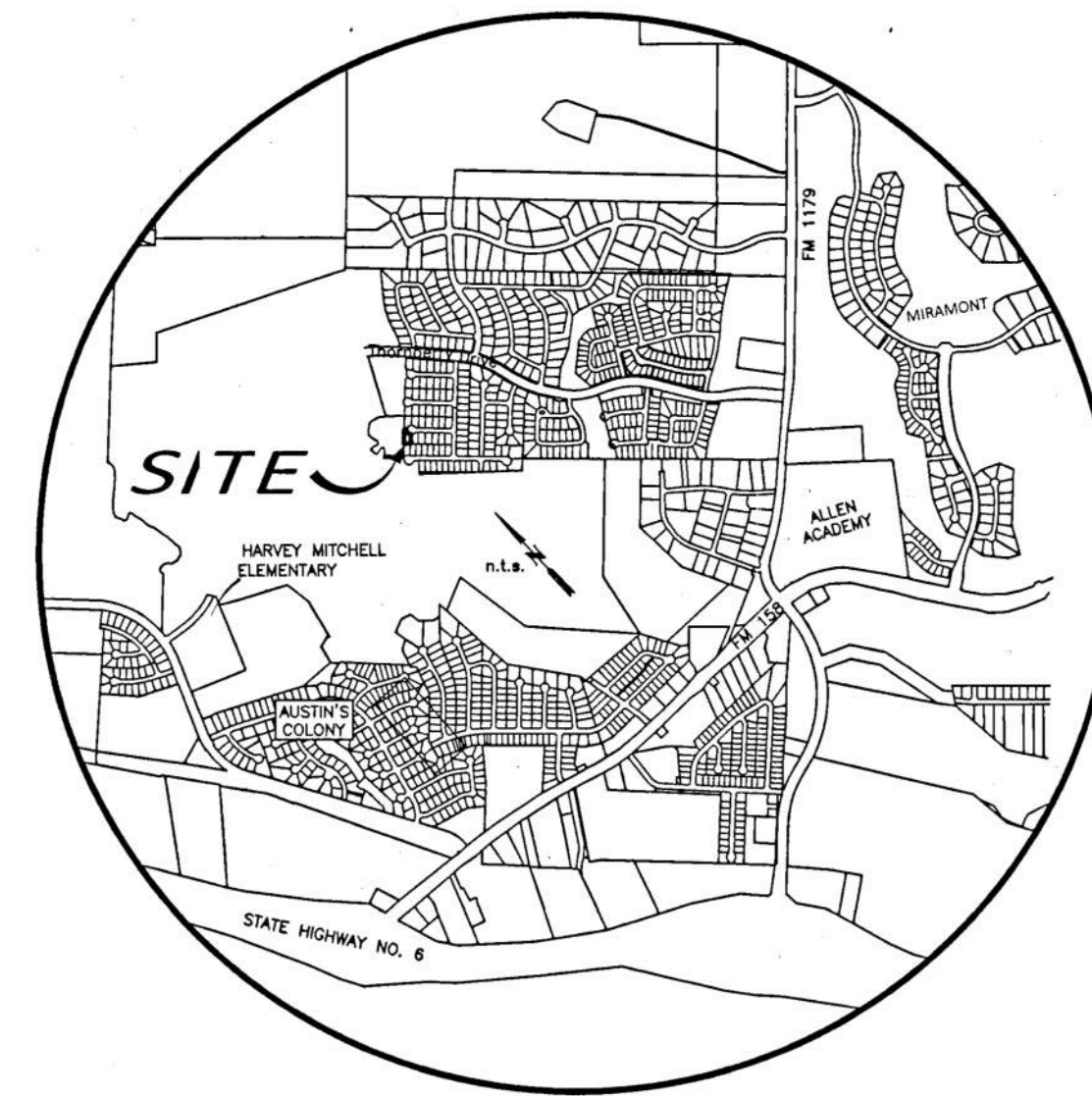


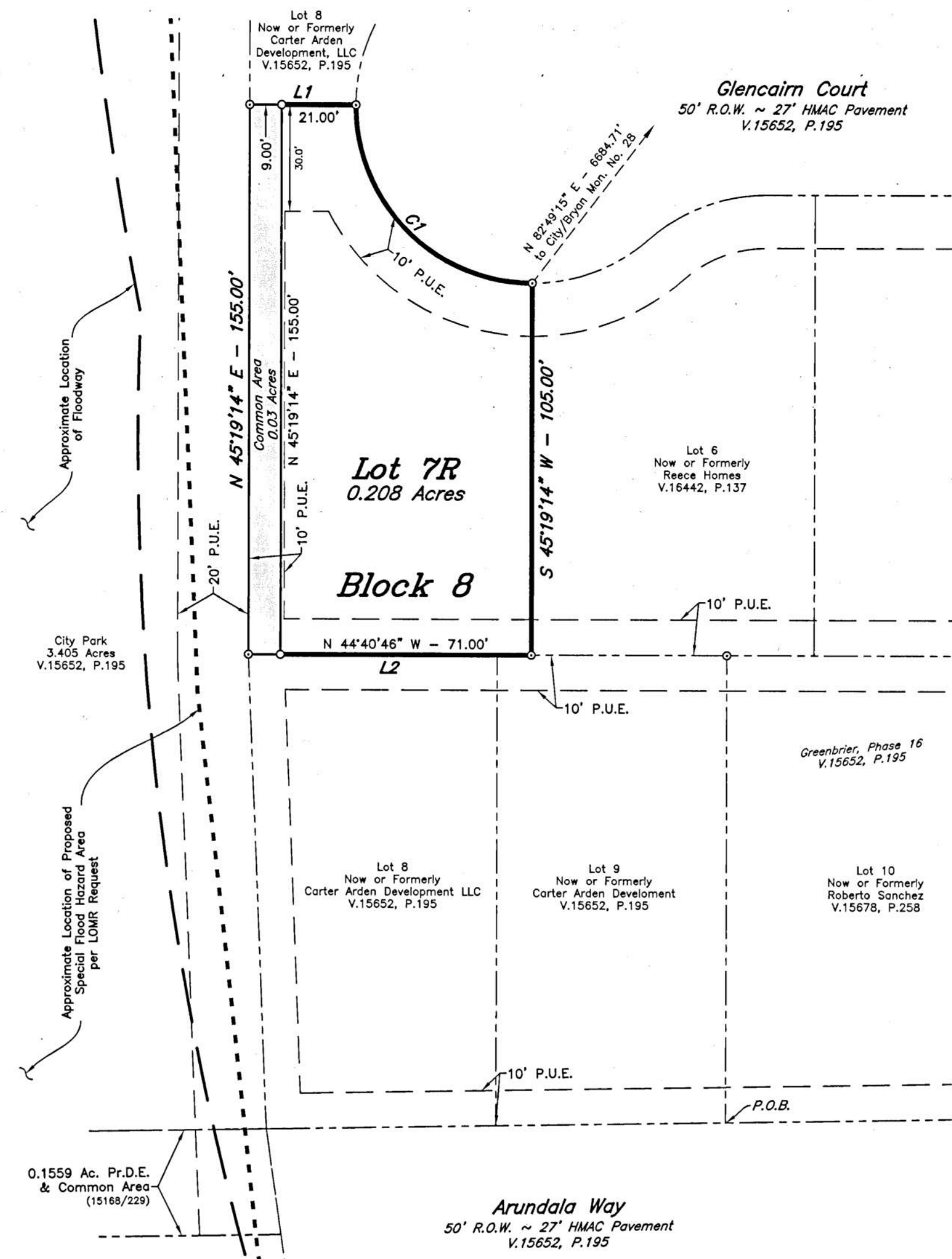
ORIGINAL PLAT
 LOT 7, BLOCK 8, GREENBRIER, PHASE 16
 AS RECORDED IN VOLUME 15652, PAGE 195



VICINITY MAP

Scale: 1"=30'

- GENERAL NOTES:
- ORIGIN OF BEARING SYSTEM: Monuments found and the record bearing (N 45°19'14" E) along the northwest line of GREENBRIER, PHASE 16 recorded in Volume 15652, Page 195 of the Official Records of Brazos County, Texas (O.R.B.C.) was used as the BASIS OF BEARING shown on this plat.
 - According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 480410215F effective April 2, 2014, this property is not located in a Special Flood Hazard Area. The location of the Special Flood Hazard Area shown on this plat is approximate and is in accordance with the pending LOMR.
 - This property is currently zoned Planned Development Housing District (PD-H), Ordinance No. 2153 passed and approved on July 12, 2016.
 - Building setback line to be in accordance with the City of Bryan Code of Ordinances.
 - Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the P.U.E. and the right of ingress and egress on property adjacent to the P.U.E. to access electric facilities.
 - Unless otherwise indicated 1/2" Iron Rods are set at all corners.
 O - 1/2" Iron Rod Found
 O - 1/2" Iron Rod Set
 - Abbreviations:
 P.O.B. - Point of Beginning
 P.U.E. - Public Utility Easement
 Pr.D.E. - Private Drainage Easement



REPLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Steve Arden owner and developer of LOT 7R, BLOCK 8, and the 0.03 ACRE COMMON AREA, GREENBRIER, PHASE 16, as shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 15652, Page 195 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.

