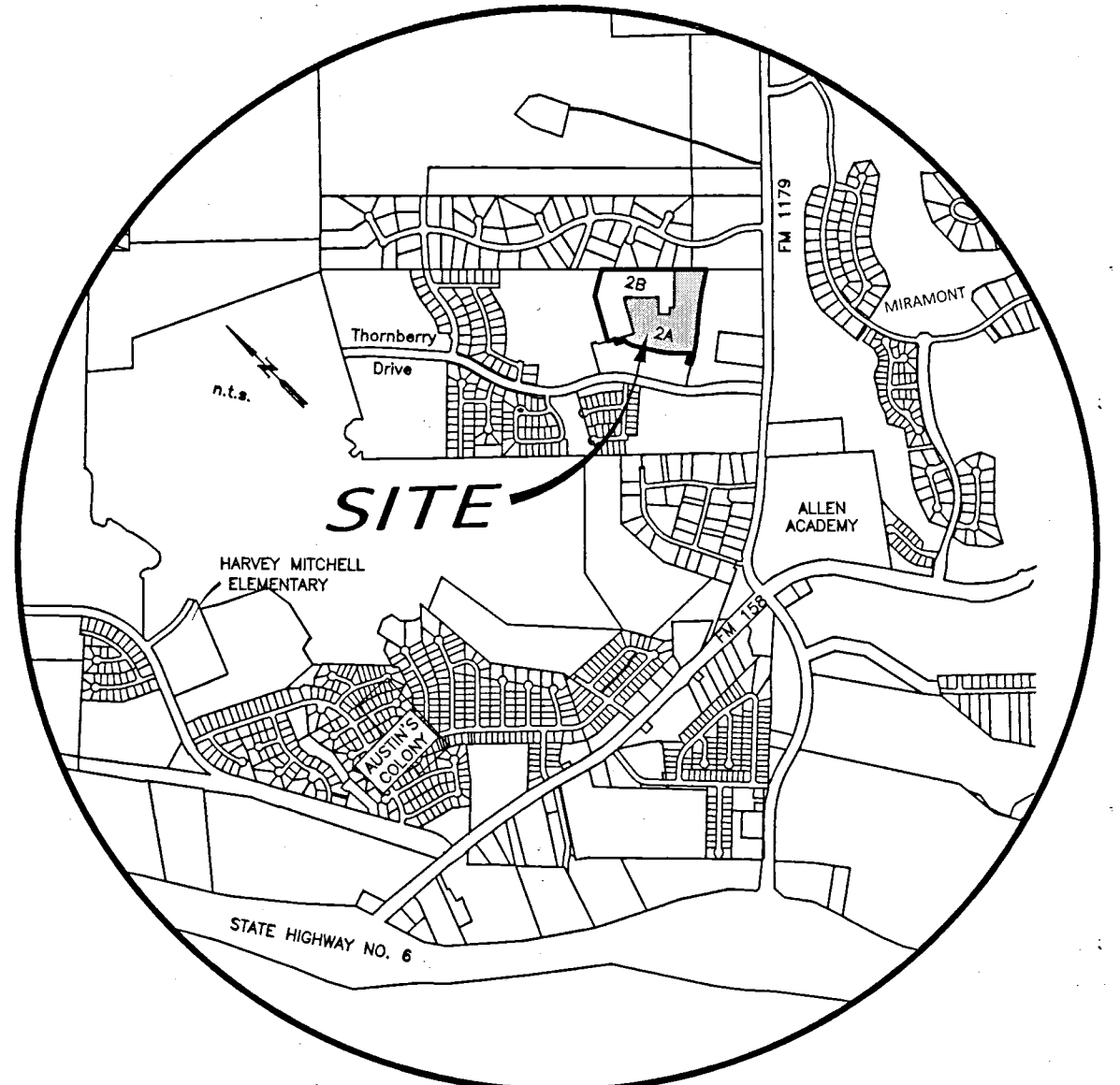
