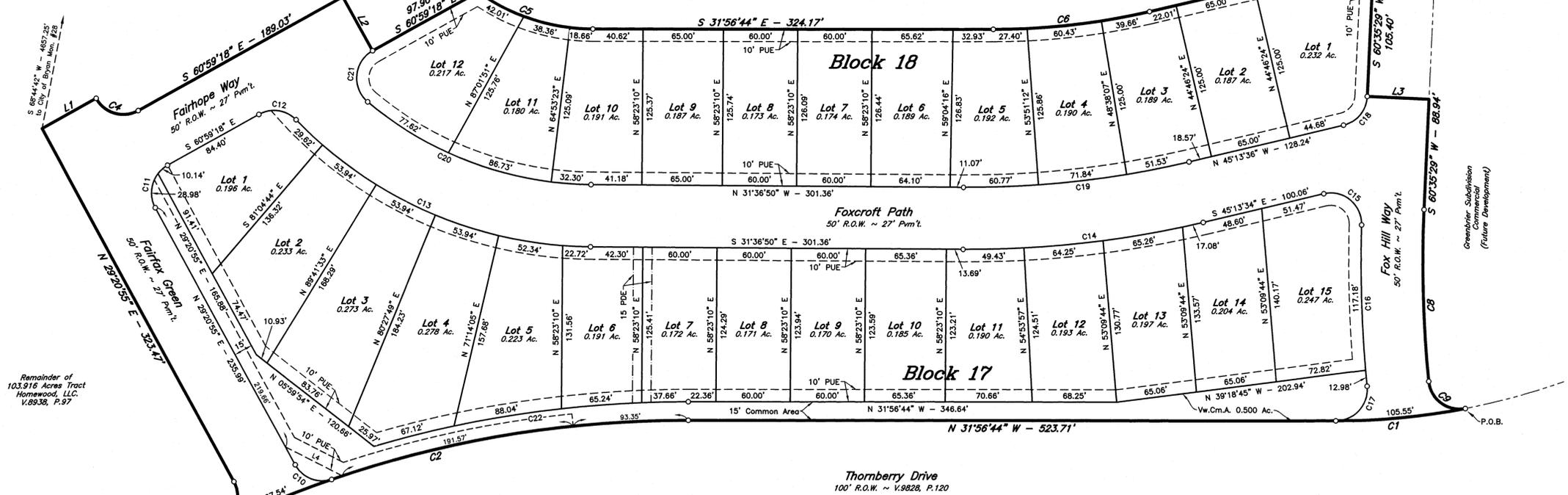


Scale: 1"=50'

Remainder of 103.916 Acres Tract  
Homewood, LLC  
V.8936, P.97



VICINITY MAP

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS  
We, the undersigned, 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 9938, 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. I, 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 \_\_\_\_\_

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	10°59'44"	550.00'	105.55'	52.94'	N 37°26'36" W	105.39'
C2	24°55'42"	900.00'	391.57'	198.93'	N 44°24'35" W	388.49'
C3	93°46'39"	25.00'	40.92'	26.71'	N 76°14'15" E	36.50'
C4	90°20'14"	25.00'	39.42'	25.15'	S 15°49'12" E	35.46'
C5	35°27'46"	160.00'	99.03'	51.16'	S 14°12'51" E	97.46'
C6	13°16'52"	550.00'	127.49'	64.03'	N 38°35'10" W	127.20'
C7	0°19'18"	1000.00'	5.61'	2.81'	S 60°25'51" W	5.61'
C8	8°21'19"	950.00'	138.54'	69.39'	S 56°24'50" W	138.41'
C9	95°10'38"	25.00'	41.53'	27.37'	S 4°38'51" W	36.92'
C10	78°50'29"	25.00'	34.40'	20.55'	N 10°01'21" W	31.75'
C11	89°39'46"	25.00'	39.12'	24.85'	N 74°10'48" E	35.25'
C12	75°02'41"	25.00'	32.75'	19.20'	S 23°51'41" E	30.46'
C13	45°34'47"	335.00'	266.50'	140.75'	S 8°49'26" E	259.53'
C14	13°36'46"	825.00'	196.01'	98.47'	S 38°25'13" E	195.55'
C15	104°53'41"	25.00'	45.77'	32.52'	S 7°18'28" W	39.64'
C16	72°27'27"	1000.00'	130.16'	65.17'	S 56°01'35" W	130.06'
C17	85°45'24"	25.54'	42.69'	28.25'	N 79°49'27" W	37.89'
C18	74°10'54"	25.00'	32.37'	18.90'	N 82°19'03" W	30.15'
C19	13°36'46"	775.00'	184.13'	92.50'	S 38°25'13" E	183.70'
C20	39°32'02"	285.00'	196.65'	102.42'	N 11°50'49" W	192.77'
C21	111°03'13"	25.00'	48.46'	36.41'	N 63°29'05" E	41.22'
C22	16°09'34"	915.00'	258.06'	129.89'	N 40°01'31" W	257.21'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 61°08'59" E	50.00'
L2	S 29°00'42" W	50.00'
L3	S 29°24'31" E	50.00'
L4	S 5°03'09" E	51.51'

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

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)  
(COUNTY OF BRAZOS)

I, Karan 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 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 9938, 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 to a 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 08° 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 50.00 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) 21.53 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 9938, 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. 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 (27 Lots)
  7. Right-of-way Acreage: 2.01 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 Volume 11854, Page 248.
  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
- ⊙ - PK Nail Control Monuments set in Asphalt Pvm't.

11. Abbreviations:
- Cm.A. - Common Area
  - P.U.E. - Public Utility Easement
  - P.D.E. - Public Drainage Easement
  - Vw. - Variable Width

**FINAL PLAT**  
**GREENBRIER**  
**PHASE 1**  
LOTS 1-15 BLOCK 17  
LOTS 1-12, BLOCK 18  
**7.927 ACRES**  
JOHN AUSTIN LEAGUE, A-2  
BRYAN, BRAZOS COUNTY, TEXAS  
MAY, 2015  
SCALE: 1" = 50'

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

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

**MB**