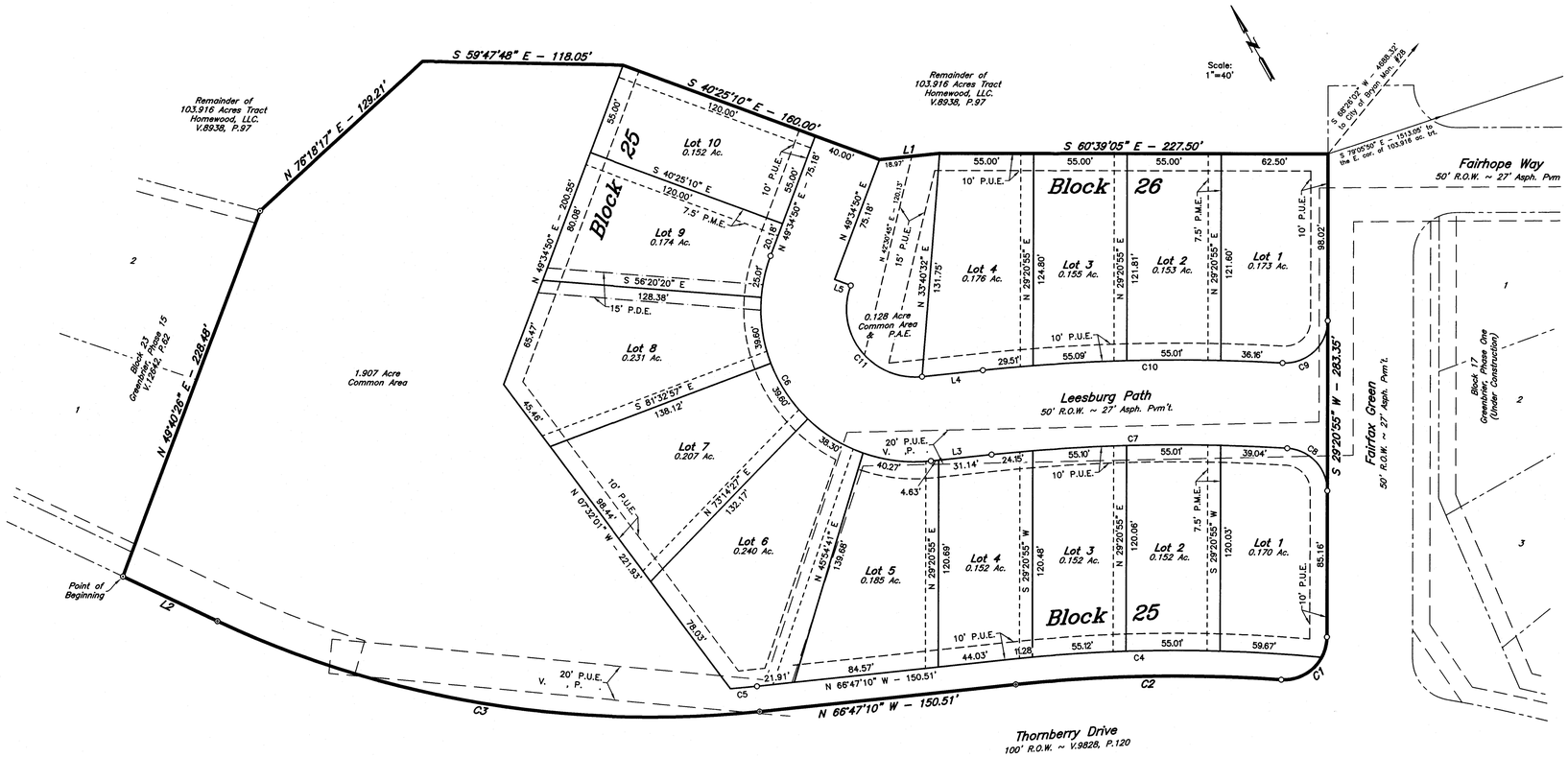

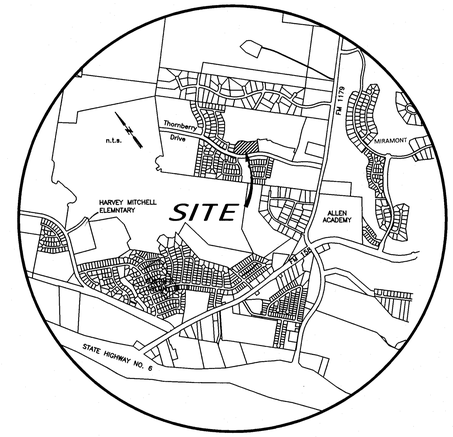

VICINITY MAP

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

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	93°46'39"	25.00'	40.92'	26.71'	S 76°14'15" W	36.50'
C2	9°54'44"	900.00'	155.70'	78.05'	N 61°49'48" W	155.51'
C3	31°07'08"	600.00'	325.88'	167.07'	N 51°13'36" W	321.89'
C4	11°20'22"	915.00'	181.09'	90.84'	N 61°06'59" W	180.79'
C5	0°22'40"	2367.92'	15.61'	7.80'	N 66°01'18" W	15.61'
C6	116°21'43"	90.00'	182.78'	145.05'	S 8°36'01" E	152.95'
C7	9°35'17"	1035.58'	173.30'	86.85'	S 61°59'15" E	173.09'
C8	86°32'32"	25.00'	37.76'	23.53'	S 13°55'20" E	34.27'
C9	93°08'46"	25.00'	40.64'	26.41'	S 75°55'18" W	36.31'
C10	9°16'35"	1085.58'	175.76'	88.07'	N 62°08'36" W	175.56'
C11	116°21'43"	40.00'	81.24'	64.47'	N 8°36'01" W	67.98'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 66°46'20" E	35.33'
L2	N 35°40'02" W	60.98'
L3	N 66°46'53" W	35.77'
L4	N 66°46'53" W	35.77'
L5	N 40°25'10" W	10.00'

FIELD NOTES

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 103.916 acre tract described in the deed from Anne Richter Carter, Robert Brennan Carter and George Francis Carter, Jr. to Homewood, LLC recorded in Volume 8938, Page 97 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a 1/2–inch iron rod marking the intersection of the southeasterly line of the said 103.916 acre tract and the northeast 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 northeast right–of–way line of Thornberry Drive for the following three (3) calls:

1) 105.55 feet in a clockwise direction along the arc of a curve having a central angle of 10° 59' 44", a radius of 550.00 feet, a tangent of 52.94 feet and a long chord bearing N 37° 26' 36" W at a distance of 105.39 feet to a found 3/4–inch iron pipe marking the Point of Tangency,
2) N 31° 56' 44" W for a distance of 523.71 feet to a found 3/4–inch iron pipe marking the Point of Curvature of a curve to the left, and
3) 391.57 feet along the arc of said curve having a central angle of 24° 55' 42", a radius of 900.00 feet, a tangent of 198.93 feet and a long chord bearing N 44° 24' 35" W at a distance of 388.49 feet to a for the Point of Tangency;

THENCE: into the interior of the said 103.916 acre Homewood, LLC tract for the following fourteen (14) calls:

1) 40.92 feet in a counter–clockwise direction along the arc of a curve having a central angle of 93° 46' 39", a radius of 25.00 feet, a tangent of 26.71 feet and a long chord bearing N 76° 14' 15" E at a distance of 36.50 feet to a 3/4–inch iron pipe set for the Point of Tangency,
2) N 29° 20' 55" E for a distance of 323.47 feet to a 1/2–inch iron rod set for corner,
3) S 61° 08' 59" E for a distance of 50.00 feet to a 1/2–inch iron rod set for corner,
4) 39.42 feet in a counter–clockwise direction along the arc of a curve having a central angle of 90° 20' 14", a radius of 25.00 feet, a tangent of 25.15 feet and a long chord bearing S 15° 49' 12" E at a distance of 35.46 feet to a 3/4–inch iron pipe set for the Point of Tangency,
5) S 60° 59' 18" E for a distance of 189.03 feet to a 1/2–inch iron rod set for corner,
6) S 29° 00' 42" W for a distance of 50.00 feet to a 3/4–inch iron pipe set for corner,
7) S 60° 59' 18" E for a distance of 97.90 feet to a 1/2–inch iron rod set for corner,
8) 99.03 feet in a counter–clockwise direction along the arc of a curve having a central angle of 35° 27' 46", a radius of 160.00 feet, a tangent of 51.16 feet and a long chord bearing S 14° 12' 51" E at a distance of 97.46 feet 3/4–inch iron pipe set for the Point of Tangency,
9) S 31° 56' 44" E for a distance of 324.17 feet to a 3/4–inch iron pipe set for the Point of Curvature of a curve to the left,
10) 127.49 feet along the arc of said curve having a central angle of 13° 16' 52", a radius of 550.00 feet, a tangent of 64.03 feet and a long chord bearing S 38° 35' 10" E at a distance of 127.20 feet to a 3/4–inch iron pipe set for the Point of Tangency,
11) S 45° 13' 36" E for a distance of 185.99 feet to a 1/2–inch iron rod set for corner,
12) 5.61 feet in a clockwise direction along the arc of a curve having a central angle of 00° 19' 18", a radius of 1000.00 feet, a tangent of 2.81 feet and a long chord bearing S 60° 25' 51" W at a distance of 5.61 feet to a 3/4–inch iron pipe set for the Point of Tangency,
13) S 60° 35' 29" W for a distance of 105.40 feet to a 1/2–inch iron rod set for corner, and
14) S 29° 24' 31" E for a distance of 50.00 feet to a 1/2–inch iron rod set for corner in the southwest line of the said 103.916 acre Homewood, LLC tract,

THENCE: along the south line of the said 103.916 acre Homewood, LLC tract for the following three (3) calls:

1) S 60° 35' 29" W for a distance of 88.94 feet to a found 3/4–inch iron rod marking the Point of Curvature of a curve to the left,
2) 138.54 feet along the arc of said curve having a central angle of 08° 21' 19", a radius of 950.00 feet, a tangent of 69.39 feet and a long chord bearing S 56° 24' 50" W at a distance of 138.41 feet to a found 3/4–inch iron pipe marking the Point of Compound Curvature, and
3) 41.53 feet along the arc of said compound curve having a central angle of 95° 10' 38", a radius of 25.00 feet, a tangent of 27.37 feet and a long chord bearing S 04° 38' 51" W at a distance of 36.92 feet to the POINT OF BEGINNING and containing 7.927 acres of land, more or less.

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. Proposed Land Use: Single Family Residential with zero lot line construction (14 Lots).
4. Each lot shall have a 7.5' private maintenance easement along the zero line between the subject lot and the one adjacent.
5. The building setback requirements are established by the City of Bryan Code of Ordinances. The following lots will have the following front setbacks:
   35' Front Setback – Lots 6–8, Block 20
   30' Front Setback – Lots 5 & 9, Block 20 Lots 2–6, Block 21
6. Unless otherwise indicated, all distances shown along curves are arc distances.
7. ZONING: PD–H
8. Proposed Land Use: Single Family Residential (14 Lots)
9. Right–of–way Acreage: 0.50 Ac.
10. Common Area shall be owned & maintained by Homeowner's Association.
11. The parkland required for this development is dedicated under a separate instrument Volume 11854, Page 248.
12. 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
✪ – PK Nail Control Monuments set in Asphalt Pvmt.

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

FINAL PLAT

GREENBRIER PHASE 6A

LOTS 1–10 BLOCK 25
LOTS 1–4, BLOCK 26

AUG 25 2015

5.003 ACRES

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

AUGUST 2015
SCALE: 1" = 40'

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

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

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