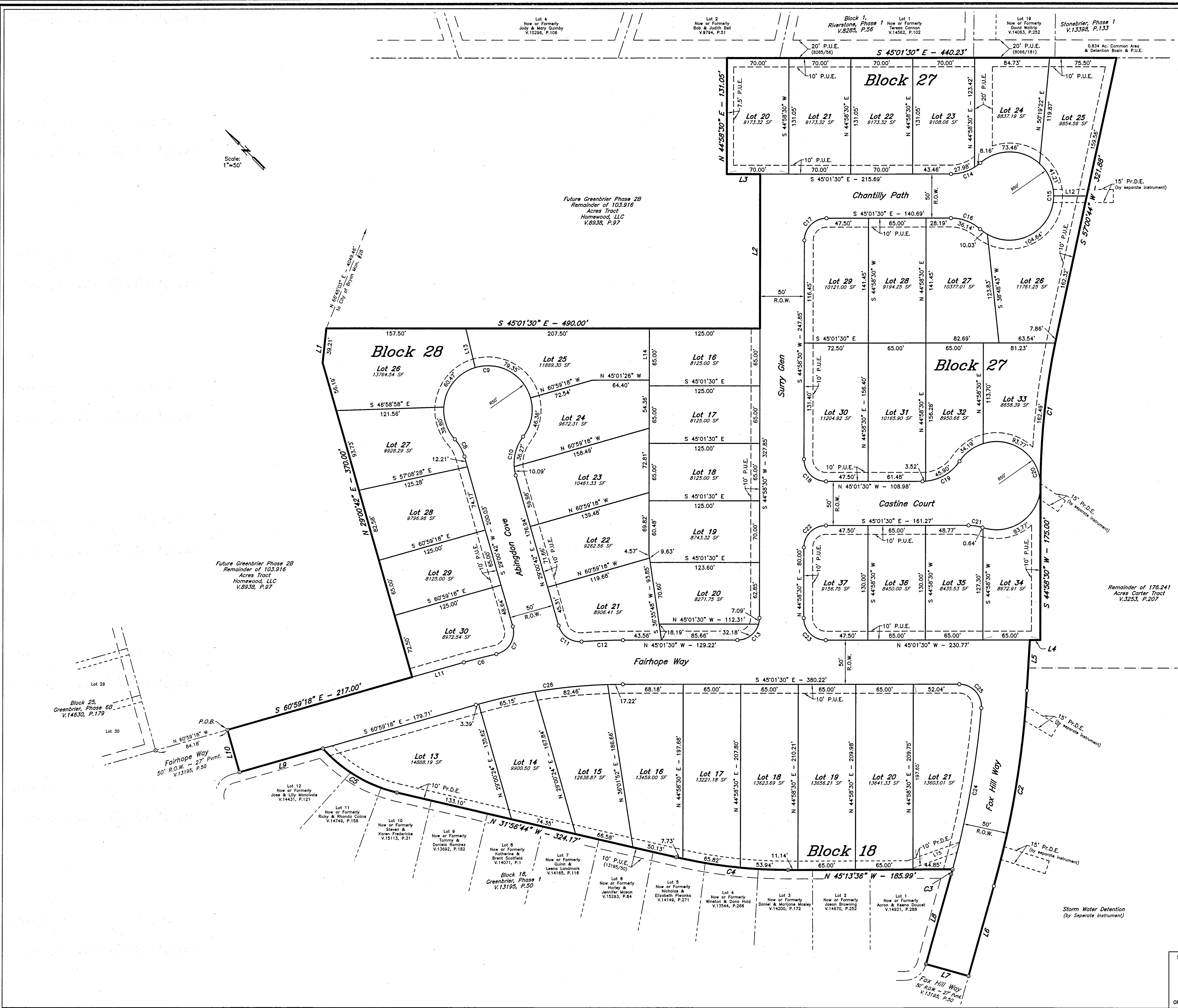