Steve Arden
 Owner

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared Steve Arden, 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 24th day of June, 2021.

Betty Neal
 Notary Public, Brazos County, Texas

APPROVAL OF THE CITY PLANNER

I, Randy Hughes, 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 20th day of June, 2021.

Randy Hughes
 City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, W. Paul Keene, 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 1st day of July, 2021.

W. Paul Keene
 City Engineer, Bryan, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, 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.

Gregory Hopcus
 Gregory Hopcus, R.P.L.S. No. 6047



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 all of Lot 7, Block 8, GREENBRIER, PHASE 16 according to the Final Plat recorded in Volume 15652, Page 195 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 the east corner of said Lot 7, Block 8, the north corner of Lot 8, Block 8 of said GREENBRIER, PHASE 16 and being in the southwest right-of-way line of Glencair Court as depicted on said plat;

THENCE: S 45°19'14" W along the common line of said Lots 7 and 6, Block 8 for a distance of 105.00 feet to a found 1/2-inch iron rod marking the south corner of Lot 7, Block 8, the west corner of said Lot 6, Block 8 and being in the northeast line of Lot 9, Block 8 of said GREENBRIER, PHASE 16;

THENCE: N 44°40'46" W along the common line of said Lots 7, 9 and 8, Block 8 of said GREENBRIER, PHASE 16 for a distance of 80.00 feet to a found 1/2-inch iron rod marking the west corner of said Lot 7, Block 8, the north corner of said Lot 8, Block 8 and being in the southeast line of the 3.405 acre City Park tract as depicted on said plat of GREENBRIER, PHASE 16;

THENCE: N 45°19'14" E along the common line said Lot 7, Block 8 and the said 3.405 acre City Park tract for a distance of 155.00 feet to a found 1/2-inch iron rod marking the north corner of said Lot 7, Block 8 and the west corner of Lot 8, Block 9 of said GREENBRIER, PHASE 16;

THENCE: S 44°40'46" E along the common line of said Lot 7, Block 8 and said Lot 8, Block 9 for a distance of 30.00 feet to a found 1/2-inch iron rod marking the common east corner of said Lot 7, Block 8 and said Lot 8, Block 9, said iron rod also being in the right-of-way line of Glencair Court (based on a 50-foot width);

THENCE: 78.54 feet, along the right-of-way line of said Glencair Court, and in a counter clockwise direction along the arc of a curve having a central angle of 90°00'00", a radius of 50.00 feet, a tangent of 50.00 feet and a long chord bearing S 0°19'14" W at a distance of 70.71 feet to the POINT OF BEGINNING and containing 0.240 acres of land.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 44°40'46" E	30.00'
L2	N 44°40'46" W	80.00'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	90°00'00"	50.00'	78.54'	50.00'	S 0°19'14" W	70.71'

FINAL PLAT
 LOT 7R, BLOCK 8, AND
 THE 0.03 ACRE COMMON AREA
GREENBRIER PHASE 16
 BEING A REPLAT OF LOT 7, BLOCK 8
 RECORDED IN VOLUME 15652, PAGE 195
 0.240 ACRES
 JOHN AUSTIN LEAGUE, A-2
 BRYAN, BRAZOS COUNTY, TEXAS
 MAY, 2021
 SCALE: 1" = 30'

OWNER:
 Carter Arden Development
 311 Cecilia Loop
 College Station, TX 77845

SURVEYOR:
 Gregory Hopcus
 6047
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (979) 693-3838

Filed for Record
 Official Public Records Of:
 Brazos County Clerk
 On: 7/2/2021 8:23:46 AM
 In the PLAT Records

Doc Number: 2021-1437754
 Volume - Page: 17149 - 189
 Number of Pages: 1
 Amount: 73.00
 Order#: 20210702000014
 By: LG

County Clerk, Brazos County, Texas
Raen McClellan
 by Jama Chobucci

do hereby certify
 that this plat was
 filed for
 record on this
 day of
 2021 in
 Page