

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

We, Anne Richter Carter 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.

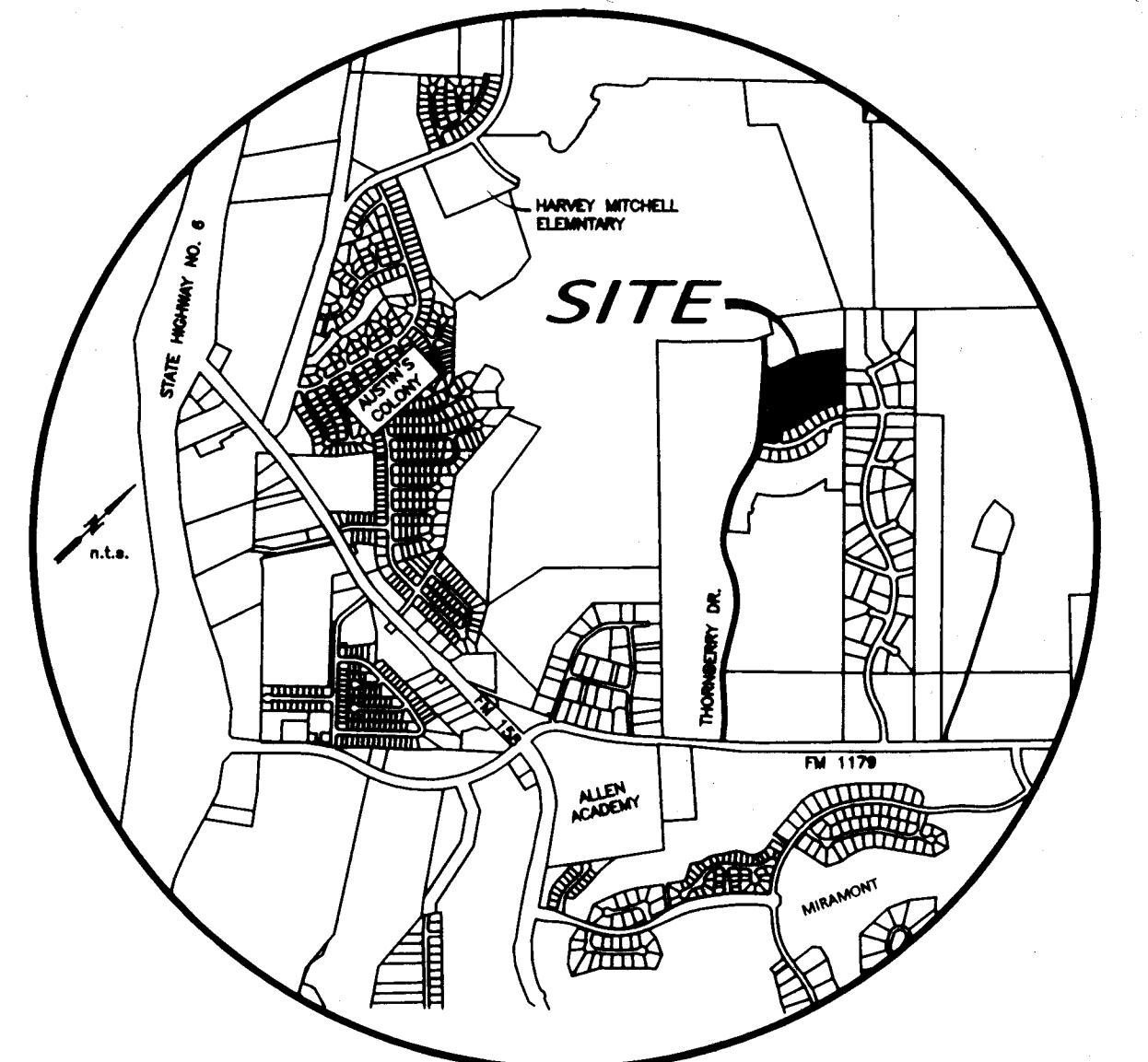
Anne Richter Carter
 Owner

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally 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 purpose stated.

Given under my hand and seal on this 31 day of January 2018.

Beth Neath
 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 17 day of February 2018.

W. Halligan
 City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, Madison 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 17 day of February 2018.

Madison Zimmerman
 City Planner, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Bobby Guberman 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 16 day of January 2018 and same was duly approved on the 17 day of February 2018 by said Commission.

Bobby Guberman
 Chairman, Planning and Zoning Commission

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 described on said subdivision will describe the same geometric form.

