

VICINITY MAP

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:

COMMENCING: at a found 5/8-inch iron rod marking the north corner of the said 103.916 acre tract, the west corner of Lot 23, Block Three, RIVERSTONE SUBDIVISION, PHASE TWO as recorded in Volume 9322, Page 190 (O.R.B.C.) and further described in the boundary line agreement recorded in Volume 7849, Page 6 (O.R.B.C.), said iron rod also being in the southeast line of a called 46.8 acre John Roborn tract recorded in Volume 173, Page 3 of the Brazos County Deed Records (B.C.D.R.);

THENCE: S 45° 01' 30" E along the common northeast line of the said 103.916 acre Homewood, LLC tract and the southwest line of the said RIVERSTONE SUBDIVISION for a distance of 983.21 feet to a 1/2-inch iron rod set for the POINT OF BEGINNING;

THENCE: S 45° 01' 30" E continuing along the said common line for a distance of 218.86 feet to a found 1/2-inch iron rod marking the west corner of Lot 19, Block 2 of said RIVERSTONE SUBDIVISION and the south corner of the 70-foot wide River Rock Drive right-of-way (9322/190), from whence a found 5/8-inch iron rod marking the east corner of the said 103.916 acre tract bears S 45° 01' 30" E at a distance of 3042.49 feet for reference;

THENCE: into the interior of the said 103.916 acre Homewood, LLC tract for the following seven (7) calls:

- 1) 140.64 feet in a counter-clockwise direction along the arc of a curve having a central angle of 14° 15' 43", a radius of 565.00 feet, a tangent of 70.68 feet and a long chord bearing S 28° 38' 27" W at a distance of 140.28 to a 3/4-inch iron pipe set for a Point of Compound Curvature,
- 2) 29.03 feet along the arc of said compound curve having a central angle of 66° 32' 06", a radius of 25.00 feet, a tangent of 16.40 feet and a long chord bearing S 11° 45' 27" E at a distance of 27.43 feet to a 3/4-inch iron pipe set for the Point of Tangency,
- 3) S 45° 01' 30" E for a distance of 56.75 feet to a 1/2-inch iron rod set for corner,
- 4) S 44° 58' 30" W for a distance of 50.00 feet to a 3/4-inch iron pipe set for corner,
- 5) S 45° 01' 30" E for a distance of 125.91 feet to a 1/2-inch iron rod set for corner,
- 6) S 06° 54' 02" W for a distance of 91.04 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the right and
- 7) 740.94 feet along the arc of said curve having a central angle of 56° 36' 13", a radius of 750.00 feet, a tangent of 403.86 feet and a long chord bearing S 35° 12' 09" W at a distance of 711.17 feet to a 1/2-inch iron rod set for corner in 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: 230.99 feet along the said northeast line of said Thornberry Drive in a counter-clockwise direction along the arc of a curve having a central angle of 15° 45' 21", a radius of 840.00 feet, a tangent of 116.23 feet and a long chord bearing N 28° 59' 39" W at a distance of 230.26 feet to a 3/4-inch iron pipe set for corner;

THENCE: leaving said Thornberry Drive and continuing through the interior of the said 103.916 acre Homewood, LLC tract for the following nine (9) calls:

- 1) 36.71 feet in a counter-clockwise direction along the arc of a curve having a central angle of 84° 07' 59", a radius of 25.00 feet, a tangent of 22.56 feet and a long chord bearing S 78° 56' 19" E at a distance of 33.50 feet to a 3/4-inch iron pipe set for the Point of Tangency,
- 2) N 58° 59' 42" E for a distance of 26.02 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left,
- 3) 86.32 feet along the arc of said curve having a central angle of 09° 09' 31", a radius of 540.00 feet, a tangent of 43.25 feet and a long chord bearing N 54° 24' 56" E at a distance of 86.23 feet to a 3/4-inch iron pipe set for a Point of Compound Curvature,
- 4) 39.74 along the arc of said compound curve having a central angle of 51° 04' 46", a radius of 25.00 feet, a tangent of 25.48 feet and a long chord bearing N 04° 17' 48" E at a distance of 35.69 feet to a 3/4-inch iron pipe set for corner,
- 5) N 39° 47' 36" E for a distance of 50.62 feet to a 3/4-inch iron pipe set for corner,
- 6) N 41° 14' 35" W for a distance of 117.46 feet to a 1/2-inch iron rod set for corner,
- 7) 222.96 in a counter-clockwise direction along the arc of a curve having a central angle of 32° 20' 27", a radius of 395.00 feet, a tangent of 114.54 feet and a long chord bearing N 23° 04' 16" E at a distance of 220.01 feet to a 3/4-inch iron pipe set for the Point of Tangency,
- 8) N 06° 54' 02" E for a distance of 126.22 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the right
- 9) 428.00 along the arc of said curve having a central angle of 31° 26' 22", a radius of 780.00 feet, a tangent of 218.54 feet and a long chord bearing N 22° 37' 15" E at a distance of 422.65 feet to the POINT OF BEGINNING and containing 6.940 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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____ 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.

Notary Public, Brazos County, Texas

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

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

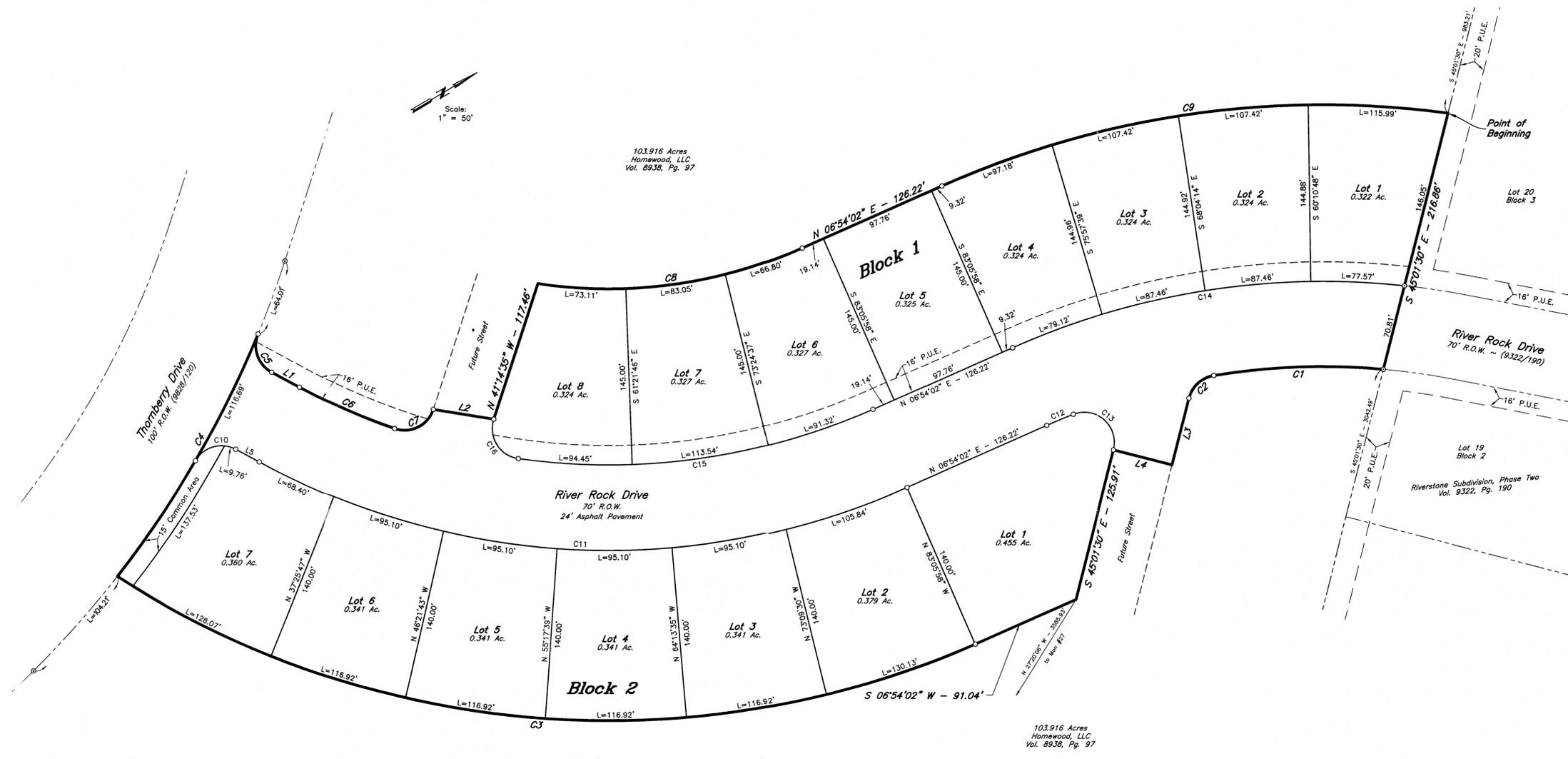
I, _____ the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____.

