00'	428.00'	219.54'	S 22°37'13" W	422.65'
C9	32°20'27"	395.00'	222.96'	114.54'	S 23°04'16" W	220.01'
C10	91°04'46"	25.00'	39.74'	25.48'	S 4°17'48" W	35.69'
C11	9°09'31"	540.00'	86.32'	43.25'	S 54°24'56" W	86.23'
C12	84°07'59"	25.00'	36.71'	22.56'	N 78°56'19" W	33.50'
C13	4°21'59"	840.00'	64.01'	32.02'	N 39°03'19" W	64.00'
C14	2°25'58"	3154.97'	123.31'	66.99'	N 42°21'29" W	123.30'

NOT FOR RECORD

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 (121 Lots)
3. Right-of-way acreage: 27.98 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.

PRELIMINARY PLAN

GREENBRIER, PHASE 13, 14, & 16

46.44 ACRES

OUT OF

JOHN AUSTIN SURVEY, A-2 & T.J. WOOTEN SURVEY, A-1

BRYAN, BRAZOS COUNTY, TEXAS

October 2015

SCALE: 1" = 100'

Lots 21–27, Block 5
Lots 18–31, Block 6
Lots 1–8, Block 7
Lots 1–14, Block 8
Lots 1–14, Block 9
Lots 1–14, Block 10
Lots 1–7, Block 11
Lots 1–24, Block 30
Lots 1–9, Block 31
Lots 1–9, Block 32

Owner:
Carter Arden Development LP
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

M&B

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