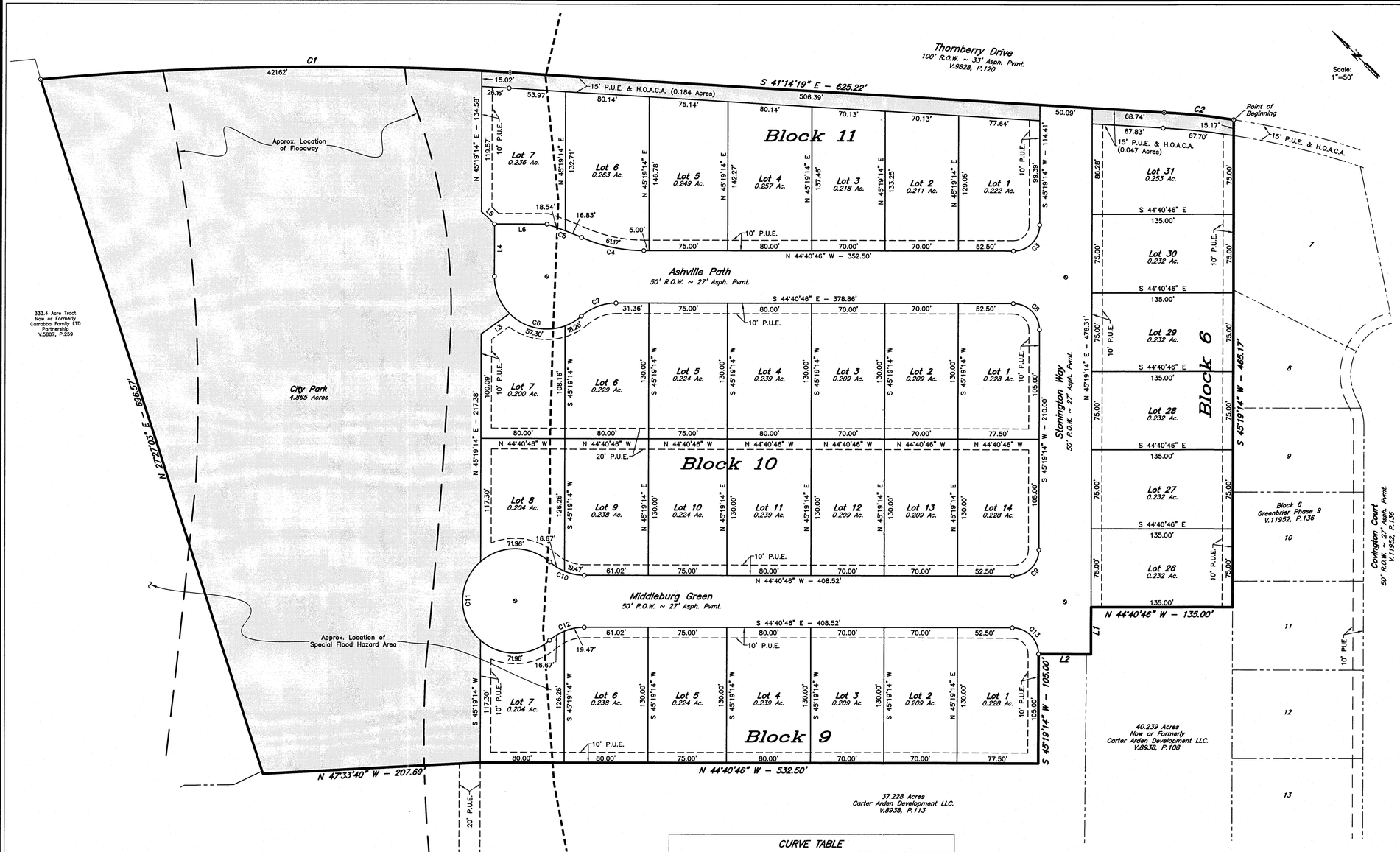

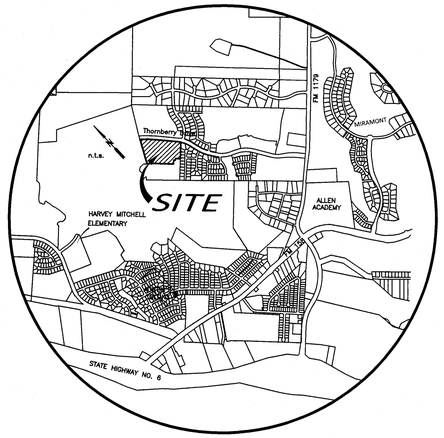

VICINITY MAP

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the JOHN AUSTIN LEAGUE, Abstract No. 2 in 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.) and a portion 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 a found 1/2–inch iron rod marking the north corner of GREENBRIER PHASE 9 Subdivision as recorded in Volume 11952, Page 136 (O.R.B.C.) and being 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: S 45° 19' 14" W along the northwest line of said GREENBRIER PHASE 9 for a distance of 465.17 feet to a 1/2–inch iron rod set for corner;