Scale: 1"=50'



VICINITY MAP



- GENERAL SURVEYOR NOTES:**
- ORIGIN OF BEARING SYSTEM: Monuments found and the record bearing (S 31°54'44" E) along the northeast line of GREENBRIER, PHASE 1 recorded in Volume 13195, Page 50 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, this property is not located in a Special Flood Hazard Area.
 - Unless otherwise indicated, all distances shown along curves are arc distances.
 - 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.
 - 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.
 - Variations to the minimum 125-foot lot depth generally required on properties within Phase 2 of the Greenbrier Subdivision were approved for Lots 24, 25 and 33 in Block 27, Lot 20 in Block 28, and Lot 13 in Block 18 by the Planning and Zoning Commission on June 18, 2020 (Case No. PV20-11).
 - Proposed Land Use: Single Family Residential (42 Lots).
 - Maintenance easements shown hereon shall be perpetual private access easements in favor of the lots on which a zero lot line/patio homes are planned at the boundaries to which these easements are adjacent.
 - Right-of-way Acreage: 3.281 Ac.
 - 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
 - Abbreviations:
 - P.O.B. - Point of Beginning
 - P.U.E. - Public Utility Easement
 - Pr.D.E. - Private Drainage Easement

FINAL PLAT

GREENBRIER PHASE 2A

LOTS 13-21, BLOCK 18
LOTS 20-37, BLOCK 27
LOTS 16-30, BLOCK 28

13.225 ACRES

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

JUNE, 2020
SCALE: 1" = 50'

SHEET NO. **1**
OF 2 SHEETS

Owner: Homewood, LLC
McClure & Browne Engineering & Surveying, Inc.
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

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 part of the 103.916 acre tract described in the deed from Anne Richter Carter, Robert Brennan Carter and George Francis Carter, Jr. to Homewood, LLC recorded in Volume 8938, Page 97 of the Official Records of Brazos County, Texas (O.R.B.C.) and a part of the called 176.241 acre tract described in the Gift Deed from George F. Carter and wife, Alberta R. Carter to Anne Richter Carter, Robert Brennan Carter and George Francis Carter, Jr. recorded in Volume 3253, Page 207 (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 most northerly west corner of this herein described tract and the east corner of Fairhope Way (based on a 50-foot width) as depicted on the Final Plat of GREENBRIER, PHASE 1 recorded in Volume 13195, Page 50 (O.R.B.C.), said iron rod also being in a southwest line of the said 103.916 acre Homewood, LLC remainder tract, from whence a found 1/2-inch iron rod marking the south corner of Lot 30, Block 25, GREENBRIER, PHASE 6B according to the Final Plat recorded in Volume 14630, Page 179 (O.R.B.C.) bears N 60°59'18" W at a distance of 84.18 feet for reference;

THENCE: into the called 103.916 acre Homewood, LLC tract for the following seven (7) calls:

- 1) S 60°59'18" E for a distance of 217.00 feet to a point for corner,
- 2) N 29°00'42" E for a distance of 370.00 feet to a point for corner,
- 3) N 50°54'13" E for a distance of 39.21 feet to a point for the north corner of this tract,
- 4) S 45°01'30" E for a distance of 490.00 feet to a point for corner,
- 5) N 44°58'30" E for a distance of 175.00 feet to a point for corner,
- 6) N 45°01'30" W for a distance of 37.77 feet to a point for corner, and
- 7) N 44°58'30" E for a distance of 131.05 feet to a point for the northeast corner of this tract and being in the southwest line of Lot 2, Block 1, RIVERSTONE SUBDIVISION, PHASE ONE according to the Final Plat recorded in Volume 8285, Page 56 (O.R.B.C.);

THENCE: S 45°01'30" E along the common line of said RIVERSTONE SUBDIVISION, PHASE ONE and STONEBRIER SUBDIVISION, PHASE ONE according to the Final Plat recorded in Volume 13398, Page 133 (O.R.B.C.) for a distance of 440.23 feet to a point for the east corner of this tract;

