



**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	90°00'00"	25.00'	39.27'	25.00'	S 89°58'30" W	35.36'

**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 20, Block 28, GREENBRIER PHASE 2A as depicted on the Final Plat recorded in Volume 17149, Page 190 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.) and all of the 1883.91 square foot Common Area, Block 28 of said GREENBRIER PHASE 2A, said Lot 20, Block 28 being further described in the deed from RNL Homebuilders, LLO to Donald B. Vernon and Brenda J. Vernon recorded in Volume 18381, Page 30 (O.P.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 this herein described tract, said iron rod also marking the south corner of Lot 21, Block 28 of said GREENBRIER PHASE 2A and being in the northeast right-of-way line of Fairhope Way (based on a 50-foot width);

**THENCE:** N 36° 35' 48" E along the common line of this tract and said Lot 21, Block 28 for a distance of 88.80 feet to a found 1/2-inch iron rod marking the north corner of this tract, said iron rod also marking the west corner of Lot 19, Block 28 of said GREENBRIER PHASE 2A;

**THENCE:** S 45° 01' 30" E along the common line of this tract and said Lot 19, Block 28 for a distance of 123.60 feet to a found 1/2-inch iron rod marking the east corner of this herein described tract, said iron rod also marking the south corner of said Lot 19, Block 28 and being in the northwest right-of-way line of Surry Glen (based on a 50-foot width);

**THENCE:** along the northwest right-of-way line of said Surry Glen and the northeast right-of-way line of said Fairhope Way for the following three (3) calls:

- 1) S 44° 58' 30" W for a distance of 62.85 feet to a found 1/2-inch iron rod marking the Point of Curvature of a curve to the right,
- 2) 39.27 feet along the arc of said curve having a central angle of 90° 00' 00", a radius of 25.00 feet, a tangent of 25.00 feet and long chord bearing S 89° 58' 30" W at a distance of 35.36 feet to a found 1/2-inch iron rod marking the Point of Tangency, and
- 3) N 45° 01' 30" W for a distance of 85.66 feet to the POINT OF BEGINNING and containing 0.233 acres of land.

**ORIGINAL PLAT**  
LOT 20 & THE 1883.91 SF COMMON AREA  
GREENBRIER PHASE 2A RECORDED IN  
VOLUME 17149, PAGE 190

**REPLAT**

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
STATE OF TEXAS  
COUNTY OF BRAZOS

We, Donald B. Vernon and Brenda J. Vernon, owners and developers of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Public Records of Brazos County in Volume 18381, Page 30 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.

Donald B. Vernon  
Brenda J. Vernon

**APPROVAL OF THE CITY PLANNER**

I, Meda Zianon, 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 14th day of October, 2024.

Meda Zianon MD  
City Planner, Bryan, Texas

**CERTIFICATION BY THE COUNTY CLERK**

Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 12/9/2024 1:28:52 PM  
In the Plat Records

Doc Number: 2024-1544845  
Volume - Page: 19574 - 40  
Number of Pages: 1  
Amount: 72.00  
Order#: 20241209000103  
By: JS

Karen McQueen  
County Clerk, Brazos County, Texas  
By: Frederick Shaw

**CERTIFICATION OF THE SURVEYOR**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Cody Karisch, Registered Professional Land Surveyor No. 7004, 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.

Cody Karisch  
Cody Karisch, R.P.L.S. No. 7004

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Donald B. Vernon and Brenda J. Vernon 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 purposes stated.

Given under my hand and seal on this 25 day of September, 2024.

Jeffery L. Robertson  
Notary Public, Brazos County, Texas  
Notary ID #130209833  
My Commission Expires April 30, 2027

- GENERAL SURVEYOR NOTES:**
1. ORIGIN OF BEARING SYSTEM: The Bearing system and actual measured distances to the monuments are consistent with the Final Plat of GREENBRIER PHASE 2A recorded in Volume 17149, Page 190 of the Official Public Records of Brazos County, Texas.
  2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 480410215F, 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. All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
  7. Unless otherwise indicated 1/2" iron rods are set at all corners.
    - ⊙ - 1/2" Iron Rod Found
  8. Abbreviations:
    - P.O.B. - Point of Beginning
    - P.U.E. - Public Utility Easement
    - FH - Fire Hydrant
    - SC - Sewer Cleanout
    - SS - Sanitary Sewer Manhole
    - WM - Water Meter
    - WV - Water Valve
    - S— - Underground Sewer Line w/ Pipe Size
    - W— - Underground Water Line w/ Pipe Size
    - (31) - Contour Elevation

**FINAL PLAT**

**GREENBRIER PHASE 2A**  
LOT 20R, BLOCK 28  
BEING A REPLAT OF LOT 20 & THE 1883.91 SF  
COMMON AREA, GREENBRIER PHASE 2A  
RECORDED IN VOLUME 17149, PAGE 190  
0.233 ACRES  
JOHN AUSTIN LEAGUE, A-2  
BRYAN, BRAZOS COUNTY, TEXAS  
SEPTEMBER, 2024  
SCALE: 1" = 10'

Owners:  
Donald B. Vernon  
Brenda J. Vernon  
P.O. Box 8220  
Bryan, Texas 77805

Surveyor:  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3838

Texas Firm Registration No. 10103300