



CERTIFICATE OF OWNER, HIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 We, HomeWood LLC 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 9838, Page 97 and whose name is subscribed hereto, hereby dedicate to the use of the public for streets, alleys, park, water courses, drains, easements, and public places shown hereon for the purposes identified.

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared Anne Richter Carter 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 purposes stated, given under my hand and seal on this 19 day of February, 2016.

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 22 day of February, 2016.

APPROVAL OF THE CITY PLANNER
 I, Madie Zimmerman, 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 22 day of February, 2016.

APPROVAL OF PLANNING AND ZONING COMMISSION
 I, Paul Kasper, 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 19 day of February, 2016 and same was duly approved on the 19 day of February, 2016 by said 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 19 day of February, 2016, in the Official Records of Brazos County, Texas in Volume 11854 Page 50.

CERTIFICATION OF THE SURVEYOR
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Kevin R. McClure, Registered Professional Land Surveyor No. 5850, 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 geometry form.

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°48'39"	25.00'	40.92'	28.71'	N 78°14'15" E	36.50'
C4	90°20'14"	25.00'	39.42'	25.15'	S 15°49'12" E	35.48'
C5	35°27'46"	180.00'	99.03'	51.16'	S 14°12'51" E	97.46'
C6	13°18'52"	550.00'	127.49'	64.03'	S 38°35'10" E	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 58°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°39'48"	25.00'	39.12'	24.85'	S 74°10'48" W	35.25'
C12	87°17'06"	25.00'	38.09'	23.84'	N 17°20'45" W	34.51'
C13	17°40'24"	200.00'	61.69'	31.09'	S 17°27'36" W	61.45'
C14	28°54'34"	50.00'	25.23'	12.89'	S 23°04'41" W	24.98'
C15	104°57'03"	80.00'	146.54'	104.17'	S 14°58'33" E	128.89'
C16	35°48'15"	50.00'	31.24'	16.15'	S 49°30'57" E	30.74'
C17	13°36'48"	825.00'	196.01'	98.47'	S 38°25'13" E	195.55'
C18	104°58'55"	25.00'	45.81'	32.57'	S 7°15'51" W	39.68'
C19	7°27'27"	1000.00'	130.15'	65.17'	S 58°01'35" W	130.07'
C20	95°45'24"	25.54'	42.89'	28.25'	N 79°49'27" W	37.89'
C21	74°10'54"	25.00'	32.37'	18.90'	N 82°19'03" W	30.15'
C22	13°36'48"	775.00'	184.13'	92.50'	N 38°25'13" W	183.70'
C23	58°44'04"	150.00'	145.91'	79.31'	N 3°44'48" W	140.23'
C24	94°53'27"	25.00'	41.40'	27.23'	N 71°33'58" E	36.87"
C25	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	44.28'
L5	S 5°03'09" E	51.51'
L6	N 60°59'18" W	9.87'

Doc: 01256554 Bk: DR Vol: 13195 Ps: 50

Filed for Record in:
 BRAZOS COUNTY
 On: Feb 24/2016 at 10:47A
 As a
 Plates
 Document Number: 01256554
 Amount: 73.00
 Receipt Number: 568047
 By: Lauren Reistino

STATE OF TEXAS
 COUNTY OF BRAZOS
 I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public Records of:

BRAZOS COUNTY
 as stamped hereon by me.
 Feb 24, 2016



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 9838, 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 3/4-inch iron pipe 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:
- 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,
 - N 29° 20' 55" E for a distance of 323.47 feet to a 1/2-inch iron rod set for corner,
 - S 61° 08' 59" E for a distance of 50.00 feet to a 3/4-inch iron pipe set for corner,
 - 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 35.48 feet to a 3/4-inch iron pipe set for the Point of Tangency,
 - S 60° 59' 18" E for a distance of 189.03 feet to a 1/2-inch iron rod set for corner,
 - S 29° 00' 42" W for a distance of 50.00 feet for corner,
 - S 60° 59' 18" E for a distance of 97.90 feet to a 1/2-inch iron rod set for corner,
 - 99.03 feet in a counter-clockwise direction along the arc of a curve having a central angle of 35° 27' 48", a radius of 180.00 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,
 - S 31° 58' 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,
 - 127.49 feet along the arc of said curve having a central angle of 13° 18' 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,
 - S 45° 13' 36" E for a distance of 185.99 feet for corner,
 - 5.61 feet in a clockwise direction along the arc of a curve having a central angle of 0° 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,
 - S 60° 35' 29" W for a distance of 105.40 feet to a 3/4-inch iron pipe set for corner, and
 - S 29° 24' 31" E for a distance of 50.00 feet to a 1/2-inch iron rod set for corner in the southeast line of the said 103,916 acre HomeWood, LLC tract,
- THENCE: along the southeast line of the said 103,916 acre HomeWood, LLC tract for the following three (3) calls:
- S 60° 35' 29" W for a distance of 88.94 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left,
 - 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 58° 24' 50" W at a distance of 138.41 feet to a 3/4-inch iron pipe set for the Point of Compound Curvature, and
 - 41.53 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:**
- 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 9838, 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 4804100215F, Map Revised April 2, 2014, 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 (27 Lots)
 - Right-of-way Acres: 2.09 Ac.
 - Common Area shall be owned & maintained by Homeowner's Association.
 - The parcel(s) required for this development is dedicated under a separate instrument Volume 11854, Page 248.
 - 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 Pymt.
 - Abbreviations:
 - Com.A. - Common Area
 - P.U.E. - Public Utility Easement
 - P.D.E. - Public Drainage Easement
 - Vr. - 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, TX 77845
 (979) 228-7275

SURVEYOR: Texas Firm Registration No. 10103300
 McClure & Brown Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (979) 693-3838