

Scale: 1"=50'

Common Area ~ 3.016 Acres
Greenbrier, Phase 7
V.17918, P.201

Block 25,
Greenbrier, Phase 6B
V.14630, P.179

Lot 28
Now of Formerly
Linda Clark
V.15280, P.280

Lot 27
Now of Formerly
Homestead, LLC
V.14830, P.179

Lot 28
Now of Formerly
Homestead, LLC
V.14830, P.179

Lot 29
Now of Formerly
Westmoreland
Investments
V.14840, P.129

Lot 30
Now of Formerly
Westmoreland
Investments
V.14840, P.129

Block 1,
Riverstone, Phase 1
V.8285, P.58

Lot 5
Now of Formerly
Andrew & Brooke Jony
V.12543, P.225

Lot 4
Now of Formerly
Jody & Mary Quinby
V.10294, P.104

Lot 2
Now of Formerly
Bob & Judith Bell
V.9784, P.51

Greenbrier, Phase 2A
V.17149, P.190

Lot 29
Now of Formerly
RN, Homesteaders, LLC
V.17805, P.121

Lot 28
Now of Formerly
RN, Homesteaders, LLC
V.17907, P.120

Lot 27
Now of Formerly
Homestead, LLC
V.17148, P.190

Lot 27
Now of Formerly
Mario & Stephanie Corrao
V.17714, P.144

Lot 29
Now of Formerly
Jennifer & William Jr. Johnson
V.17703, P.71

Lot 21
Now of Formerly
RN, Homesteaders, LLC
V.17805, P.121

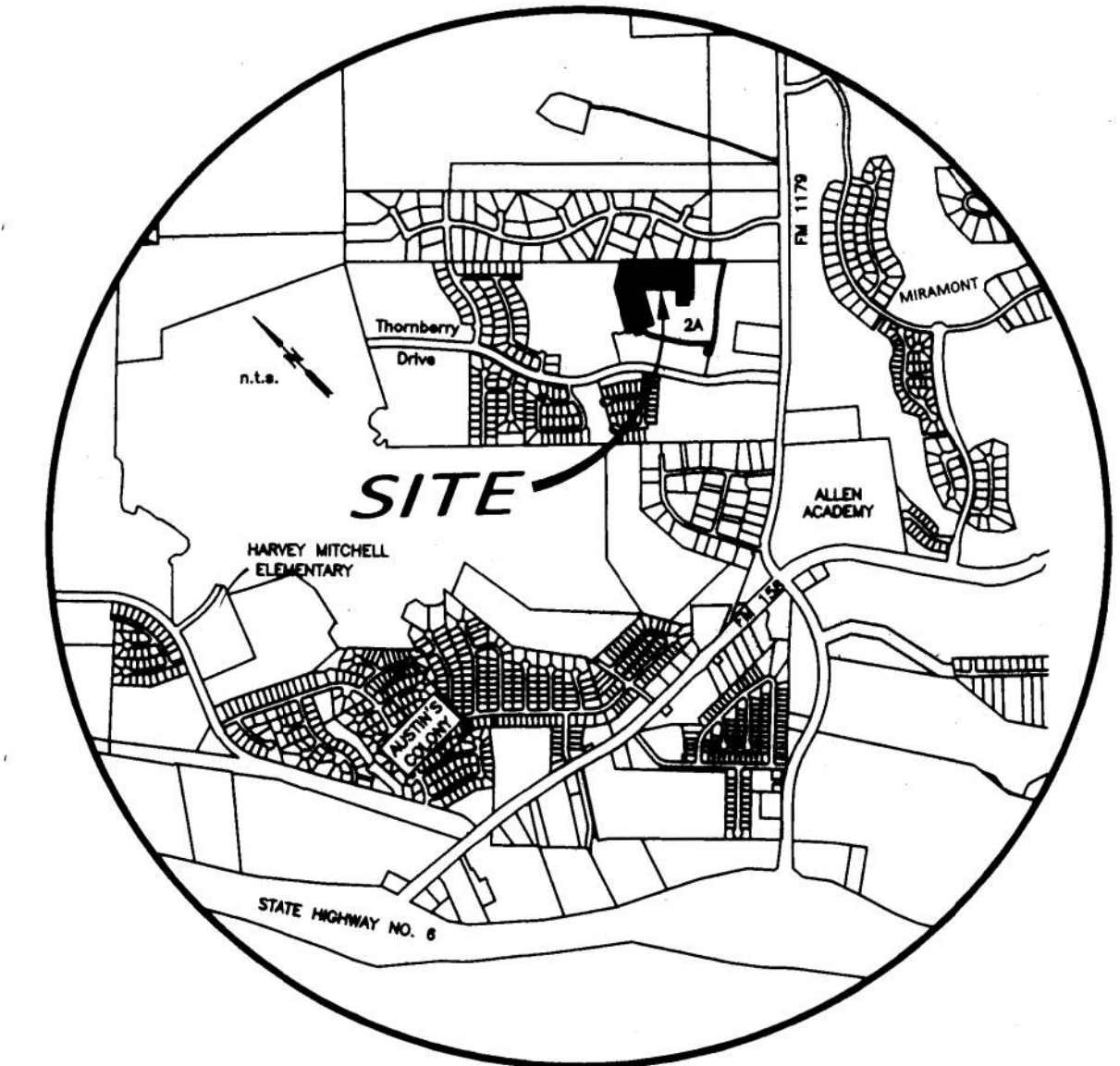
Lot 30
Now of Formerly
Reece Homes, LLC
V.17938, P.21