THENCE: into the called 103.916 acre Homewood, LLC tract and the called 176.241 acre Carter tract for the following seven (7) calls:

- 1) S 57°00'44" W for a distance of 321.88 feet to the Point of Curvature of a curve to the left,
- 2) 170.35 feet along the arc of said curve having a central angle of 12°02'14", a radius of 810.85 feet, a tangent of 85.49 feet and a long chord bearing S 50°59'37" W at a distance of 170.04 feet to the Point of Tangency,
- 3) S 44°58'30" W for a distance of 175.00 feet to a point for corner,
- 4) N 45°01'30" W for a distance of 11.73 feet to a point for corner,
- 5) S 48°19'12" W for a distance of 57.17 feet to the Point of Curvature of a curve to the right,
- 6) 224.89 feet along the arc of said curve having a central angle of 12°18'18", a radius of 1,050.00 feet, a tangent of 112.88 feet and a long chord bearing S 54°27'21" W at a distance of 224.46 feet to the Point of Tangency, and
- 7) S 60°35'29" W for a distance of 105.40 feet to a found 1/2-inch iron rod marking the east corner of Fox Hill Way (based on a 50-foot width) as depicted on the before-said Final Plat of GREENBRIER, PHASE 1;

THENCE: along the common line of this tract and said GREENBRIER PHASE 1 for the following nine (9) calls:

- 1) N 29°24'31" W for a distance of 50.00 feet to a found 3/4-inch iron pipe for corner,
- 2) N 60°35'29" E for a distance of 105.40 feet to a found 3/4-inch iron pipe for the Point of Curvature of a curve to the left,
- 3) 5.61 feet along the arc of said curve having a central angle of 00°19'18", a radius of 1,000.00 feet, a tangent of 2.81 feet and a long chord bearing N 60°25'51" E at a distance of 5.61 feet to a found 1/2-inch iron rod for corner,
- 4) N 45°13'36" W for a distance of 185.99 feet to a found 3/4-inch iron pipe for the Point of Curvature of a curve to the right,
- 5) 127.49 feet along the arc of said curve having a central angle of 13°16'52", a radius of 550.00 feet, a tangent of 64.03 feet and a long chord bearing N 38°35'10" W at a distance of 127.20 feet to a found 3/4-inch iron pipe for the Point of Tangency,
- 6) N 31°56'44" W for a distance of 324.17 feet to a found 3/4-inch iron pipe for the Point of Curvature of a curve to the right,
- 7) 99.03 feet along the arc of said curve having a central angle of 35°27'46", a radius of 160.00 feet, a tangent of 51.16 feet and a long chord bearing N 14°12'51" W at a distance of 97.46 feet to a found 1/2-inch iron rod for corner,
- 8) N 60°59'18" W for a distance of 97.90 feet to a found 1/2-inch iron rod for corner, and
- 9) N 29°00'42" E for a distance of 50.00 feet to the POINT OF BEGINNING and containing 13.225 acres of land.

