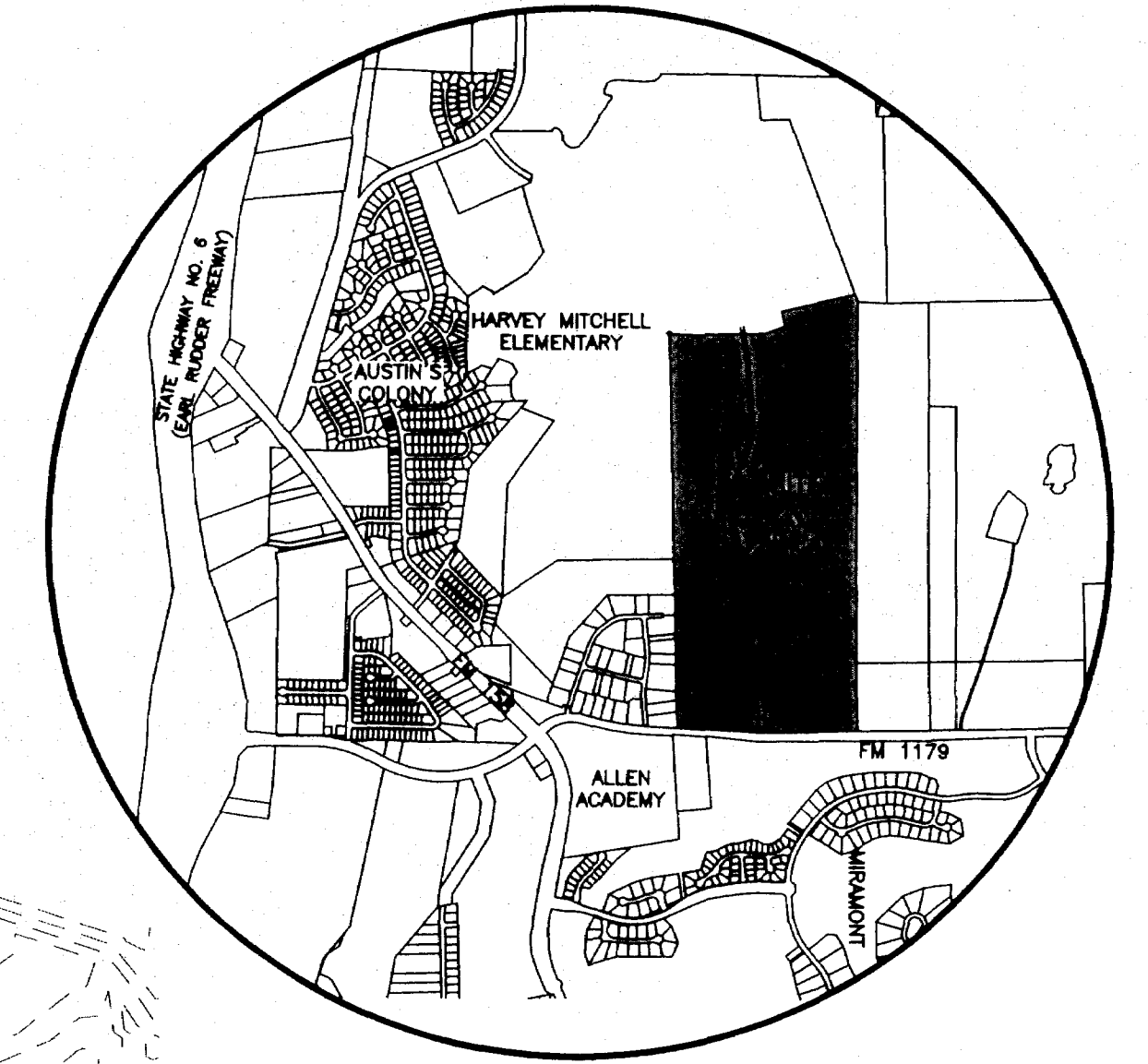
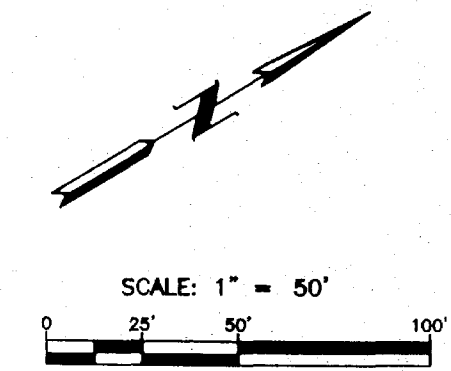