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



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 58°59'42" E	26.02'
L2	N 39°47'36" E	50.62'
L3	S 45°01'30" E	56.75'
L4	S 44°58'30" W	50.00'
L5	S 58°59'42" W	22.06'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	14°15'43"	565.00'	140.64'	70.68'	S 28°38'27" W	140.28'
C2	66°32'06"	25.00'	29.03'	16.40'	S 11°45'27" E	27.43'
C3	56°36'13"	750.00'	740.94'	403.86'	S 35°12'09" W	711.17'
C4	15°45'21"	840.00'	230.99'	116.23'	N 28°59'39" W	230.26'
C5	84°07'59"	25.00'	36.71'	22.56'	S 78°56'19" E	33.50'
C6	9°09'31"	540.00'	86.32'	43.25'	N 54°24'56" E	86.23'
C7	91°04'46"	25.00'	39.74'	25.48'	N 41°17'48" E	35.69'
C8	32°20'27"	395.00'	222.96'	114.54'	N 23°04'16" E	220.01'
C9	31°26'22"	780.00'	428.00'	219.54'	N 22°37'13" E	422.65'
C10	87°54'28"	25.00'	38.36'	24.10'	S 15°02'28" W	34.70'
C11	52°05'39"	610.00'	554.62'	298.14'	S 32°56'52" W	535.71'
C12	2°25'01"	565.00'	23.83'	11.92'	S 8°04'41" W	23.83'
C13	125°41'18"	25.00'	54.84'	48.74'	S 72°07'51" W	44.49'
C14	29°55'14"	635.00'	331.61'	169.68'	N 21°50'00" E	327.85'
C15	31°45'29"	540.00'	299.31'	153.61'	N 22°46'47" E	295.50'
C16	100°05'54"	25.00'	43.68'	29.85'	N 88°42'28" E	38.33'

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 480410215E, 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 (15 Lots)
 7. Right-of-way Acreage: 1.74 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

FINAL PLAT
GREENBRIER
PHASE 12
 6.940 ACRES
 LOTS 1-8, BLOCK 1
 LOTS 1-7, BLOCK 2
 JOHN AUSTIN LEAGUE, A-2
 BRYAN, BRAZOS COUNTY, TEXAS
 OCTOBER, 2012
 SCALE: 1" = 50'

Owner: McClure & Browne Engineering/Surveying, Inc.
 311 Cecilia Loop
 1008 Woodcreek Dr., Suite 103
 College Station, TX 77845
 979-229-7275

Surveyor: McClure & Browne Engineering/Surveying, Inc.
 311 Cecilia Loop
 1008 Woodcreek Dr., Suite 103
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 (979) 693-3838