

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°36'14" W	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	66.33'
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 38°47'36" W	50.82'
L24	S 56°58'42" W	26.02'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	5°10'14"	740.00'	66.78'	33.41'	S 36°39'12" E	66.76'
C3	142°56'50"	50.00'	124.75'	148.21'	N 34°04'24" W	94.82'
C4	99°55'01"	50.00'	52.29'	28.82'	N 75°35'19" W	49.84'
C5	102°03'04"	24.91'	44.36'	30.79'	N 85°19'31" E	36.73'
C6	22°29'24"	358.33'	140.85'	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	422.85'
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	35.89'
C11	9°09'31"	540.00'	86.32'	43.25'	S 54°24'56" W	86.23'
C12	64°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°14'22"	3154.96'	123.31'	61.66'	N 42°21'29" W	123.30'

NOT FOR RECORD

PRELIMINARY PLAN

GREENBRIER, PHASE 13, 14, & 16
46.44 ACRES

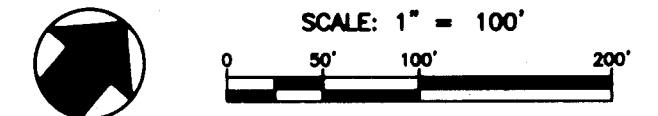
OUT OF JOHN AUSTIN SURVEY, A-2 & T.J. WOOTEN SURVEY, A-1
BRYAN, BRAZOS COUNTY, TEXAS
September 2018
SCALE: 1" = 100'

Lots 21-27, Block 5	Lots 1-14, Block 9	Lots 1-7, Block 31
Lots 18-31, Block 6	Lots 1-14, Block 10	Lots 1-11, Block 32
Lots 1-9, Block 7	Lots 1-7, Block 11	
Lots 1-15, Block 8	Lots 9-27, Block 30	

- GENERAL NOTES:**
- ZONING: Planned Development - Mixed Use by Ordinance #2153, passed July 12, 2016 by the Bryan City Council.
 - Proposed Land Use: Single Family Residential (117 Lots)
 - Right-of-way acreage: 27.98 Ac.
 - 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.
 - Existing ground contours are based on a ground survey of the site.
 - 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)
 - Common Areas and Landscape Easements shall be owned & maintained by Homeowner's Association.

- 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
 - Existing Easement Line
 - Property Line
 - Proposed Easement Line
 - 100 yr. Floodplain
 - Existing Contour Line
 - Existing Sewer Manhole
 - Existing Fire Hydrant
 - Common Area

GREENBRIER PHASE 13, 14, & 16



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) 693-3636