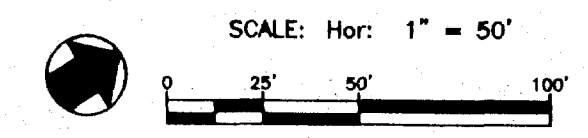
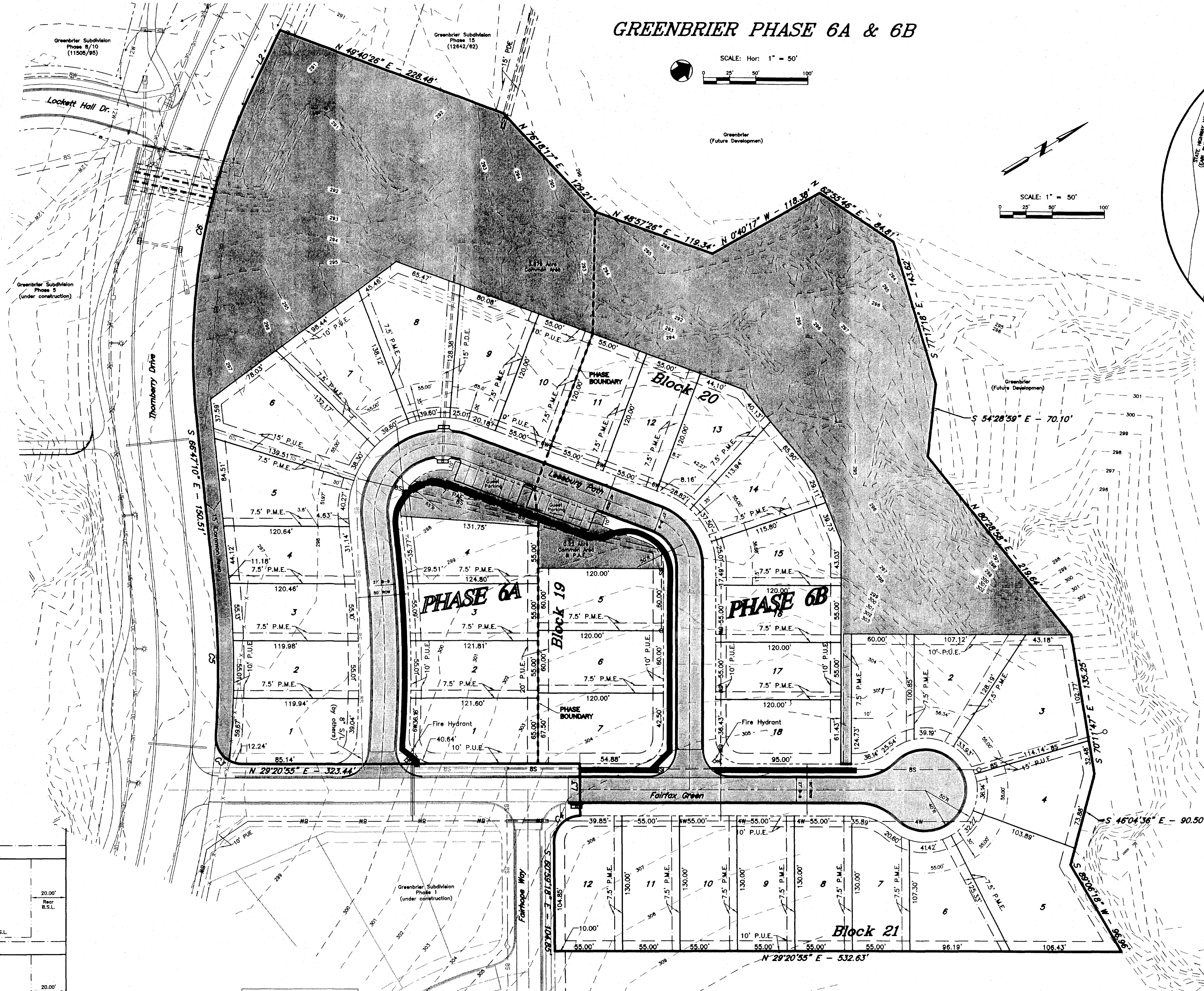


