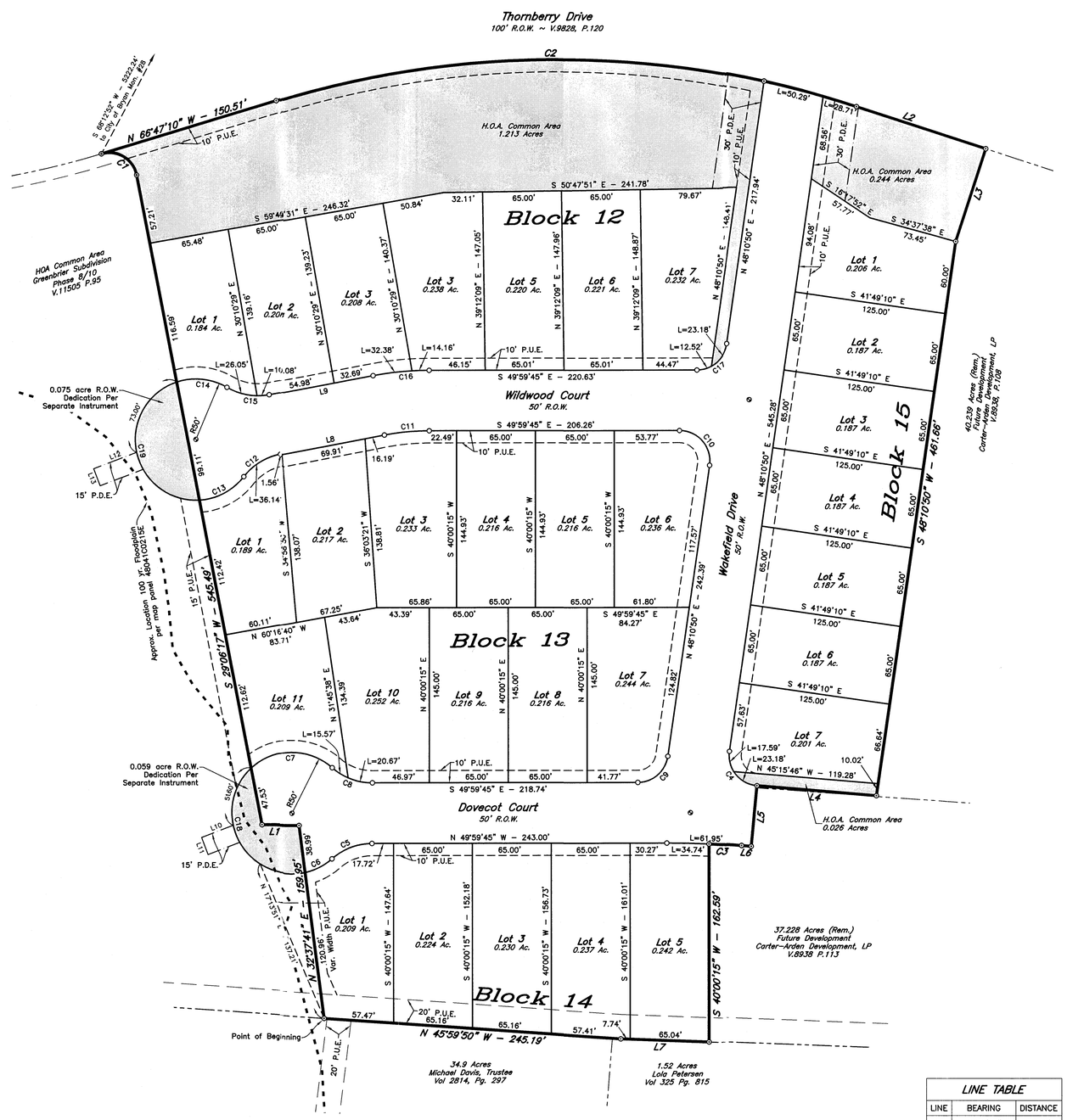

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	95°53'27"	22.78'	38.13'	25.25'	S 18°50'27" E	33.83'
C2	34°50'26"	800.00'	486.47'	251.02'	N 49°21'57" W	479.01'
C3	2°04'44"	750.00'	27.21'	13.61'	N 46°18'08" W	27.21'
C4	93°26'36"	25.00'	40.77'	26.55'	S 1°27'32" W	36.40'
C5	41°17'20"	50.00'	36.03'	18.84'	N 70°38'25" W	35.26'
C6	28°45'09"	50.00'	25.09'	12.82'	S 76°54'30" E	24.83'
C7	84°34'52"	50.00'	73.81'	45.48'	N 50°45'23" W	67.29'
C8	41°31'48"	50.00'	36.24'	18.96'	S 29°13'51" E	35.45'
C9	81°49'26"	25.00'	35.70'	21.66'	N 89°05'33" E	32.74'
C10	98°10'34"	25.00'	42.84'	28.85'	N 0°54'27" W	37.79'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C11	10°39'58"	200.00'	37.23'	18.67'	N 55°19'44" W	37.18'
C12	41°24'35"	50.00'	36.14'	18.90'	N 81°22'00" W	35.36'
C13	48°48'19"	50.00'	42.59'	22.68'	S 77°40'08" E	41.31'
C14	49°16'20"	50.00'	43.00'	22.93'	N 43°53'18" W	41.69'
C15	41°24'35"	50.00'	36.14'	18.90'	S 39°57'25" E	35.36'
C16	10°39'58"	250.00'	46.54'	23.34'	N 55°19'44" W	46.47'
C17	81°49'26"	25.00'	35.70'	21.66'	N 89°05'33" E	32.74'
C18	149°29'07"	50.00'	130.45'	183.31'	S 12°12'38" W	96.48'
C19	164°44'30"	50.00'	143.76'	373.28'	S 29°06'17" W	99.11'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 49°59'45" W	30.99'
L2	S 31°56'44" E	112.04'
L3	S 58°03'16" W	80.21'
L4	N 45°15'46" W	98.68'
L5	N 45°25'28" E	50.00'
L6	N 45°15'46" W	7.94'
L7	S 47°53'54" E	65.04'
L8	S 60°39'43" E	87.66'
L9	S 60°39'43" E	87.66'
L10	S 70°48'21" E	27.86'
L11	N 19°11'39" E	15.00'
L12	S 70°48'21" E	37.86'
L13	N 19°11'39" E	15.00'