Kevin R. McClure 1/31/18
 Kevin R. McClure, R.P.L.S. No. 5650

Legend

- Boundary Line
- Property Line
- Adjoining Property Line
- Easement Line
- 100 yr. Floodplain
- Minimum Habitable Finished Floor Elevation (NAVD88 Datum)
- Common Area

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 39°47'36" W	50.82'
L2	S 58°59'42" W	26.02'
L3	S 41°14'35" E	117.46'
L4	N 38°29'43" E	86.01'
L5	S 38°29'43" W	85.69'
L6	N 25°29'42" E	81.82'
L7	N 33°42'00" E	102.18'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	2°19'40"	3040.35'	123.52'	61.77'	N 42°24'09" W	123.51'
C2	101°50'57"	25.00'	44.44'	30.79'	N 85°30'33" E	38.82'
C3	23°01'55"	350.00'	140.89'	71.31'	N 23°04'07" E	139.75'
C4	28°59'38"	850.00'	400.46'	204.02'	N 25°02'59" E	398.77'
C5	31°26'22"	780.00'	428.00'	219.54'	S 22°37'13" W	422.85'
C6	32°20'27"	395.00'	222.96'	114.54'	S 23°04'16" W	220.01'
C7	91°04'46"	25.00'	39.74'	25.48'	S 4°17'48" W	35.89'
C8	9°09'31"	540.00'	86.32'	43.25'	S 54°24'56" W	86.23'
C9	84°07'59"	25.00'	36.71'	22.56'	N 78°56'19" W	33.50'
C10	4°21'59"	840.00'	84.01'	32.02'	N 39°03'19" W	64.00'
C11	29°48'02"	488.33'	253.99'	129.94'	N 26°42'36" E	251.13'
C12	25°57'23"	737.06'	333.92'	169.88'	N 24°47'16" E	331.07'
C13	96°29'02"	75.00'	126.30'	84.01'	N 86°44'14" E	111.89'
C14	66°24'50"	75.00'	86.94'	49.09'	N 11°48'50" W	82.15'
C15	10°52'36"	2922.00'	554.89'	278.18'	S 15°57'17" W	553.86'
C16	51°45'34"	25.00'	22.58'	12.13'	S 15°21'48" E	21.82'
C17	109°46'44"	25.00'	47.90'	35.56'	S 83°52'03" W	40.90'
C18	13°17'58"	538.33'	124.96'	62.76'	S 35°37'40" W	124.68'
C19	58°56'30"	25.00'	25.72'	14.13'	S 11°46'20" E	24.60'
C20	5°53'20"	538.33'	55.33'	27.89'	S 14°45'15" W	55.31'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C21	25°58'45"	687.09'	310.98'	158.29'	S 24°46'30" W	308.31'
C22	96°29'02"	25.00'	42.10'	28.00'	S 86°44'14" W	37.30'
C23	86°24'50"	25.00'	28.98'	18.36'	N 11°48'50" W	27.36'
C24	9°23'07"	2972.00'	486.82'	243.96'	S 16°42'02" W	486.28'
C25	126°44'57"	25.00'	55.30'	49.87'	N 75°22'57" E	44.70'
C26	5°19'25"	488.33'	45.37'	22.70'	N 38°56'55" E	45.36'
C27	3°27'57"	488.33'	29.54'	14.77'	N 13°32'34" E	29.54'
C28	11°46'25"	523.00'	107.47'	53.93'	N 53°06'29" E	107.28'
C29	83°59'59"	10.00'	14.86'	9.00'	S 79°00'19" E	13.38'
C30	4°14'00"	855.00'	63.17'	31.60'	S 39°07'19" E	63.16'

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 480410215F, Map Revised April 2014, a portion of this property is located in a Special Flood Hazard Area.
- Unless otherwise indicated, all distances shown along curves are arc distances.
- ZONING: Planned Development - Housing (PD-H) District, Ordinance No. 2153 passed and approved on July 12, 2016. Building setback requirements shall be in accordance with applicable Brazos Code of Ordinances.
- Proposed Land Use: Single Family Residential (S1 Lots)
- Right-of-way Acres: 2.995 Ac.
- Common Area shall be owned & maintained by Homeowner's Association.
- The parkland required for this development is dedicated under a separate instrument Volume 11854, Page 248.
- No lots will be allowed access directly to Thornberry Drive.
- Unless otherwise indicated 1/2" Iron Rods are set at all corners.

○ - 1/2" Iron Rod Found
 ○ - 1/2" Iron Rod Set
 ● - 3/4" Iron Pipe Found
 ○ - PK Nail Control Monuments set in Asphalt Pmnt.

11. Abbreviations:
 C.A. - Common Area
 P.U.E. - Public Utility Easement
 Pr.D.E. - Private Drainage Easement

FINAL PLAT

GREENBRIER

PHASE 14

LOTS 9-27, BLOCK 30, LOTS 1-7, BLOCK 31,
 AND LOTS 1-11, BLOCK 32

14.487 ACRES

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

JULY 2017
 SCALE: 1" = 80'

OWNER: Homeowner, LLC
 311 Cecilia Loop
 College Station, TX 77845
 979-228-7275

SURVEYOR: Texas Firm Registration No. 10103300
 McClure & Browne Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (979) 693-3638