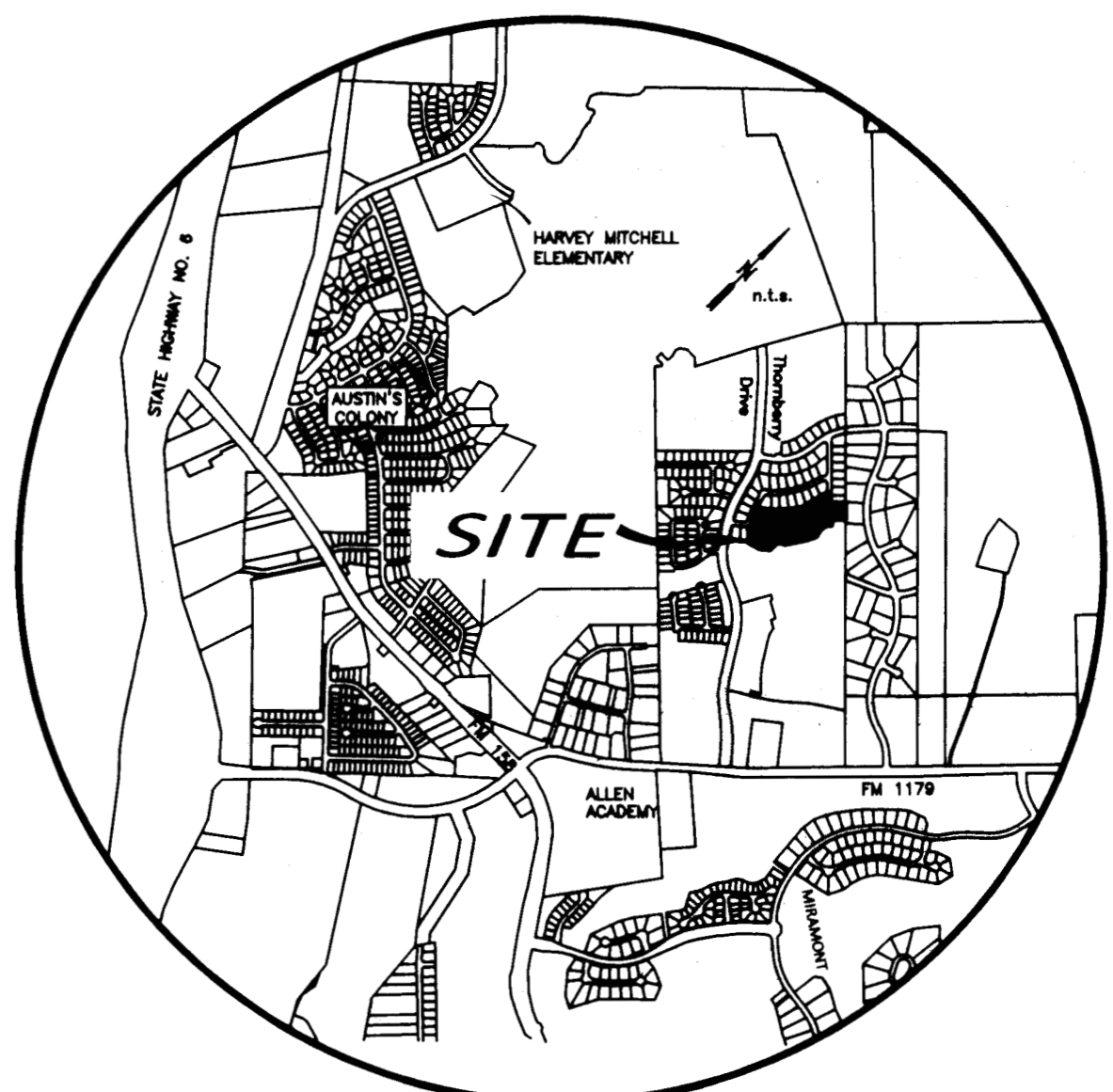
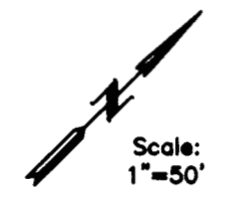


LINE	BEARING	DISTANCE
L1	N 52°26'15" E	32.19'
L2	N 22°03'20" W	51.89'
L3	S 45°01'30" E	68.27'
L4	S 44°58'30" W	50.00'
L5	S 44°52'39" W	79.97'
L6	S 62°55'48" W	84.81'
L7	S 45°01'30" E	22.34'



