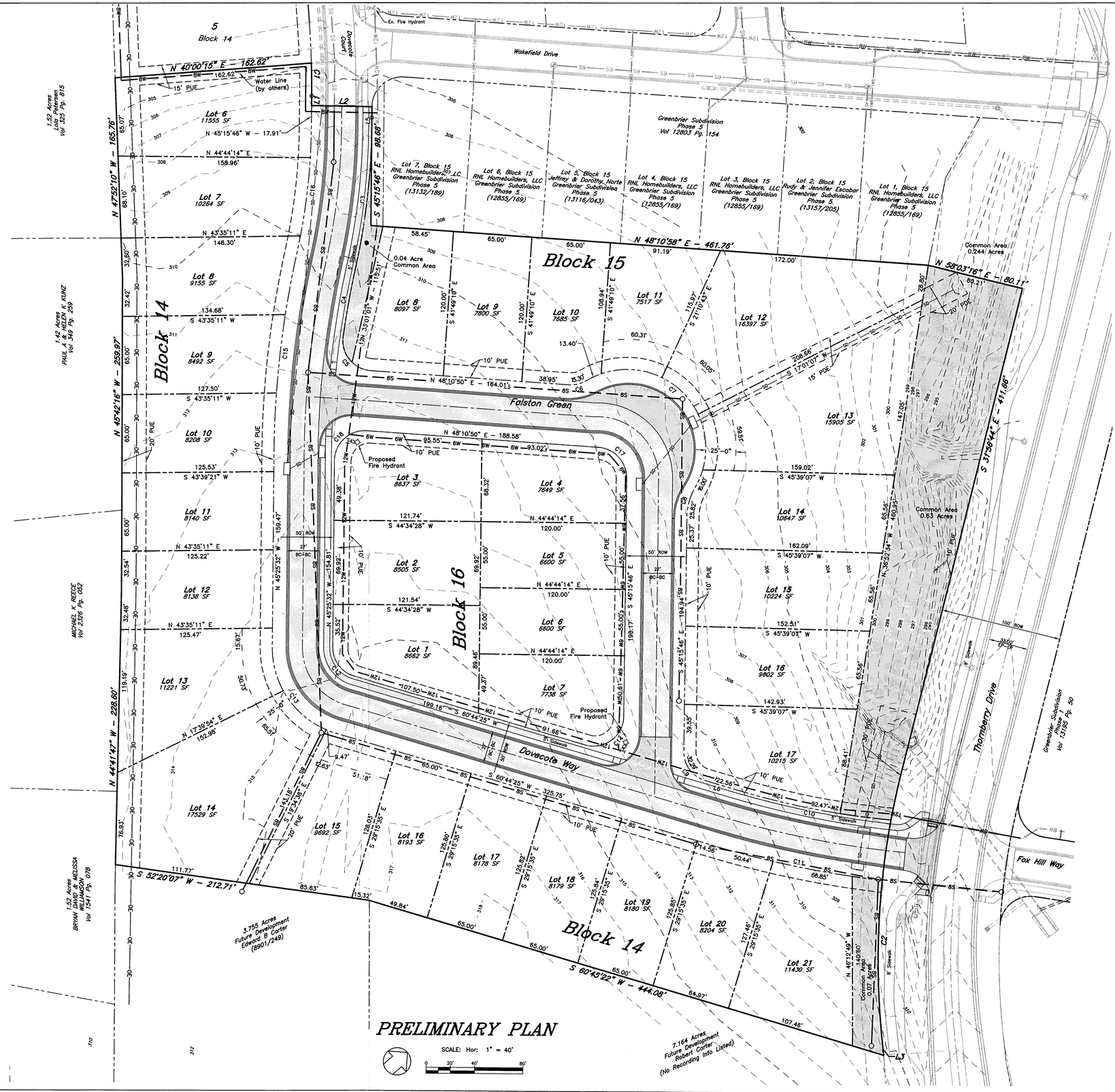
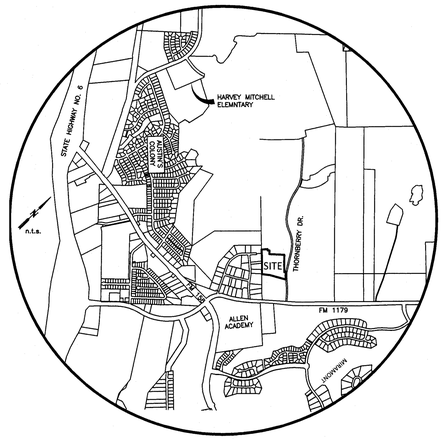


PRELIMINARY PLAN

SCALE: Hor: 1" = 40'

0 20' 40' 80'



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 #2042, passed May 27, 2014 by the Bryan City Council.
2. Proposed Land Use: Single Family Residential (37 Lots)
3. All lots in this phase are intended to be developed as convential single single family detached homes.
4. Right-of-way acreage: 1.8 Ac.
5. 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 located in a 100-year flood hazard area.
6. Existing ground contours are based on a ground survey of the site.
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'
C3	12°48'25"	489.57'	109.43'	54.94'	S 38°56'54" E	109.20'
C4	6°04'48"	567.58'	60.23'	30.14'	S 35°35'05" E	60.20'
C5	92°27'18"	25.31'	40.84'	26.42'	S 84°51'08" E	36.55'
C6	35°03'49"	25.00'	15.30'	7.90'	N 30°38'55" E	15.06'
C7	151°12'44"	65.00'	171.54'	253.27'	N 88°43'23" E	125.92'
C8	29°35'31"	50.00'	25.82'	13.21'	S 30°28'01" E	25.54'
C9	73°59'49"	25.00'	32.29'	18.84'	S 82°15'41" E	30.09'
C10	12°12'42"	632.32'	134.77'	67.64'	N 55°17'27" E	134.51'
C11	10°11'29"	800.00'	142.30'	71.34'	S 55°38'40" W	142.11'
C12	73°50'03"	25.00'	32.22'	18.78'	N 82°20'34" W	30.03'
C13	73°50'03"	75.00'	96.65'	56.35'	N 82°20'34" W	90.10'
C14	106°00'11"	25.00'	46.25'	33.18'	S 7°44'19" W	39.93'
C15	12°08'28"	800.00'	169.52'	85.08'	N 39°21'18" W	169.20'
C16	11°58'41"	500.00'	104.53'	52.46'	N 39°16'25" W	104.34'
C17	93°34'28"	25.40'	41.48'	27.03'	N 87°34'51" E	37.02'
C18	93°36'22"	25.00'	40.84'	26.63'	N 1°22'39" E	36.45'

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'

MAY 11 2016

RECEIVED

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