CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, _____ owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume , Page and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

_____
Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal on this _____ day of _____, 20____.

_____
Notary Public, Brazos County, Texas

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the ____ day of _____, 20____.

_____
City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, _____, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the
_____ day of _____, 20____.

_____
City Planner, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the ____ day of _____, 20____ and same was duly approved on the _____ day of _____, 20____ by said Commission.

_____
Chairman, Planning and Zoning Commission

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, Karen McQueen, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____ 20____, in the Official Records of Brazos County, Texas in Volume _____, Page _____.

_____
County Clerk, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

_____
Kevin R. McClure, R.P.L.S. No. 5650

VICINITY MAP

FIELD NOTES
GREENBRIER PHASE 4

Being all that certain tract or parcel of land lying and being situated in the JOHN AUSTIN LEAGUE, Abstract No. 2 in Bryan, Brazos County, Texas and being part of the 40.239 acre tract described in the deed from Anne Richter Carter, Robert Brennan Carter and George Francis Carter, Jr. to Carter Arden Development, LLC recorded in Volume 8938, Page 108 of the Official Records of Brazos County, Texas (O.R.B.C.) and part of the 37.228 acre tract described in the deed from J. Stephen Arden to Carter Arden Development, LLC recorded in Volume 8938, Page 113 (O.R.B.C.), and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2–inch iron rod marking the south corner of Lot 5, Block 14, GREENBRIER PHASE 5 Subdivision as recorded in Volume 12803, Page 154 (O.R.B.C.), said iron rod also being in the southwest line of the said 37.228 acre Carter Arden Development, LLC tract (8938/113) and the northeast line of Lot 4, OAK FOREST ESTATES, SECOND INSTALLMENT as recorded in Volume 308, Page 223 of the Brazos County Deed Records (B.C.D.R.);

THENCE: continuing along the south and east lines of said GREENBRIER PHASE 5 (12803/154) for the following five (5) calls:

1) N 40° 00' 15" E for a distance of 162.62 feet to a found 1/2–inch iron rod for corner,
2) 27.21 feet in a clockwise direction along the arc of a curve having a central angle of 02° 04' 44", a radius of 750.00 feet, a tangent of 13.61 feet and a long chord bearing S 46° 18' 08" E at a distance of 27.21 feet to a found 3/4–inch iron pipe for the Point of Tangency,
3) S 45° 15' 46" E for a distance of 7.94 feet to a found 1/2–inch iron rod for corner,
4) N 45° 25' 28" E for a distance of 50.00 feet to a found 1/2–inch iron rod for corner,
5) S 45° 15' 46" E for a distance of 98.68 feet to a found 1/2–inch iron rod for corner,
6) N 48° 10' 50" E for a distance of 461.66 feet to a found 1/2–inch iron rod for corner, and
7) N 58° 03' 16" E for a distance of 80.21 feet to a found 1/2–inch iron rod marking the north corner of this tract, the east corner of said GREENBRIER PHASE 5 and said iron rod also being in the southwest right–of–way line of Thornberry Drive (based on a 100–foot width recorded in Volume 9828, Page 120 [O.R.B.C.]);

THENCE: along the said southwest right–of–way line of Thornberry Drive for the following three (3) calls:

1) S 31° 56' 44" E for a distance of 411.66 feet to a found 3/4–inch iron pipe for the Point of Curvature of a curve to the left,
2) 229.94 feet along the arc of said curve having a central angle of 20° 16' 06", a radius of 650.00 feet, a tangent of 116.18 feet and a long chord bearing S 42° 04' 47" E at a distance of 228.74 feet to a found 3/4–inch iron pipe for the Point of Tangency, and
3) S 52° 12' 51" E for a distance of 8.68 feet to a 1/2–inch iron rod set for corner in the southeast line of the said 40.239 acre Carter Arden Development, LLC tract (8938/108);

THENCE: S 60° 45' 22" W along the southeast line of the said 40.239 acre Carter Arden Development, LLC tract (8938/108) for a distance of 444.08 feet to a found 1/2–inch iron rod marking the south corner of the said 40.239 acre tract, the east corner of the said 37.228 acre Carter Arden Development, LLC tract (8938/113) and the north corner of the 3.755 acre Edward Carter tract recorded in Volume 8901, Page 249 (O.R.B.C.);

THENCE: S 52° 20' 07" W along the southeast line of the said 37.228 acre Carter Arden Development, LLC tract (8938/113) and the northwest line of the said 3.755 acre Edward Carter tract (8901/249) for a distance of 212.71 feet to a found 1/2–inch iron rod marking the south corner of this tract, the south corner of the said 37.228 acre tract, said iron rod also being in the northeast line of Lot 6, OAK FOREST ESTATES, FIRST INSTALLMENT as recorded in Volume 208, Page 105 of the Brazos County Deed Records (B.C.D.R.);

THENCE: along the southwest line of the said 37.228 acre tract, the northeast line of said OAK FOREST ESTATES, FIRST INSTALLMENT (208/105) and the northeast line of OAK FOREST ESTATES, SECOND INSTALLMENT (308/223) for the following three (3) calls:

1) N 44° 41' 47" W for a distance of 228.60 feet to a found 1/2–inch iron rod for corner,
2) N 45° 42' 16" W for a distance of 259.97 feet to a found 1/2–inch iron rod for corner, and
3) N 47° 52' 10" W for a distance of 165.76 feet to the POINT OF BEGINNING and containing 9.754 acres of land, more or less.