LINE	BEARING	DISTANCE
L1	N 50°54'13" E	39.21'
L2	N 44°58'30" E	175.00'
L3	N 45°01'30" W	37.77'
L4	N 45°01'30" W	11.73'
L5	S 48°19'12" W	57.17'
L6	S 60°35'29" W	105.40'
L7	N 29°24'31" W	50.00'
L8	N 60°35'29" E	105.40'
L9	N 60°59'18" W	97.90'
L10	N 29°00'42" E	50.00'
L11	S 60°59'18" E	60.61'
L12	S 45°01'30" E	37.35'
L13	S 31°20'51" W	45.63'
L14	S 44°58'30" W	58.49'
L15	S 64°48'11" E	56.08'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	12°02'14"	810.85'	170.35'	85.49'	S 50°59'37" W	170.04'
C2	12°16'18"	1050.00'	224.89'	112.88'	S 54°27'21" W	224.46'
C3	0°19'18"	1000.00'	5.61'	2.81'	N 60°25'51" E	5.61'
C4	13°16'52"	550.00'	127.49'	64.03'	N 38°35'10" W	127.20'
C5	35°27'46"	160.00'	99.03'	51.16'	N 14°12'51" W	97.46'
C6	3°19'37"	653.75'	37.96'	18.99'	N 59°19'30" W	37.96'
C7	93°19'37"	25.00'	40.72'	26.50'	N 75°40'30" E	36.37'
C8	25°50'31"	50.00'	22.55'	11.47'	N 16°05'26" E	22.36'
C9	258°58'19"	50.00'	226.00'	-60.69'	N 47°20'40" W	77.18'
C10	53°07'48"	50.00'	46.36'	25.00'	N 55°34'36" E	44.72'
C11	78°08'57"	25.00'	34.10'	20.30'	S 10°03'47" E	31.52'
C12	4°06'45"	653.75'	46.93'	23.47'	N 47°04'53" W	46.92'
C13	90°00'00"	25.00'	39.27'	25.00'	S 89°58'30" W	35.36'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C14	41°24'35"	50.00'	36.14'	18.90'	S 65°43'47" E	35.36'
C15	262°49'09"	50.00'	229.35'	-56.69'	N 44°58'30" E	75.00'
C16	41°24'35"	50.00'	36.14'	18.90'	N 24°19'13" W	35.36'
C17	90°00'00"	25.00'	39.27'	25.00'	S 89°58'30" W	35.36'
C18	90°00'00"	25.00'	39.27'	25.00'	N 0°01'30" W	35.36'
C19	56°37'59"	50.00'	49.42'	26.94'	N 73°20'29" W	47.43'
C20	254°49'40"	50.00'	222.38'	-65.38'	N 25°45'21" E	79.43'
C21	18°11'42"	50.00'	15.88'	8.01'	S 35°55'39" E	15.81'
C22	90°00'00"	25.00'	39.27'	25.00'	N 89°58'30" E	35.36'
C23	90°00'00"	25.00'	39.27'	25.00'	N 0°01'30" W	35.36'
C24	10°38'10"	1000.00'	185.63'	93.08'	S 54°57'07" W	185.37'
C25	94°39'32"	25.00'	41.30'	27.12'	S 2°18'16" W	36.76'
C26	15°57'48"	603.75'	168.21'	84.66'	N 53°00'24" W	167.67'

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
We, Homewood 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.

Robert B. Carter
Notary Public, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Robert B. 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 21 day of May 2021.

Bethy Head
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 4 day of March 2021.

W. Paul King
City Engineer, Bryan, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
We, Robert B. 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 3253, Page 207 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.

Robert B. Carter
Notary Public, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Robert B. 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 21 day of May 2021.

Bethy Head
Notary Public, Brazos County, Texas

APPROVAL OF THE CITY PLANNER

I, Randy Hayner, 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 4 day of March 2021.

Randy Hayner
City Planner, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Karen McDaniel, 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 May 2021 and same was duly approved on the 20 day of May 2021 by said Commission.

Karen McDaniel
Chairman, Planning and Zoning Commission

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 7/2/2021 8:38:42 AM
In the PLAT Records

Doc Number: 2021-1437755
Volume - Page: 17149-190
Number of Pages: 2
Amount: 73.00
Order#: 20210702000017
By: LG