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

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

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

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the JOHN AUSTIN LEAGUE, Abstract No. 2 in 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 (O.R.B.C.), 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 found 1/2-inch iron rod marking the south corner of the said 4.396 acre Common Area, GREENBRIER PHASE 8/10 Subdivision, said iron rod also being in southwest line of the said 37.228 acre Carter Arden Development, LLC tract (8938/113) and the northeast line of a called 34.9 acre Michael Davis, Trustee tract recorded in Volume 2814, Page 297 (O.R.B.C.), from whence a found 1/2-inch iron rod marking the north corner of the called 34.9 acre Davis tract bears N 45° 59' 50" W at a distance of 161.97 feet for reference;

THENCE: along the southeast line of the said 4.396 acre Common Area for the following four (4) calls:

1) N 32° 37' 41" E for a distance of 120.96 feet to a found 1/2-inch iron rod for corner,
2) N 49° 59' 45" W for a distance of 30.99 feet to a found 1/2-inch iron rod for corner,
3) N 29° 06' 17" E for a distance of 545.49 feet to a found 3/4-inch iron pipe marking the Point of Curvature of a curve to the left, and
4) 38.13 feet along the arc of said curve having a central angle of 95° 53' 27", a radius of 22.78 feet, a tangent of 25.25 feet and a long chord bearing N 18° 50' 27" W at a distance of 33.83 feet to a found 3/4-inch iron pipe for corner 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 66° 47' 10" E for a distance of 125.25 feet to a found 3/4-inch iron pipe for the Point of Curvature of a curve to the right,
2) 486.47 feet along the arc of said curve having a central angle of 34° 50' 26", a radius of 800.00 feet, a tangent of 251.02 feet and a long chord bearing S 49° 21' 57" E at a distance of 479.01 feet to a found 3/4-inch iron pipe for the Point of Tangency, and
3) S 31° 56' 44" E for a distance of 112.04 feet to the east corner of this tract;

THENCE: S 58° 03' 16" W leaving said Thornberry Drive and continuing through the interior of the said 40.239 acre Carter Arden Development, LLC tract (8938/108) for a distance of 80.11 feet for corner;

THENCE: S 48° 10' 58" W for a distance of 461.76 feet for corner;

THENCE: N 45° 15' 46" W for a distance of 98.68 feet for corner;

THENCE: S 45° 25' 28" W, at 1.78 feet pass the southwest line of the said 40.239 acre Carter Arden Development, LLC tract (8938/108), continue into the said 37.228 acre Carter Arden Development, LLC tract (8938/113) for a total distance of 50.00 feet for corner;

THENCE: N 45° 15' 46" W for a distance of 7.94 feet to the Point of Curvature of a curve to the left;

THENCE: 27.21 feet along the arc of said 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 N 46° 18' 08" W at a distance of 27.21 feet for corner;

THENCE: S 40° 00' 15" W for a distance of 162.62 feet for corner 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: N 47° 52' 10" W along the southwest line of the said 37.228 acre Carter Arden Development, LLC tract (8938/113) and the northeast line of said OAK FOREST ESTATES, SECOND INSTALLMENT (308/223 [B.C.D.R.]) for a distance of 72.78 feet to a found 1/2-inch iron rod marking the north corner of said Lot 4 and the east corner of the called 34.9 acre Michael Davis, Trustee tract (2814/297);

THENCE: N 45° 59' 50" W along the southwest line of the said 37.228 acre Carter Arden Development, LLC tract (8938/113) and the northeast line of a called 34.9 acre Michael Davis, Trustee tract (2814/297) for a distance of 245.19 feet to the POINT OF BEGINNING and containing 9.654 acres of land, more or less.

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

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 48041C0215E, Map Revised May 16, 2012, this property is not located in a Special Flood Hazard Area.
3. The building setback requirements are established by the City of Bryan Code of Ordinances.
4. Unless otherwise indicated, all distances shown along curves are arc distances.
5. ZONING: PD-H
6. Proposed Land Use: Single Family Residential (37 Lots)
7. Right-of-way Acreage: 2.08 Ac.
8. Common Area shall be owned & maintained by Homeowner's Association.
9. The parkland required for this development is dedicated under a separate instrument (Vol. , Pg.).
10. Unless otherwise indicated 1/2" Iron Rods are set at all corners.

⊙ – 1/2" Iron Rod Found
⊛ – 3/4" Iron Pipe Found
○ – 3/4" Iron Pipe Set

11. Abbreviations:
C.A. – Common Area
P.U.E. – Public Utility Easement
P.D.E. – Public Drainage Easement

JUL 23 2014

GREENBRIER PHASE 5

LOTS 1–7, BLOCK 12, LOTS 1–11, BLOCK 13,
LOTS 1–5, BLOCK 14 AND LOTS 1–7, BLOCK 15

9.654 ACRES

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

JUNE, 2014
SCALE: 1" = 50'

Owner:
BCS Development Co.
4090 S.H. 6 South
College Station, TX 77845
(979) 690-1222

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

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