VICINITY MAP

FIELD NOTES

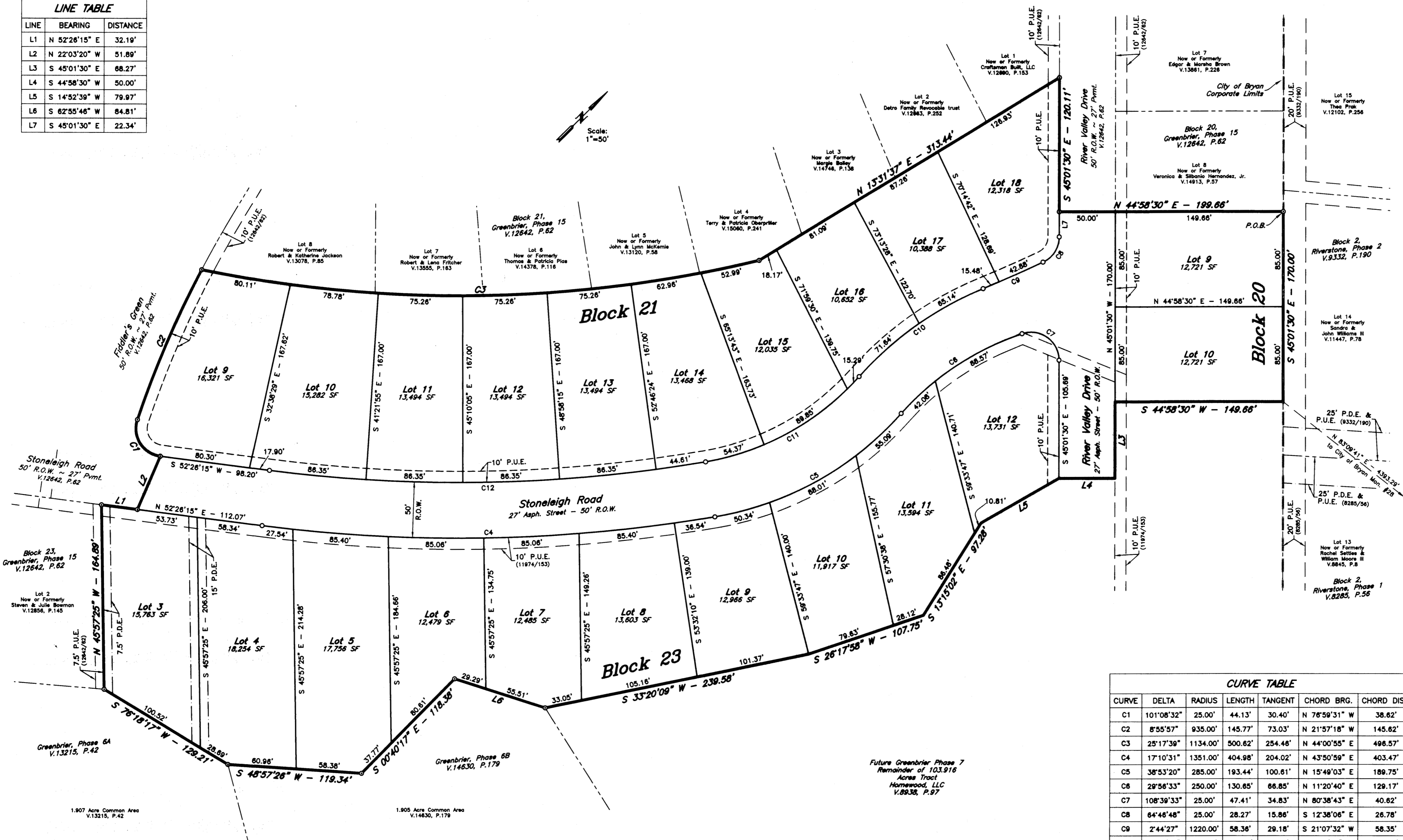
Being all that certain tract or parcel of land lying and being situated in the JOHN AUSTIN LEAGUE, Abstract No. 2 in Bryan, Brazos County Texas and being part of the 103.916 acre tract described in the deed from Anne Richter Carter, Robert Brannon Carter and George Francis Carter, Jr. to Homewood, LLC recorded in Volume 8938, 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 found 1/2-inch iron rod marking an exterior all corner of this herein described tract and the east corner of Lot 8, Block 20, GREENBRIER, PHASE 15 according to the Final Plat recorded in Volume 12842, Page 62 (O.R.B.C.) and being in the southwest line of Lot 14, Block 2, RIVERSTONE SUBDIVISION, PHASE TWO according to the Final Plat recorded in Volume 9332, Page 190 (O.R.B.C.);

THENCE: S 45°01'30" E along the common line of said RIVERSTONE SUBDIVISION, PHASE TWO for a distance of 217.53 feet to a 1/2-inch iron rod for corner;

THENCE: into the called 103.916 acre HOMEWOOD, LLC tract for the following seven (7) calls:

- 1) S 44°58'30" W for a distance of 149.66 feet to a 1/2-inch iron rod set for corner,
- 2) S 45°01'30" E for a distance of 68.27 feet to a 1/2-inch iron rod set for corner,
- 3) S 44°58'30" E for a distance of 50.00 feet to a 1/2-inch iron rod set for corner,
- 4) S 44°52'39" W for a distance of 79.97 feet to a 1/2-inch iron rod set for corner,
- 5) S 13°15'02" E for a distance of 97.28 feet to a 1/2-inch iron rod set for corner,
- 6) S 26°17'58" W for a distance of 107.75 feet to a 1/2-inch iron rod set for corner, and
- 7) S 30°20'09" E for a distance of 239.58 feet to a found 1/2-inch iron rod marking the most northerly west corner of the 1.905 acre Common Area as depicted on the Final Plat of GREENBRIER, PHASE 6B recorded in Volume 14830, Page 179 (O.R.B.C.);



CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	101°08'32"	25.00'	44.13'	30.40'	N 76°59'31" W	38.62'
C2	8°55'57"	935.00'	145.77'	73.03'	N 21°57'18" W	145.82'
C3	25°17'39"	1134.00'	500.62'	254.46'	N 44°00'55" E	498.57'
C4	17°10'31"	1351.00'	404.98'	204.02'	N 43°50'59" E	403.47'
C5	38°53'20"	285.00'	193.44'	100.61'	N 15°49'03" E	189.75'
C6	29°56'33"	250.00'	130.65'	66.85'	N 11°20'40" E	129.17'
C7	108°39'33"	25.00'	47.41'	34.83'	N 80°36'43" E	40.62'
C8	64°46'48"	25.00'	28.27'	15.86'	S 12°38'06" E	26.78'
C9	2°44'27"	1220.00'	58.36'	29.18'	S 21°07'32" W	58.35'
C10	26°07'22"	300.00'	136.78'	69.80'	S 9°28'04" W	135.60'
C11	38°53'20"	235.00'	159.50'	82.96'	S 15°49'03" W	158.46'
C12	17°10'31"	1301.00'	390.00'	196.47'	S 43°50'59" W	388.54'

APPROVAL OF PLANNING AND ZONING COMMISSION

Leo Gonzalez, 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 15th day of April, 2021 and same was duly approved on the 15th day of April, 2021 by said Commission.

APPROVAL OF THE CITY PLANNER

Walter 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 15th day of April, 2021.

APPROVAL OF THE CITY ENGINEER

Walter Zimmerman, 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 15th day of April, 2021.

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Gregory Hopcus, Registered Professional Land Surveyor No. 8047, 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 were placed under my supervision on the ground, and that the boundaries describing said subdivision will describe a closed geometric form.

Gregory Hopcus, R.P.L.S. No. 8047

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, *John Austin League*, 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 8938, Page 97 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.

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared *Betty Hea*, 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 15th day of April, 2021.

Betty Hea, Notary Public, Brazos County, Texas

GENERAL SURVEYOR NOTES:

1. ORIGIN OF BEARING SYSTEM: Monuments found along the southeast line of GREENBRIER, PHASE 15 recorded in Volume 12842, Page 62 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. Unless otherwise indicated, all distances shown along curves are arc distances.
4. ZONING: The subject property is zoned Planned Development - Housing District (PD-H) by Ordinance No. 2153 passed and approved by the Bryan City Council on July 12, 2016.
5. A Homeowner's Association (HOA) shall be established with direct responsibility to, and controlled by, the property owners involved to provide for operation, repair and maintenance of all common areas, private drainage easements, and private stormwater detention facilities which are part of this subdivision. The City of Bryan shall not be responsible for any operation, repair and maintenance of these areas.
6. Proposed Land Use: Residential (22 Lots).
7. Right-of-way Acres: 1.279 Ac.
8. Unless otherwise indicated 1/2" Iron Rods are set at all corners.
 - o - 1/2" Iron Rod Found
 - o - 1/2" Iron Rod Set
9. Abbreviations:
 - P.D.E. - Public Drainage Easement
 - P.O.B. - Point of Beginning
 - P.U.E. - Public Utility Easement
 - P.D.E. - Private Drainage Easement

FINAL PLAT

GREENBRIER

PHASE 11

LOTS 9-10, BLOCK 20
LOTS 9-18, BLOCK 21
LOTS 3-12 BLOCK 23

8.142 ACRES

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

JANUARY, 2021
SCALE: 1" = 50'

OWNER: Homewood, LLC
1008 Woodcreek Dr., Suite 105
College Station, TX 77845
(979) 229-7275

SURVEYOR: Texas Firm Registration No. 10103300
McCure & Brown Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 105
College Station, Texas 77845
(979) 693-3838