

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:

COMMENCING: at found 1/2-inch iron rod marking the west corner of GREENBRIER PHASE 8/10 Subdivision as recorded in Volume 11505, Page 95 (O.R.B.C.), said iron rod also being in the southwest line of the said 37,228 acre Carter Arden Development, LLC tract and the northeast line of the called 333.4 acre Carrabba Family Limited Partnership tract as recorded in Volume 5807, Page 259 (O.R.B.C.);

THENCE: N 45° 19' 14" E along the northwest line of said GREENBRIER PHASE 8/10 Subdivision and into the said 37,228 acre Carter Arden Development, LLC tract for a distance of 125.02 feet to the POINT OF BEGINNING;

THENCE: N 45° 37' 55" W for a distance of 310.04 feet for corner;

THENCE: S 45° 19' 14" W for a distance of 125.02 feet for corner in the common line of the said 37,228 acre Carter Arden Development, LLC tract and the called 333.4 acre Carrabba Family Limited Partnership tract;

THENCE: N 45° 37' 55" W along the beforesaid common line for a distance of 300.04 feet for corner;

THENCE: N 45° 19' 14" E through the said 37,228 acre Carter Arden Development, LLC tract, at 206.78 feet pass the southwest line of the said 40,239 acre Carter Arden Development, LLC tract, continuing into the said 37,228 acre Carter Arden Development, LLC tract and the northeast line of the called 333.4 acre Carrabba Family Limited Partnership tract (based on a 100-foot width recorded in Volume 9828, Page 120 [O.R.B.C.]);

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

- 284.91 feet in a clockwise direction along the arc of a curve having a central angle of 22° 03' 35", a radius of 740.00 feet, a tangent of 144.24 feet and a long chord bearing S 25° 02' 17" E at a distance of 283.15 feet to the Point of Tangency;
- S 14° 00' 30" E for a distance of 177.12 feet to the Point of Curvature of a curve to the left and
- 255.13 feet along the arc of said curve having a central angle of 11° 47' 18", a radius of 1240.00 feet, a tangent of 128.01 feet and a long chord bearing S 19° 54' 09" E at a distance of 254.68 feet to a found 1/2-inch iron rod marking the north corner of said GREENBRIER PHASE 8/10 Subdivision;

THENCE: S 59° 57' 19" W along the northwest line of said GREENBRIER PHASE 8/10 Subdivision and continuing through the interior of the said 40,239 acre Carter Arden Development, LLC tract for a distance of 159.32 feet to a found 1/2-inch iron rod for corner;

THENCE: S 45° 19' 14" W continuing along the before said northwest line, at 381.78 feet pass the southwest line of the said 40,239 acre Carter Arden Development, LLC tract, continue through the said 37,228 acre Carter Arden Development, LLC tract for a total distance of 466.40 feet to the POINT OF BEGINNING and containing 12.04 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.

