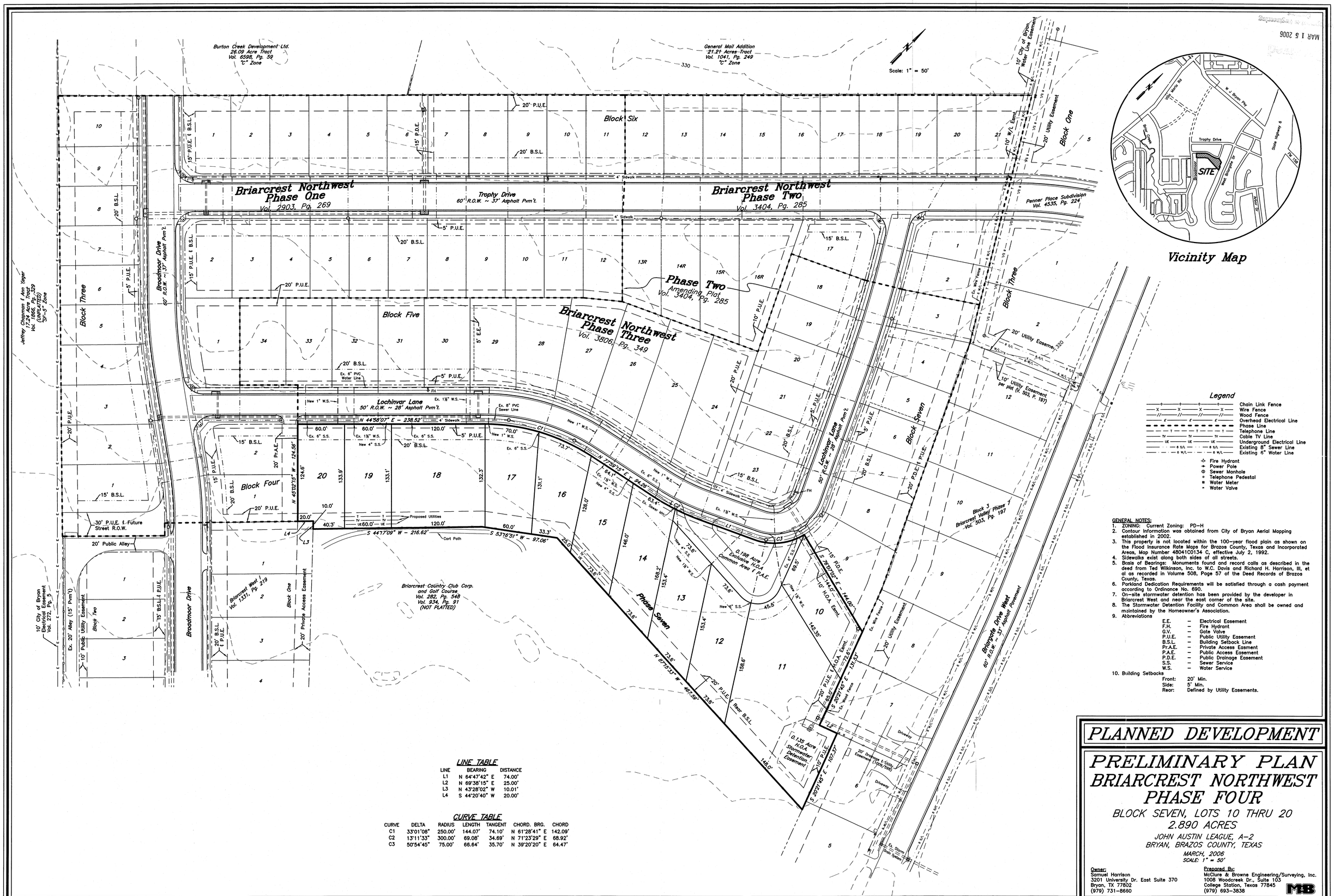

GENERAL NOTES:

1. ZONING: Current Zoning: PD–H
2. Contour Information was obtained from City of Bryan Aerial Mapping established in 2002.
3. This property is not located within the 100–year flood plain as shown on the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0134 C, effective July 2, 1992.
4. Sidewalks exist along both sides of all streets.
5. Basis of Bearings: Monuments found and record calls as described in the deed from Ted Wilkinson, Inc. to W.C. Davis and Richard H. Harrison, III, et al as recorded in Volume 508, Page 57 of the Deed Records of Brazos County, Texas.
6. Parkland Dedication Requirements will be satisfied through a cash payment according to Ordinance No. 690.
7. On–site stormwater detention has been provided by the developer in Briarcrest West and near the east corner of the site.
8. The Stormwater Detention Facility and Common Area shall be owned and maintained by the Homeowner's Association.
9. Abbreviations

E.E.	–	Electrical Easement
F.H.	–	Fire Hydrant
G.V.	–	Gate Valve
P.U.E.	–	Public Utility Easement
B.S.L.	–	Building Setback Line
Pr.A.E.	–	Private Access Easment
P.A.E.	–	Public Access Easement
P.D.E.	–	Public Drainage Easement
S.S.	–	Sewer Service
W.S.	–	Water Service

10. Building Setbacks

Front:	20' Min.
Side:	5' Min.
Rear:	Defined by Utility Easements.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 64°47'42" E	74.00'
L2	N 69°38'15" E	25.00'
L3	N 43°28'02" W	10.01'
L4	S 44°20'40" W	20.00'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD. BRG.	CHORD
C1	33°01'08"	250.00'	144.07'	74.10'	N 61°28'41" E	142.09'
C2	13°11'33"	300.00'	69.08'	34.69'	N 71°23'29" E	68.92'
C3	50°54'45"	75.00'	66.64'	35.70'	N 39°20'20" E	64.47'

PLANNED DEVELOPMENT

PRELIMINARY PLAN
BRIARCREST NORTHWEST PHASE FOUR

BLOCK SEVEN, LOTS 10 THRU 20
2.890 ACRES

JOHN AUSTIN LEAGUE, A–2
BRYAN, BRAZOS COUNTY, TEXAS

MARCH, 2006
SCALE: 1" = 50'

Owner:
Samuel Harrison
3201 University Dr. East Suite 370
Bryan, TX 77802
(979) 731–8660

Prepared By:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693–3838

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