THENCE: N 44° 40' 46" W for a distance of 135.00 feet to a 1/2–inch iron rod set for corner;

THENCE: S 45° 19' 14" W for a distance of 45.10 feet to a 1/2–inch iron rod set for corner;

THENCE: N 44° 40' 46" W for a distance of 50.00 feet to a 3/4–inch iron pipe set for corner;

THENCE: S 45° 19' 14" W for a distance of 105.00 feet to a 1/2–inch iron rod set for corner;

THENCE: N 44° 40' 46" W for a distance of 532.50 feet to a 1/2–inch iron rod set for corner;

THENCE: N 47° 33' 40" W for a distance of 207.69 feet to a 1/2–inch iron rod set for corner in the southeast line of the called 333.4 acre Carrabba tract recorded in Volume 5807, Page 259 (O.R.B.C.);

THENCE: N 27° 27' 03" E along the southeast line of the called 333.4 acre Carrabba tract for a distance of 698.57 feet to a found 1/2–inch iron rod marking the northwest corner of said Thornberry Drive;

THENCE: along the said southwest right–of–way line of Thornberry Drive for the following three (3) calls:

1) 448.69 feet in a clockwise direction along the arc of a curve having a central angle of 08° 44' 35", a radius of 2940.35 feet, a tangent of 224.78 feet and a long chord bearing S 45° 36' 36" E at a distance of 448.25 feet to a found 3/4–inch iron pipe for the Point of Tangency,
2) S 41° 14' 19" E for a distance of 625.22 feet to a found 3/4–inch iron pipe for the Point of Curvature of a curve to the right, and
3) 66.78 feet along the arc of said curve having a central angle of 05° 10' 14", a radius of 740.00 feet, a tangent of 33.41 feet and a long chord bearing S 38° 39' 12" E at a distance of 66.76 feet to the POINT OF BEGINNING and containing 14.802 acres of land, more or less.

SEP 06 2016

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	8°44'35"	2940.35'	448.69'	224.78'	S 45°36'36" E	448.25'
C2	5°10'14"	740.00'	66.78'	33.41'	S 38°39'12" E	66.76'
C3	90°00'00"	25.00'	39.27'	25.00'	N 89°40'46" W	35.36'
C4	23°45'24"	147.52'	61.17'	31.03'	N 32°48'04" W	60.73'
C5	6°06'13"	332.04'	35.37'	17.70'	N 23°58'28" W	35.36'
C6	131°24'35"	50.00'	114.68'	110.76'	S 20°23'03" E	91.14'
C7	41°24'35"	50.00'	36.14'	18.90'	S 65°23'03" E	35.36'
C8	90°00'00"	25.00'	39.27'	25.00'	S 0°19'14" W	35.36'
C9	90°00'00"	25.00'	39.27'	25.00'	N 89°40'46" W	35.36'
C10	41°24'35"	50.00'	36.14'	18.90'	N 23°58'28" W	35.36'
C11	262°49'09"	50.00'	229.35'	–56.69'	S 45°19'14" W	75.00'
C12	41°24'35"	50.00'	36.14'	18.90'	S 65°23'03" E	35.36'
C13	90°00'00"	25.00'	39.27'	25.00'	S 0°19'14" W	35.36'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 45°19'14" W	45.10'
L2	N 44°40'46" W	50.00'
L3	S 80°42'24" E	33.43'
L4	S 45°19'14" W	50.00'
L5	S 1°31'15" E	17.14'
L6	N 44°40'46" W	50.00'

GENERAL SURVEYOR NOTES:

1. ORIGIN OF BEARING SYSTEM: Monuments found and the record bearing (S 45°19'14" W) along the northwest line GREENBRIER PHASE 9 recorded in Volume 11952, Page 136 of the Official Records of Brazos County, Texas (O.R.B.C.) was used as the BASIS OF BEARINGS shown on this plat.
2. The location of the Special Flood Hazard Area shown on this plat is approximate and is in accordance with the pending LOMR.
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 (34 Lots)
7. Right–of–way Acreage: 2.00 Ac.
8. Common Area shall be owned & maintained by Homeowner's Association.
9. 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
   H.O.A. – Homeowner's Association

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 McQuean, 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

FINAL PLAT

GREENBRIER PHASE 13

LOTS 26–31, BLOCK 6 ~ LOTS 1–7, BLOCK 9
LOTS 1–14, BLOCK 10 ~ LOTS 1–7, BLOCK 11

14.802 ACRES

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

SEPTEMBER 2016
SCALE: 1" = 50'

Owner:
Carter–Arden Development
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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