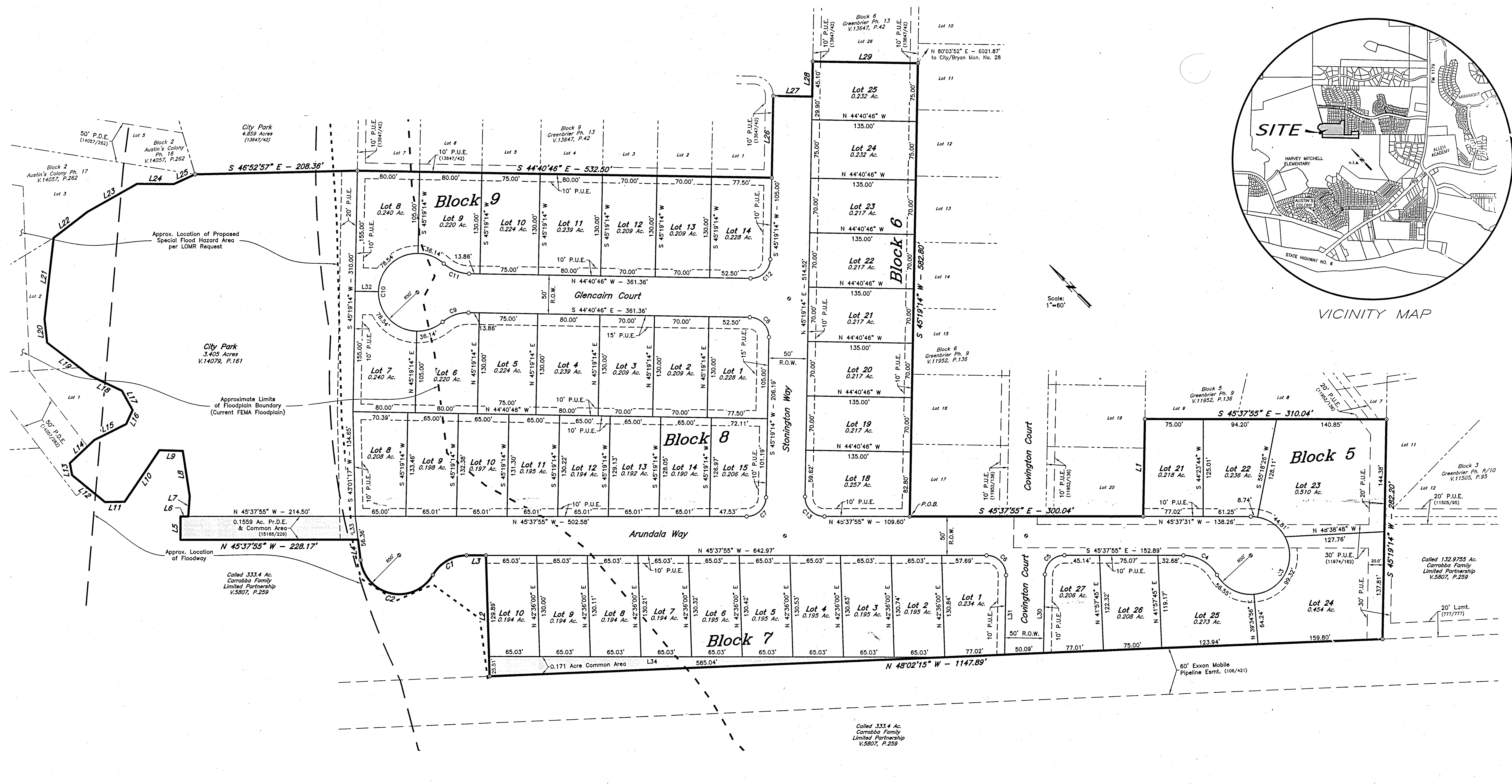


VICINITY MAP



CURVE TABLE

| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD BRG. | CHORD DIST. |
|-------|------------|--------|---------|---------|---------------|-------------|
| C1 | 59°55'01" | 50.00' | 52.29' | 28.82' | N 75°35'19" W | 49.94' |
| C2 | 142°56'50" | 50.00' | 124.75' | 149.21' | N 34°04'24" W | 94.82' |
| C3 | 239°59'00" | 50.00' | 209.42' | -86.63' | N 74°23'14" E | 86.61' |
| C4 | 60°00'38" | 50.00' | 52.37' | 28.87' | N 15°37'35" W | 50.01' |
| C5 | 89°02'51" | 25.00' | 38.85' | 24.59' | S 89°50'40" W | 35.06' |
| C6 | 90°57'09" | 25.00' | 39.69' | 25.42' | N 0°09'20" W | 35.65' |
| C7 | 89°02'51" | 25.00' | 38.85' | 24.59' | N 89°50'40" E | 35.06' |
| C8 | 90°30'00" | 25.00' | 39.27' | 25.00' | N 0°19'14" E | 35.36' |
| C9 | 41°24'35" | 50.00' | 36.14' | 18.90' | S 65°23'03" E | 35.36' |
| C10 | 262°49'09" | 50.00' | 229.35' | -56.69' | S 45°19'14" W | 75.00' |
| C11 | 41°24'35" | 50.00' | 36.14' | 18.90' | S 23°58'28" E | 35.36' |
| C12 | 90°00'00" | 25.00' | 39.27' | 25.00' | S 89°40'46" E | 35.36' |
| C13 | 90°57'09" | 25.00' | 39.69' | 25.42' | S 0°09'20" E | 35.65' |

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 45°19'14" E | 125.02' |
| L2 | N 42°38'00" E | 155.41' |
| L3 | N 45°37'49" W | 25.00' |
| L4 | N 37°24'01" E | 26.13' |
| L5 | N 44°22'05" E | 30.00' |
| L6 | S 45°37'55" E | 10.00' |
| L7 | N 48°38'02" E | 26.34' |
| L8 | N 35°26'36" E | 58.98' |
| L9 | N 43°54'03" W | 30.00' |
| L10 | S 78°13'09" W | 80.08' |