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	10°11'29"	800.00'	142.30'	71.34'	N 55°38'40" E	142.11'
C4	12°12'42"	632.32'	134.77'	67.64'	N 55°17'27" E	134.51'
C5	73°59'49"	25.00'	32.29'	18.84'	N 82°15'41" W	30.09'
C6	106°00'11"	25.00'	46.25'	33.18'	S 7°44'19" W	39.93'
C7	73°50'03"	25.00'	32.22'	18.78'	N 82°20'34" W	30.03'
C8	73°50'03"	75.00'	96.65'	56.35'	S 82°20'34" E	90.10'
C9	93°36'22"	25.00'	40.84'	26.63'	N 1°22'39" E	36.45'
C10	93°56'05"	25.00'	40.99'	26.78'	S 84°51'08" E	36.55'
C11	4°36'01"	750.00'	60.22'	30.12'	N 35°35'05" W	60.20'
C12	11°58'41"	550.00'	114.98'	57.70'	N 39°16'25" W	114.77'
C13	11°58'41"	500.00'	104.53'	52.46'	N 39°16'25" W	104.34'
C14	12°08'28"	800.00'	169.52'	85.08'	S 39°21'18" E	169.20'
C15	35°03'49"	25.00'	15.30'	7.90'	S 30°38'55" W	15.06'
C16	151°12'44"	65.00'	171.54'	253.27'	S 88°43'23" W	125.92'
C17	86°33'24"	25.00'	37.77'	23.54'	S 88°32'28" E	34.28'
C18	29°35'31"	50.00'	25.82'	13.21'	N 30°28'01" W	25.54'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 45°15'46" E	7.94'
L2	N 45°25'28" E	50.00'
L3	S 45°15'46" E	98.68'
L4	N 58°03'16" E	80.21'
L5	S 52°12'51" E	8.68'
L6	S 60°44'25" W	22.56'
L7	S 45°15'46" E	17.91'
L8	S 73°05'28" E	19.91'
L9	S 16°54'32" W	44.24'

GENERAL SURVEYOR NOTES:

1. ORIGIN OF BEARING SYSTEM: Monuments found and the record bearing (S 45°01'30" E) along the northeast line of the 103.916 acre Homewood, LLC tract recorded in Volume 8938, Page 97 of the Official Records of Brazos County, Texas (O.R.B.C.) was used as the BASIS OF BEARINGS shown on this plat.
2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0215F, Map Revised April 2, 2014, this property is not located in a Special Flood Hazard Area.
3. ZONING: Planned Development – Housing District (PD–H), as approved by the Bryan City Council on July 12, 2016, Ordinance No. 2153.
4. Minimum building setback requirements are established per the PD–H Ordinance
5. Minimum side setbacks per PD–H District Ordinance Sec. 3.2.g. are as follows:
   A. 15 feet from all lot lines adjacent to a street or alley rights–of–way;
   B. 5 feet from all lot lines not adjacent to a street or alley rights–of–way, and only on lots intended for development with detached single–family dwellings, subject to the following requirements;
      1. All mechanical equipment (air conditioning condensers, gas meters, electric meters, etc.) shall not be allowed within the minimum side building setback and shall be located to the rear of the house.
      2. The wall along the 5–foot side setback shall be constructed of masonry.
      3. Eaves may project a maximum of 18–inches into the setback, but must be constructed to have a one–hour fire rating.
6. Unless otherwise indicated, all distances shown along curves are arc distances.
7. Proposed Land Use: Single Family Residential (33 Lots)
8. Right–of–Way Acreage: 2.09 Ac.
9. Operation, managment, maintennace, repair and use of the common area shall be the responsibility of a homeowners association.
10. The parkland required for this development is dedicated under a separate instrument Volume 11854, Page 248.
11. Unless otherwise indicated 1/2" Iron Rods are set at all corners.

⊙ – 1/2" Iron Rod Found
⊗ – 1/2" Iron Rod Set
⊗ – 3/4" Iron Pipe Found
○ – 3/4" Iron Pipe Set
⊘ – PK Nail Control Monuments set in Asphalt Pvmt.

12. Abbreviations:
    P.U.E. – Public Utility Easement
    P.D.E. – Public Drainage Easement
    Vw. – Variable Width

FINAL PLAT

GREENBRIER PHASE 4

LOTS 6–21 BLOCK 14
LOTS 8–17, BLOCK 15
LOTS 1–7, BLOCK 16

9.754 ACRES

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

JULY, 2016
SCALE: 1" = 50'

AUG 02 2016

Owner:
Carter–Arden Development LLC
311 Cecilia Loop
College Station, TX 77845
(979) 229–7275

Surveyor: Texas Firm Registration No. 10103300
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693–3838

10150026–fp.dwg