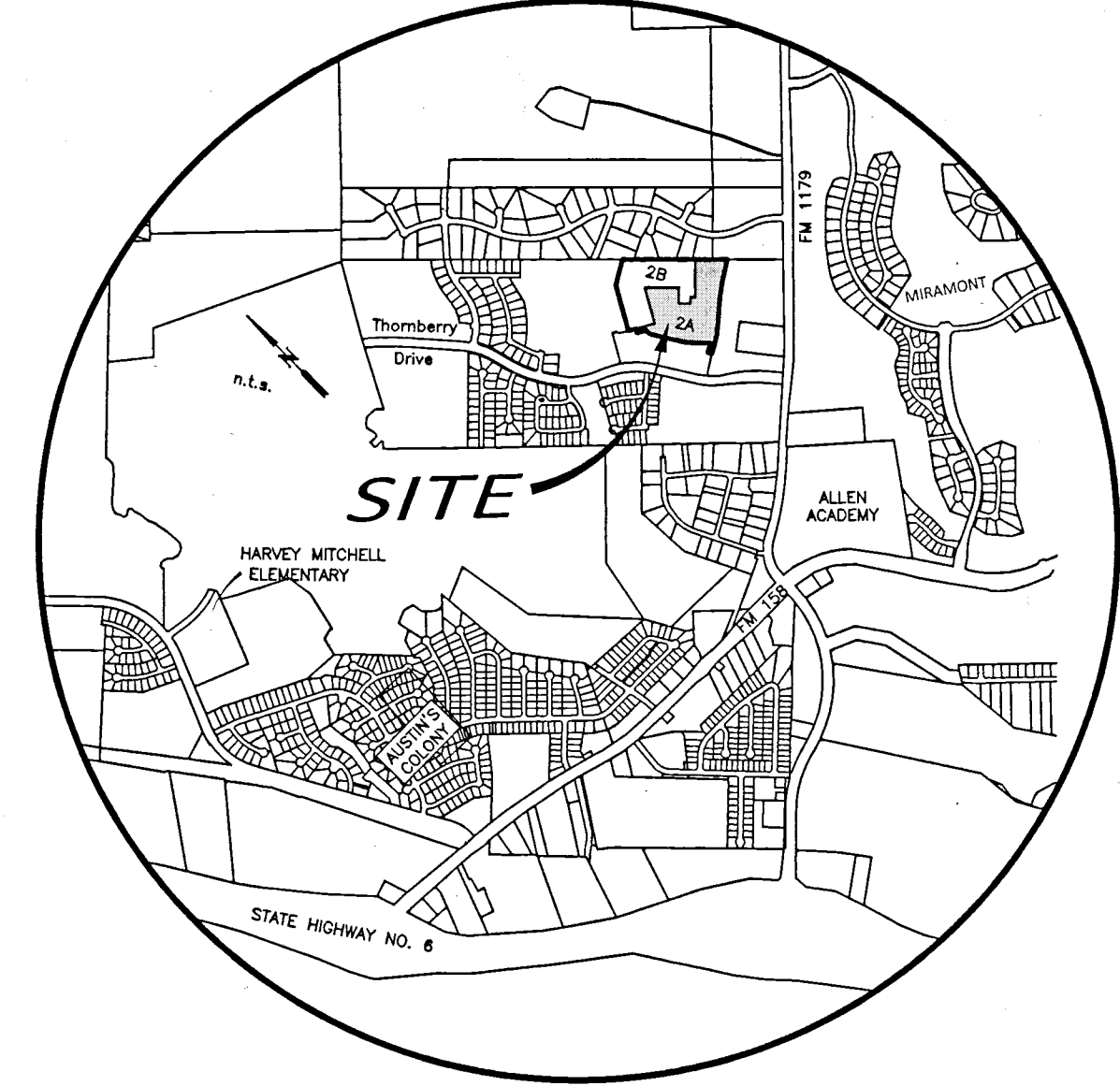
I do hereby certify that this plat was filed for record on 20 day of May 2021 in Brazos County, Texas.

Karen McDaniel
County Clerk, Brazos County, Texas
By: Anna Chiswell

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



VICINITY MAP

FINAL PLAT

**GREENBRIER
PHASE 2A**

LOTS 13-21, BLOCK 18
LOTS 20-37, BLOCK 27
LOTS 16-30, BLOCK 28
13.225 ACRES
JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS
JUNE, 2020
SCALE: 1" = 50'

Owner:
Homewood, LLC
311 Cecilia Loop
College Station, Texas 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) 693-3638

MS