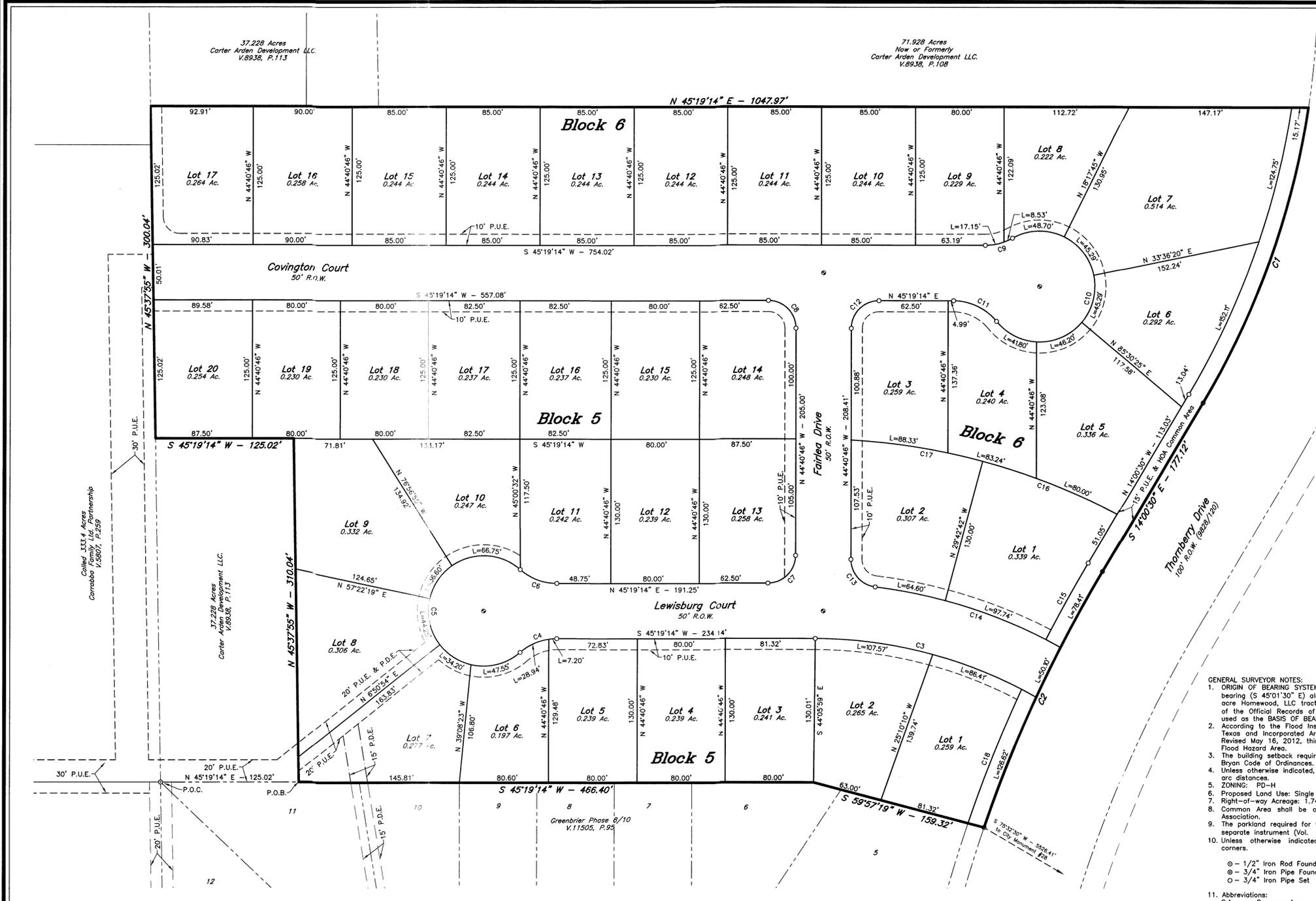
Kevin R. McClure, R.P.L.S. No. 5650

CURVE TABLE

| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD BRG. | CHORD DIST. |
|-------|------------|----------|---------|---------|---------------|-------------|
| C1 | 22°03'35" | 740.00' | 284.91' | 144.24' | S 25°02'17" E | 283.15' |
| C2 | 11°47'18" | 1240.00' | 255.13' | 128.01' | S 19°54'09" E | 254.68' |
| C3 | 29°34'09" | 405.00' | 209.01' | 106.89' | S 60°06'19" W | 206.70' |
| C4 | 41°24'35" | 50.00' | 36.14' | 18.90' | S 24°36'57" W | 35.36' |
| C5 | 131°50'06" | 50.00' | 115.05' | 111.87' | S 55°40'49" E | 91.30' |
| C6 | 41°24'35" | 50.00' | 36.14' | 18.90' | N 66°01'32" E | 35.36' |
| C7 | 90°00'00" | 25.00' | 39.27' | 25.00' | N 0°19'14" E | 35.36' |
| C8 | 90°00'00" | 25.00' | 39.27' | 25.00' | N 89°40'46" W | 35.36' |
| C9 | 19°38'52" | 50.00' | 17.15' | 8.66' | N 35°29'48" E | 17.06' |
| C10 | 51°54'05" | 50.00' | 45.29' | 24.33' | N 30°26'38" W | 43.76' |
| C11 | 51°01'35" | 50.00' | 44.53' | 23.86' | S 70°50'02" W | 43.07' |
| C12 | 90°00'00" | 25.00' | 39.27' | 25.00' | N 0°19'14" E | 35.36' |
| C13 | 83°10'00" | 25.00' | 36.29' | 22.18' | S 86°15'46" E | 33.19' |
| C14 | 12°18'26" | 455.00' | 97.74' | 49.06' | S 66°26'31" W | 97.55' |
| C15 | 3°36'33" | 1255.00' | 79.05' | 39.54' | S 15°48'46" E | 79.04' |
| C16 | 12°49'07" | 585.00' | 130.88' | 65.71' | N 66°41'51" E | 130.61' |
| C17 | 11°49'16" | 585.00' | 120.70' | 60.56' | N 54°22'40" E | 120.48' |
| C18 | 5°56'47" | 1255.00' | 130.25' | 65.18' | S 22°53'31" E | 130.19' |

- GENERAL SURVEYOR NOTES:
- 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.
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 4804C0215E, Map Revised May 16, 2012, this property is not located in a Special Flood Hazard Area.
 - The building setback requirements are established by the City of Bryan Code of Ordinances.
 - Unless otherwise indicated, all distances shown along curves are arc distances.
 - ZONING: PD-H
 - Proposed Land Use: Single Family Residential (37 Lots)
 - Right-of-way Acreage: 1.74 Ac.
 - Common Area shall be owned & maintained by Homeowner's Association.
 - The parkland required for this development is dedicated under a separate instrument (Vol. _____, Pg. _____).
 - 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



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 _____, 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

Development
11/24/14

FINAL PLAT
GREENBRIER
PHASE 9
12.04 Acres
LOTS 1-20, BLOCK 5
LOTS 1-17, BLOCK 6
JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS
OCTOBER, 2013
SCALE: 1" = 50'

Owner: F&B Development LLC
409-539-8993

Surveyor: McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 1035
College Station, TX 77845
(979) 693-3838