| L11 | N 46°14'30" W | 25.23' |
| L12 | N 6°15'48" W | 54.62' |
| L13 | N 33°44'24" E | 15.79' |
| L14 | S 89°02'47" E | 43.41' |
| L15 | S 72°22'20" E | 45.57' |
| L16 | N 69°11'23" E | 19.63' |
| L17 | N 15°32'34" E | 28.44' |

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L18 | N 20°05'45" W | 45.20' |
| L19 | N 8°15'32" W | 69.78' |
| L20 | N 37°52'23" E | 30.31' |
| L21 | N 50°45'33" E | 105.30' |
| L22 | S 83°15'44" E | 54.83' |
| L23 | S 75°07'31" E | 72.88' |
| L24 | S 45°15'59" E | 47.10' |
| L25 | S 69°58'33" E | 30.25' |
| L26 | N 45°19'14" E | 105.00' |
| L27 | S 44°40'46" E | 50.00' |
| L28 | N 45°19'14" E | 45.10' |
| L29 | S 44°40'46" E | 135.00' |
| L30 | S 45°19'14" W | 100.87' |
| L31 | N 45°19'14" E | 102.14' |
| L32 | S 44°40'46" E | 30.00' |
| L33 | S 37°24'01" W | 30.22' |
| L34 | S 45°32'22" E | 585.31' |

GENERAL SURVEYOR NOTES:

- ORIGIN OF BEARING SYSTEM: Monuments found and the record bearing (S 45°19'14" W) along the northwest line of GREENBRIER PHASE 9 recorded in Volume 11952, Page 136 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 48041C0215F, Map Revised April 2, 2014, a portion of this property is 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.
- 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 Bryan Code of Ordinances.
- Proposed Land Use: Single Family Residential (48 Lots)
- Right-of-way Acreages: 2.983 Ac.
- Unless otherwise indicated 1/2" Iron Rods are set at all corners.
 - - 1/2" Iron Rod Found
 - - 1/2" Iron Rod Set
 - - PK Nail Control Monuments set in Asphalt Pymt.