# GREENBRIER PHASE 6A & 6B



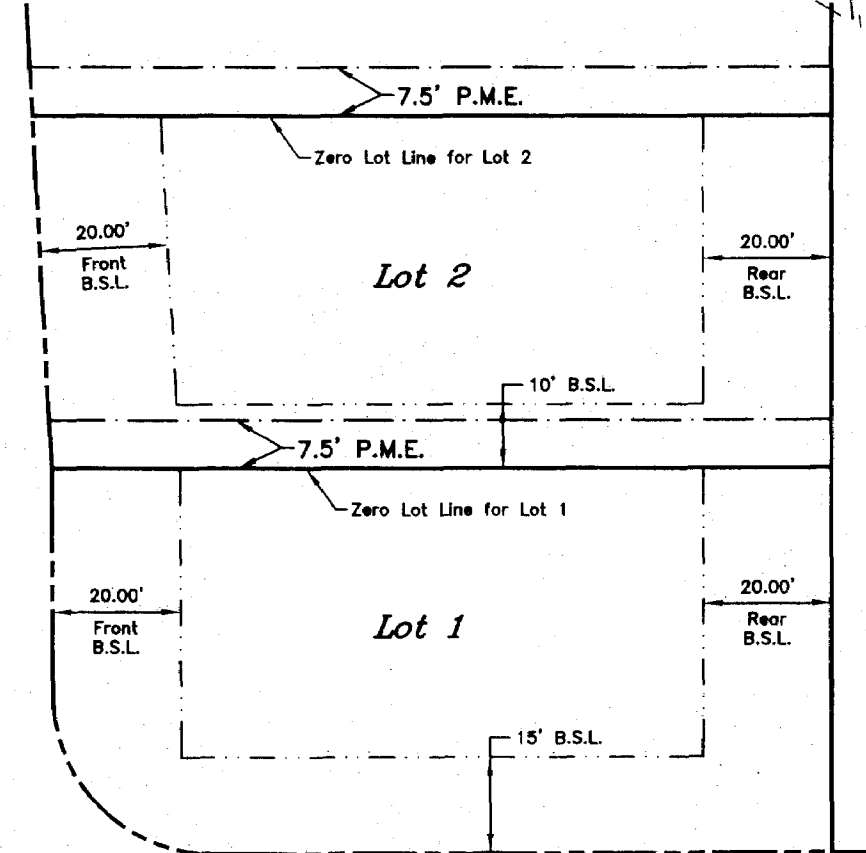
VICINITY MAP



**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

- GENERAL NOTES:**
- ZONING: Planned Development - Mixed Use by Ordinance #2042, passed May 27, 2014 by the Bryan City Council.
  - Proposed Land Use: Single Family Residential with zero lot line construction (37 Lots)
  - Right-of-way acreage: 1.45 Ac.
  - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 4804100215 & effective 04/02/2014, no 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.
  - Building Setbacks (See Inset)



**BUILDING SETBACK INSET**  
SCALE: Hor: 1" = 30'

**LINE TABLE**

LINE	BEARING	DISTANCE
L2	N 35°40'02" W	60.98'
L3	N 61°08'59" W	50.00'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C3	65°41'18"	25.01'	28.67'	16.15'	S 89°44'19" E	27.13'
C4	90°20'14"	25.00'	39.42'	25.15'	S 15°49'12" E	35.46'
C5	9°53'30"	901.87'	155.70'	78.04'	S 61°50'25" E	155.51'
C6	31°07'08"	600.00'	325.88'	167.07'	N 51°13'36" W	321.89'

**NOT FOR RECORD**  
**PRELIMINARY PLAN**

**GREENBRIER, PHASE 6A & 6B**  
8.19 ACRES  
OUT OF  
JOHN AUSTIN SURVEY, A-2 & T.J. WOOTEN SURVEY, A-1  
BRYAN, BRAZOS COUNTY, TEXAS  
Lots 1-7, Block 19, Lots 1-18, Block 20  
and Lots 1-12, Block 21  
Submitted JUNE 2015  
SCALE: 1" = 50'

**Owner:** Homewood LLC  
1008 Woodcreek Dr., Suite 103  
College Station, TX 77845  
979-229-7275

**Surveyor:** McClure & Browne Engineering/Surveying, Inc.  
311 Cecilio Loop  
College Station, TX 77845  
(979) 693-3838

**MB**