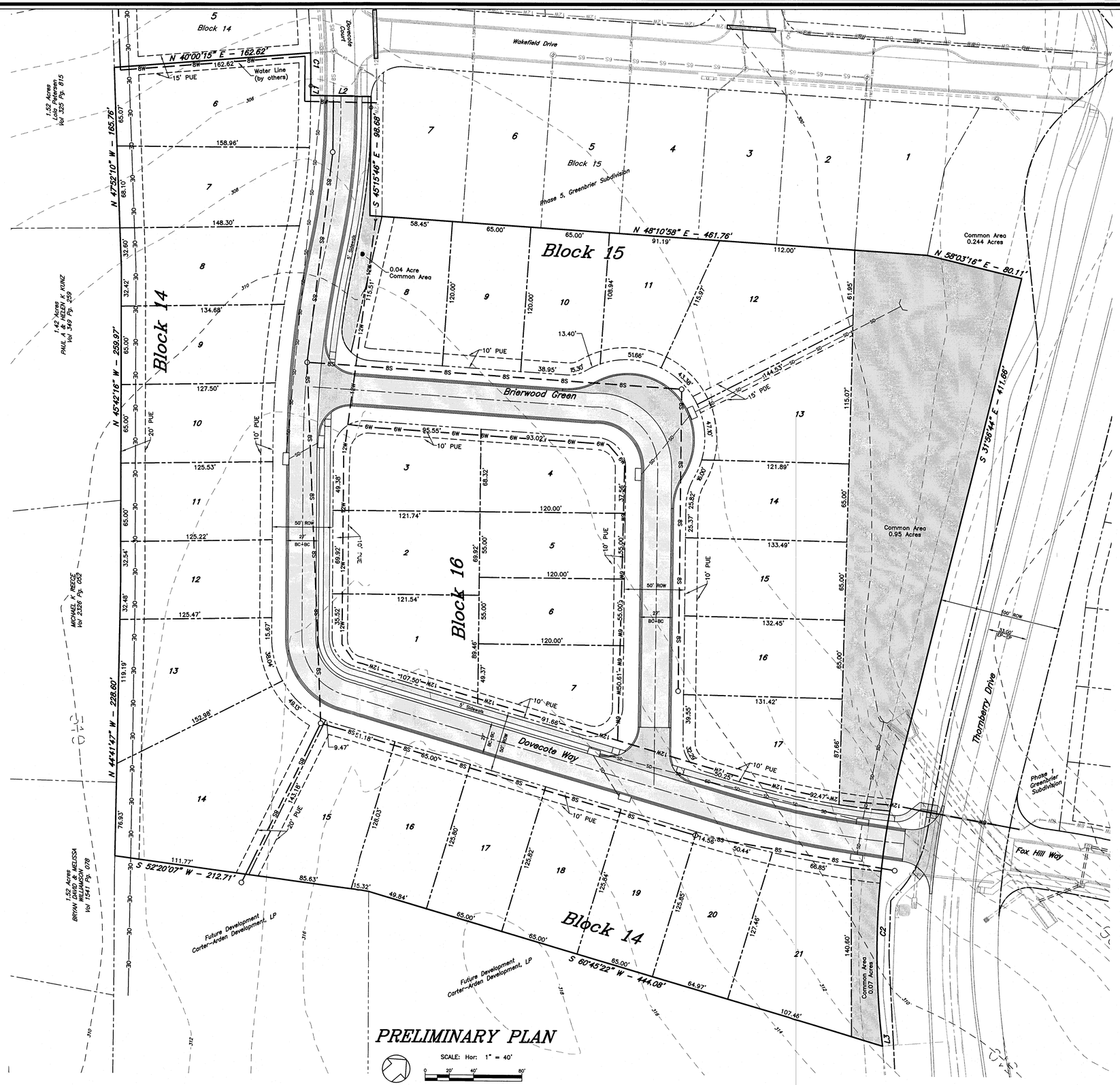

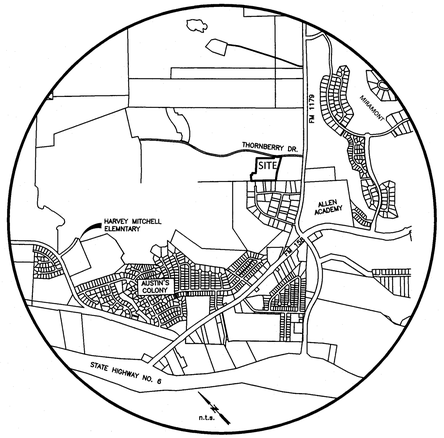

VICINITY MAP

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

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 (37 Lots)
3. Right–of–way acreage: 1.8 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 locctea 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

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 45°15'46" E	7.94'
L2	N 45°25'28" E	50.00'
L3	S 52°12'51" E	8.68'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	2°04'44"	750.00'	27.21'	13.61'	S 46°18'08" E	27.21'
C2	20°16'06"	650.00'	229.94'	116.18'	S 42°04'47" E	228.74'

APR 13 2016

NOT FOR RECORD

PRELIMINARY PLAN

GREENBRIER, PHASE 4

8.80 ACRES

OUT OF

JOHN AUSTIN SURVEY, A–2 & T.J. WOOTEN SURVEY, A–1
BRYAN, BRAZOS COUNTY, TEXAS
Lots 6–23, Block 14, Lots 8–18, Block 15, and
Lots 1–7, Block 16
Submitted APRIL 2016
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

M&B

greenbrier phase 4– pp.dwg