Abbreviations:
 P.O.B. - Point of Beginning
 P.D.E. - Private Drainage Easement
 P.U.E. - Public Utility Easement
 P.D.E. - Public Drainage Easement

SHEET NO.
1
OF 2 SHEETS

FINAL PLAT

GREENBRIER PHASE 16

LOTS 21-27, BLOCK 5, LOTS 18-25, BLOCK 6, LOTS 1-10, BLOCK 7, LOTS 1-15, BLOCK 8, AND LOTS 8-14, BLOCK 9

17.328 ACRES

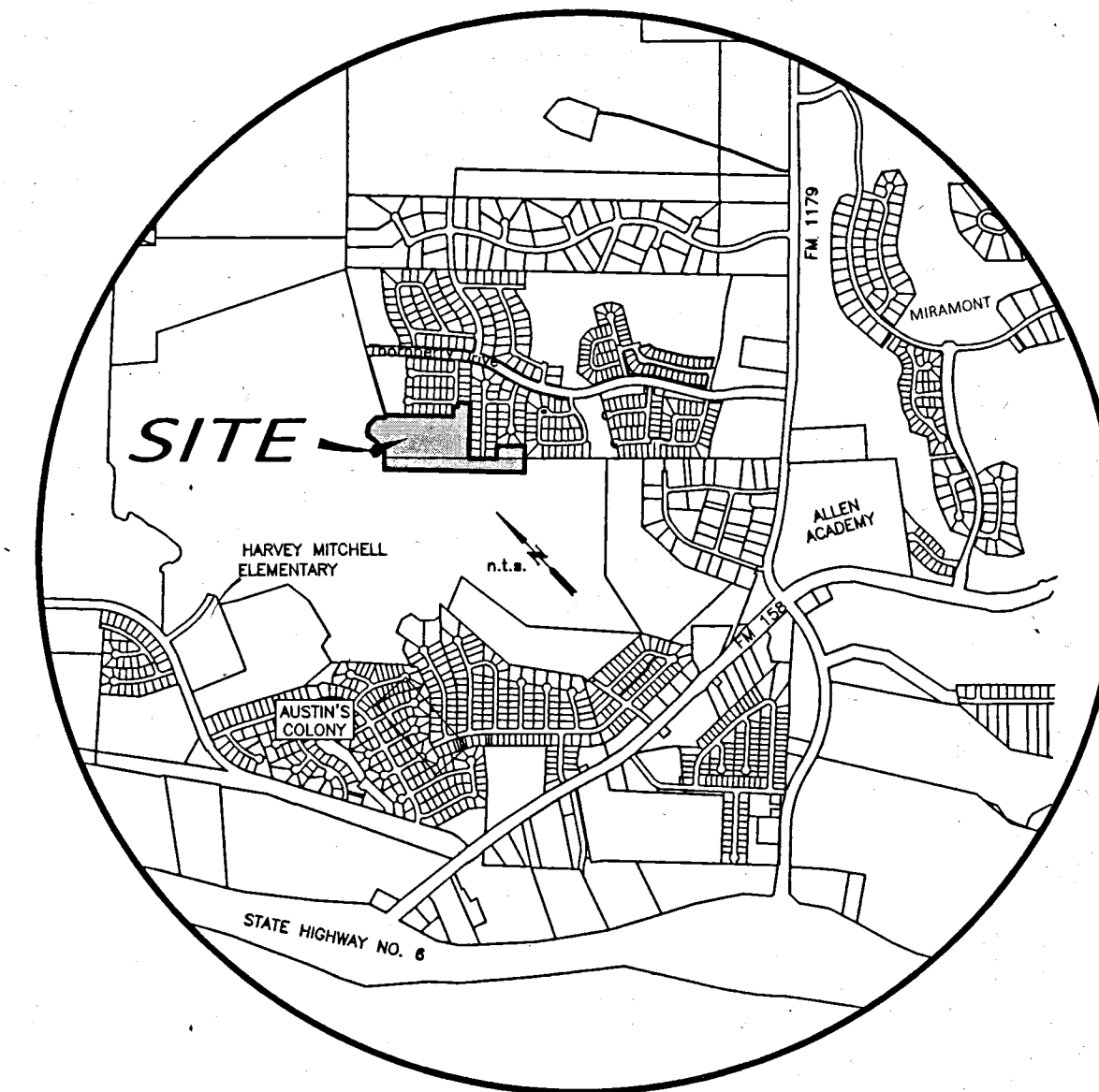
JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS

OCTOBER, 2018
SCALE: 1" = 60'

Owner: Carter Arden Development
311 Collie 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

