

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 485.17 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 46° 52' 57" W for a distance of 208.36 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 694.02 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 05° 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 33.43 feet and a long chord bearing S 38° 39' 12" E at a distance of 66.78 feet to the POINT OF BEGINNING and containing 14.796 acres of land, more or less.

40.239 Acres
Now or Formerly
Carter Arden Development LLC
V.8938, P.108

Filed for Record in:
BRAZOS COUNTY
On: Oct 10 2016 at 01:49P

As a
Plat
Document Number: 01278405
Amount: 73.00

Receipt Number - 586506
By:
Lauren Reistino

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	66.78'
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°08'13"	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'	-56.89'	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'

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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 9828, Page 120 and whose name is subscribed hereto, hereby dedicate to the use of the public for the use of streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

Lauren Reistino
Owner

APPROVAL OF THE CITY PLANNER

I, Meda 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 20 day of October, 2016.

Meda Zimmerman
City Planner, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Bobba Gudimov, 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 20 day of October, 2016, and same was duly approved on the 20 day of October, 2016, by said Commission.

Bobba Gudimov
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 10 day of October, 2016, in the Official Records of Brazos County, Texas in Volume 13647, Page 42.

Karen McQueen
County Clerk, Brazos County, Texas
By: *Lauren Reistino*
Deputy Clerk

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

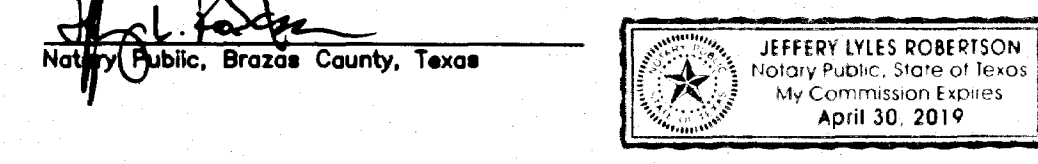
I, Kevin R. McClure, Registered Professional Land Surveyor No. 5850, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing the same describe a closed geometric form.

Kevin R. McClure
Kevin R. McClure, R.P.L.S. No. 5850
9/20/16

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 16 day of October, 2016.

Jeffery Lyles Robertson
City Engineer, Bryan, Texas



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.
Oct 10 2016

Karen McQueen, Brazos County Clerk
BRAZOS COUNTY

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

14.796 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