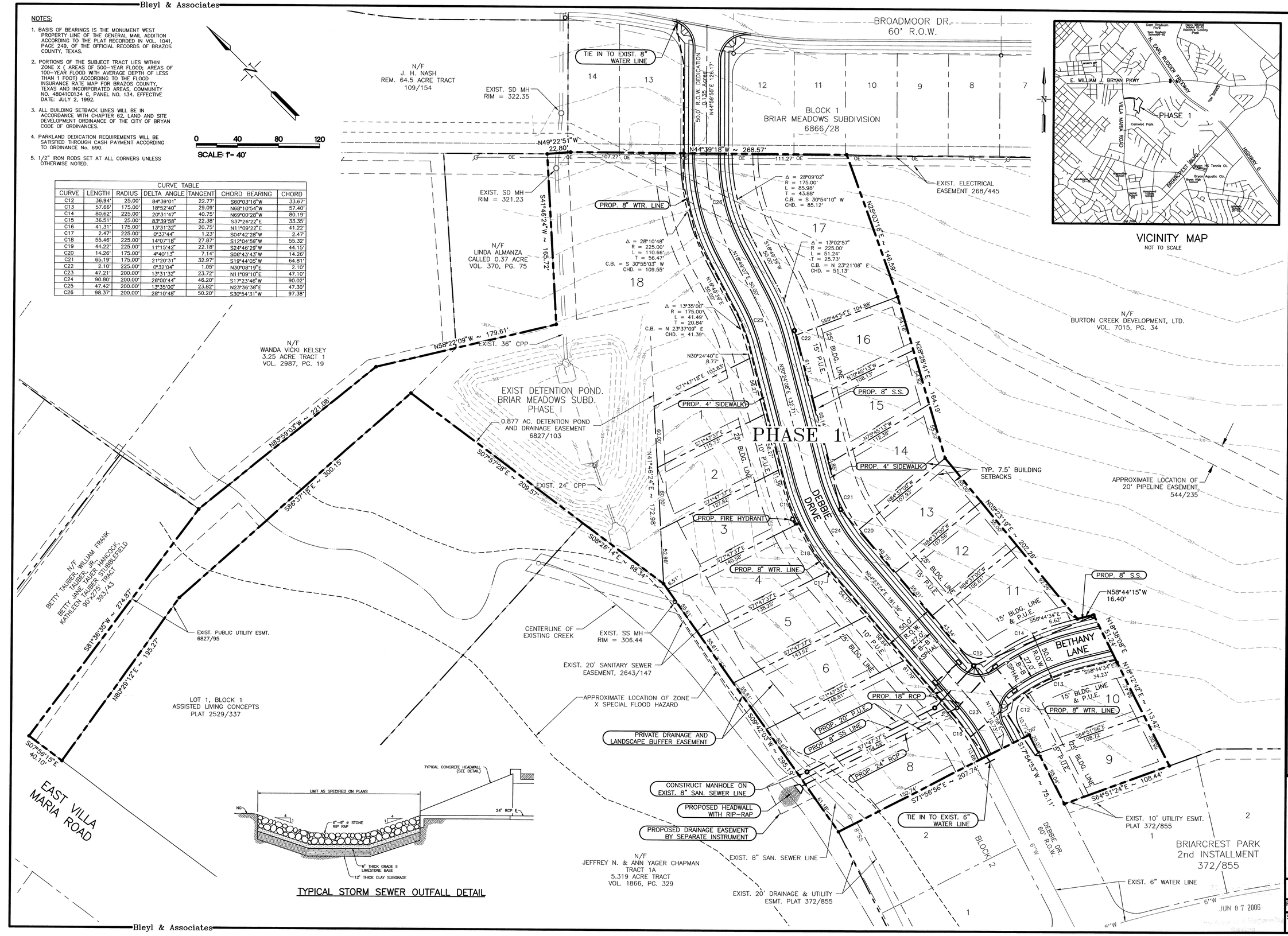
NOTES:

1. BASIS OF BEARINGS IS THE MONUMENT WEST PROPERTY LINE OF THE GENERAL MAIL ADDITION ACCORDING TO THE PLAT RECORDED IN VOL. 1041, PAGE 249, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
2. PORTIONS OF THE SUBJECT TRACT LIES WITHIN ZONE X (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT) ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480410C0134 C, PANEL NO. 134. EFFECTIVE DATE: JULY 2, 1992.
3. ALL BUILDING SETBACK LINES WILL BE IN ACCORDANCE WITH CHAPTER 62, LAND AND SITE DEVELOPMENT ORDINANCE OF THE CITY OF BRYAN CODE OF ORDINANCES.
4. PARKLAND DEDICATION REQUIREMENTS WILL BE SATISFIED THROUGH CASH PAYMENT ACCORDING TO ORDINANCE No. 690.
5. 1/2" IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

0 40 80 120
SCALE: 1"= 40'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD
C12	36.94'	25.00'	84°39'01"	22.77'	S60°03'16"W	33.67'
C13	57.66'	175.00'	18°52'40"	29.09'	N68°10'54"W	57.40'
C14	80.62'	225.00'	20°31'47"	40.75'	N69°00'28"W	80.19'
C15	36.51'	25.00'	83°39'58"	22.38'	S37°26'22"E	33.35'
C16	41.31'	175.00'	13°31'32"	20.75'	N11°09'22"E	41.22'
C17	2.47'	225.00'	0°37'44"	1.23'	S04°42'28"W	2.47'
C18	55.46'	225.00'	14°07'18"	27.87'	S12°04'59"W	55.32'
C19	44.22'	225.00'	11°15'42"	22.18'	S24°46'29"W	44.15'
C20	14.26'	175.00'	4°40'13"	7.14'	S06°43'43"W	14.26'
C21	65.19'	175.00'	21°20'31"	32.97'	S19°44'05"W	64.81'
C22	2.10'	225.00'	0°32'04"	1.05'	N30°08'19"E	2.10'
C23	47.21'	200.00'	13°31'32"	23.72'	N11°09'10"E	47.10'
C24	90.80'	200.00'	26°00'44"	46.20'	S17°23'46"W	90.02'
C25	47.42'	200.00'	13°35'00"	23.82'	N23°36'38"E	47.30'
C26	98.37'	200.00'	28°10'48"	50.20'	S30°54'31"W	97.38'



VICINITY MAP
NOT TO SCALE

REV	DATE	BY	APP	COMMENT

SCALE:
DATE: JUNE, 2006
DRAWN BY: SWW
PROJECT MANAGER: BRETT A. McCULLY, P.E.

PREPARED FOR:
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PRELIMINARY PLAN
PHASE 1
LOT 1 – 18

BRIAR MEADOWS CREEK
3.36 ACRES OF LAND
IN THE JOHN AUSTIN SURVEY, A-2
BRYAN, TEXAS

STATE OF TEXAS
BRETT A. McCULLY
82553
REGISTERED
PROFESSIONAL ENGINEER

PROJECT NUMBER
7031
FILE NAME: 7031-MP05
SHEET: 1 OF: 1