Texas Firm Registration No. 10103300



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.), 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.), all of the 3,405 acre tract described in the deed from Carter Arden Development, LLC to the City of Bryan in Volume 14079, Page 161 (O.R.B.C.), all of the 5,074 acre tract described in the deed from Carrabba Family Limited Partnership to Carter Arden Development, LLC recorded in Volume 11888, Page 107 (O.R.B.C.), and all of the 0.1559 acre tract described in the deed from Carrabba Family Limited Partnership to Greenbrier Owners Association, Inc. recorded in Volume 15168, Page 229 (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 west corner of GREENBRIER PHASE 9 Subdivision as recorded in Volume 1952, Page 136 (O.R.B.C.), said corner also being in the southwest line of the said 37,228 acre Carter Arden Development, LLC tract (8938/113) and the northeast line of the said 5,074 acre Carter Arden Development, LLC tract (11888/107);

THENCE: along the southerly lines of said GREENBRIER PHASE 9 for the following three (3) calls:

- 1) S 45° 37' 55" E for a distance of 300.04 feet to a 1/2-inch iron rod set for corner,
- 2) N 45° 19' 14" E for a distance of 125.02 feet to a 1/2-inch iron rod set for corner, and
- 3) S 45° 37' 55" E for a distance of 310.04 feet to the south corner of said GREENBRIER PHASE 9, said corner also being in the northwest line of GREENBRIER PHASE 8/10 Subdivision as recorded in Volume 11505, Page 95 (O.R.B.C.);

THENCE: S 45° 19' 14" W along the northwest line of said GREENBRIER PHASE 8/10, at 125.02 feet pass the west corner of said PHASE 8/10 and the east corner of the said 5,074 acre Carter Arden Development, LLC tract (11888/107), continuing along the southeast line of the said 5,074 acre tract for a total distance of 282.20 feet to a 1/2-inch iron rod marking the south corner of the said 5,074 acre tract;

THENCE: along the perimeter of the said 5,074 acre Carter Arden Development, LLC tract (11888/107) for the following six (6) calls:

- 1) N 48° 02' 15" W for a distance of 1147.89 feet for corner,
- 2) N 42° 36' 00" E for a distance of 155.41 feet for corner,
- 3) N 45° 37' 49" W for a distance of 25.00 feet to the Point of Curvature of a curve to the left,
- 4) 52.29 feet along the arc of said curve having a central angle of 059° 55' 01", a radius of 50.00 feet, a tangent of 28.82 feet and a long chord bearing N 75° 35' 19" W at a distance of 49.94 feet to the Point of Reverse Curvature,
- 5) 124.75 feet along the arc of said curve having a central angle of 142° 56' 50", a radius of 50.00 feet, a tangent of 149.21 feet and a long chord bearing N 34° 04' 24" W at a distance of 94.82 feet to the Point of Tangency, and
- 6) N 37° 24' 01" E for a distance of 26.13 feet to a found 1/2-inch iron rod marking the south corner of the said 0.1559 acre Greenbrier Owners Association, Inc. tract (15168/229);

THENCE: along the perimeter of the said 0.1559 acre Greenbrier Owners Association, Inc. tract (15168/229) for the following three (3) calls:

- 1) N 45° 37' 55" W for a distance of 228.17 feet to a found 1/2-inch iron rod for corner,
- 2) N 44° 22' 05" E for a distance of 30.00 feet to a found 1/2-inch iron rod for corner, and
- 3) S 45° 37' 55" E for a distance of 10.00 feet to a found 1/2-inch iron rod marking the west corner of the said 3,405 acre City of Bryan tract (14079/161), said iron rod also being in the northeast line of the called 333.4 acre Carrabba Family Limited Partnership tract (5807/259) and the centerline of Pin Oak Creek;

THENCE: along the northeast line of the called 333.4 acre Carrabba Family Limited Partnership tract (5807/259), the northwest line of the said 3,405 acre City of Bryan tract (14079/161), the southeast line of AUSTIN'S COLONY, PHASE 17 as recorded in Volume 14057, Page 262 (O.R.B.C.) and along the centerline of said Pin Oak Creek for the following nineteen (19) calls:

- 1) N 48° 38' 25" E for a distance of 26.34 feet for corner,
- 2) N 35° 26' 36" E for a distance of 58.98 feet for corner,
- 3) N 43° 54' 03" W for a distance of 30.00 feet for corner,
- 4) S 78° 13' 09" W for a distance of 80.08 feet for corner,
- 5) N 46° 14' 30" W for a distance of 25.23 feet for corner,
- 6) N 06° 15' 48" W for a distance of 54.62 feet for corner,
- 7) N 33° 44' 24" E for a distance of 15.79 feet for corner,
- 8) S 89° 02' 47" E for a distance of 43.41 feet for corner,
- 9) S 72° 22' 20" E for a distance of 45.57 feet for corner,
- 10) N 69° 11' 23" E for a distance of 19.63 feet for corner,
- 11) N 15° 32' 34" E for a distance of 28.44 feet for corner,
- 12) N 20° 05' 45" W for a distance of 45.20 feet for corner,
- 13) N 08° 15' 32" W for a distance of 68.78 feet for corner,
- 14) N 37° 52' 23" E for a distance of 30.31 feet for corner,
- 15) N 50° 45' 33" E for a distance of 105.30 feet for corner,
- 16) S 83° 15' 44" E for a distance of 54.83 feet for corner,
- 17) S 75° 07' 31" E for a distance of 72.88 feet for corner,
- 18) S 45° 15' 59" E for a distance of 47.10 feet for corner, and
- 19) S 69° 58' 33" E for a distance of 30.25 feet for corner marking the west corner of GREENBRIER PHASE 13 Subdivision as recorded in Volume 13647, Page 42 (O.R.B.C.);

THENCE: along the southwest perimeter of the said GREENBRIER PHASE 13 for the following six (6) calls:

- 1) S 46° 52' 57" E for a distance of 208.36 feet for corner,
- 2) S 44° 40' 46" E for a distance of 532.50 feet for corner,
- 3) N 45° 19' 14" E for a distance of 105.00 feet for corner,
- 4) S 44° 40' 46" E for a distance of 50.00 feet for corner,
- 5) N 45° 19' 14" E for a distance of 45.10 feet for corner, and
- 6) S 44° 40' 46" E for a distance of 135.00 feet for corner marking the south corner of the said GREENBRIER PHASE 13, said corner also being in the northwest line of said GREENBRIER PHASE 9;

THENCE: S 45° 19' 14" W along the northwest line of said GREENBRIER PHASE 9 for a distance of 582.80 feet to the POINT OF BEGINNING and containing 17,328 acres of land, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
We, Carter Arden Development 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, Pages 108 and 113 and Volume 11888, Page 107 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.

J. Stephen Arden
Owner

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
We, The Greenbrier Owners Association, Inc. 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 15168, Page 229 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.

J. Stephen Arden
Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally 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, and given under my hand and seal on this 21 day of October, 2018.

Butt North
Notary Public, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally 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, and given under my hand and seal on this 21 day of October, 2018.

Butt North
Notary Public, Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Bobby Gutierrez, 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 18 day of September, 2018, and same was duly approved on the 18 day of November, 2018 by said Commission.

Bobby Gutierrez
Chairman, Planning and Zoning Commission

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 21 day of October, 2018.

W. Paul Hester
City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, Martin Zimmermann, 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 21 day of October, 2018.

Martin Zimmermann
City Planner, Bryan, Texas

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 10/25/2019 1:17:34 PM
in the PLAT Records



Doc Number: 2019-1376167
Volume - Page: 15652-195
Number of Pages: 2
Amount: 73.00
Order #: 20191025000081
By: JB

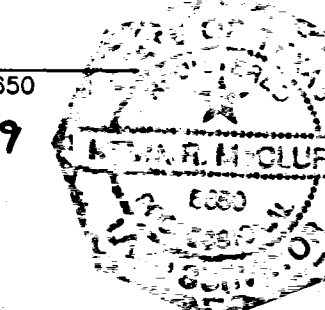
unty. do
ates of
day
Brazos

Karen McCreary
County Clerk, Brazos County, Texas

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 describing said subdivision will describe a closed geometric form.

Kevin R. McClure
Kevin R. McClure, R.P.L.S. No. 5650



FINAL PLAT
GREENBRIER
PHASE 16

LOTS 21-27, BLOCK 5, LOTS 18-25, BLOCK 6, LOTS 1-10,
BLOCK 7, LOTS 1-15, BLOCK 8, AND LOTS 8-14, BLOCK 9
17.328 ACRES
JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS
OCTOBER, 2018
SCALE: 1" = 60'

SHEET NO.
2
OF 2 SHEETS

Owner:
Carter Arden Development
311 Cecilia Loop
College Station, TX 77845
979-229-7275

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