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

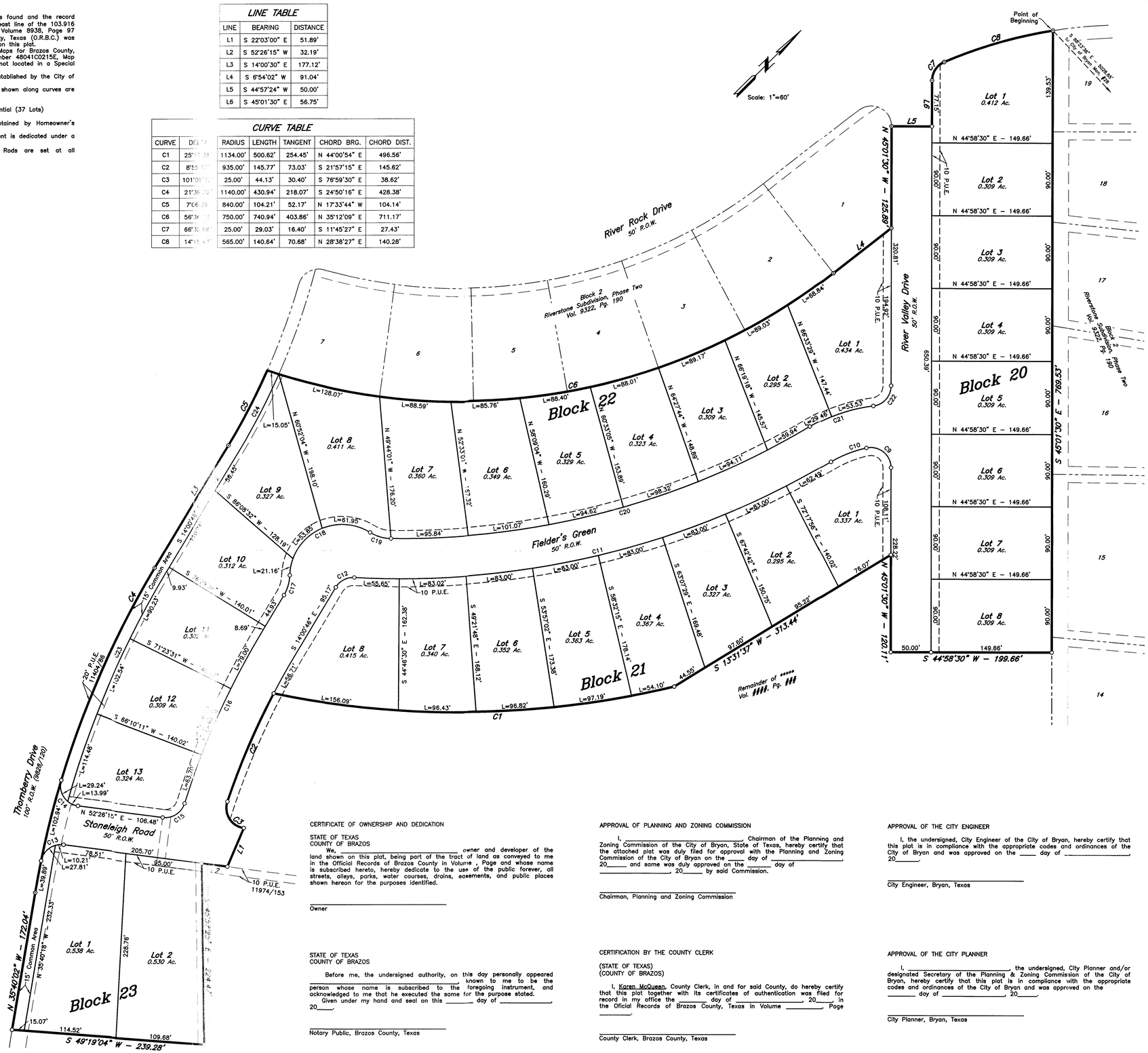
11. Abbreviations:
C.A. – Common Area
P.U.E. – Public Utility Easement
P.D.E. – Public Drainage Easement

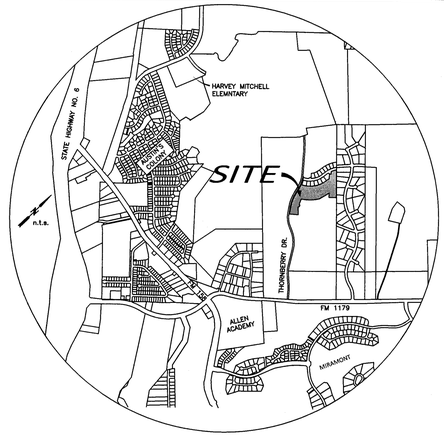
LINE TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 22°03'00" E | 51.89' |
| L2 | S 52°26'15" W | 32.19' |
| L3 | S 14°00'30" E | 177.12' |
| L4 | S 6°54'02" W | 91.04' |
| L5 | S 44°57'24" W | 50.00' |
| L6 | S 45°01'30" E | 56.75' |

CURVE TABLE

| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD BRG. | CHORD DIST. |
|---|---|---|---|---|---|---|
| C1 | 25°17'38" | 1134.00' | 500.62' | 254.45' | N 44°00'54" E | 496.56' |
| C2 | 8°55'57" | 935.00' | 145.77' | 73.03' | S 21°57'15" E | 145.62' |
| C3 | 101°08'12" | 25.00' | 44.13' | 30.40' | S 76°59'30" E | 38.62' |
| C4 | 21°39'12" | 1140.00' | 430.94' | 218.07' | S 24°50'16" E | 428.38' |
| C5 | 7°06'25" | 840.00' | 104.21' | 52.17' | N 17°33'44" W | 104.14' |
| C6 | 56°39'[illegible] | 750.00' | 740.94' | 403.86' | N 35°12'09" E | 711.17' |
| C7 | 66°32'08" | 25.00' | 29.03' | 16.40' | S 11°45'27" E | 27.43' |
| C8 | 14°15'41" | 565.00' | 140.64' | 70.68' | N 28°38'27" E | 140.28' |




VICINITY MAP

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

JUL 08 2014

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 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

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

# FINAL PLAT

# GREENBRIAR, PHASE 15

LOTS 8–20, BLOCK 2, LOTS 1–8, BLOCK 3,
LOTS 1–8, BLOCK 4 AND LOTS 1–2, BLOCK 5

13.432 ACRES

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

JUNE, 2014
SCALE: 1" = 60'


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


10150016–fp.dwg