Lot 25
Now of Formerly
Reece Homes, LLC
V.17928, P.220

Lot 18
Now of Formerly
Jeanie & Owen Merrill
V.17742, P.252

Lot 17
Now of Formerly
Jon & Margaret Sattlem
V.17846, P.24

Lot 18
Now of Formerly
Reece Homes, LLC
V.17198, P.42



VICINITY MAP

- GENERAL SURVEYOR NOTES:
- ORIGIN OF BEARING SYSTEM: Monuments found and the record bearing (S 28°20'55" W) along the southeast line of GREENBRIER, PHASE 6B recorded in Volume 14830, Page 179 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, 2018.
 - Proposed Land Use: Single Family Residential (34 Lots).
 - Minimum building setbacks shall be in accordance with the PD-H District zoning ordinance.
 - 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.
 - Right-of-way Acreage: 1.367 Ac.
 - Unless otherwise indicated 1/2" Iron Rods are set at all corners.
- - 1/2" Iron Rod Found
 ○ - 1/2" Iron Rod Set
10. Abbreviations:
 P.O.B. - Point of Beginning
 P.D.E. - Private Drainage Easement
 P.U.E. - Public Utility Easement

SHEET NO.
1
OF 2 SHEETS

FINAL PLAT

**GREENBRIER
PHASE 2B**

LOTS 1-19, BLOCK 27
LOTS 1-15, BLOCK 28

8.550 ACRES

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

MAY, 2021
SCALE: 1" = 50'

SURVEYOR: Texas Firm Registration No. 10103300
 McClure & Browne Engineering/Surveying, Inc.
 3111 Cecilia Loop
 College Station, TX 77845
 (979) 228-7275

MB
 10150024-1p-2b.dwg

FIELD NOTES

Being of 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 called 103.918 acre remainder 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 87 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 west corner of this herein described tract and 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.), said iron rod also being in a westerly line of the called 103.918 acre Homewood, LLC remainder tract and the northeast line of Fairhope Way (based on a 50-foot width) as depicted on the Final Plat of GREENBRIER, PHASE 1 recorded in Volume 13185, Page 50 (O.R.B.C.);

THENCE: N 29°20'55" E along the common line of the called 103.918 acre Homewood, LLC remainder tract and said GREENBRIER, PHASE 6B for a distance of 518.25 feet to a found 1/2-inch iron rod marking the northeast corner of this tract, said iron rod also marking the most easterly south corner of the called 3.018 acre Common Area, GREENBRIER PHASE 7 according to the Final Plat recorded in Volume 17918, Page 201 (O.R.B.C.), from whence a found 1/2-inch iron rod marking the north corner of Lot 23, Block 25 of said GREENBRIER, PHASE 6B bears N 29°20'55" E at a distance of 24.37 feet for reference;

THENCE: N 59°02'18" E departing said GREENBRIER, PHASE 6B and along the common line of the called 103.918 acre Homewood, LLC remainder tract and the called 3.018 acre Common Area of said GREENBRIER PHASE 7 for a distance of 283.30 feet to a found 1/2-inch iron rod marking the north corner of this tract, said iron rod also marking the east corner of the called 3.018 acre Common Area of said GREENBRIER PHASE 7 and being in the southwest line of Lot 9, 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 the called 103.918 acre Homewood, LLC remainder tract and said RIVERSTONE SUBDIVISION, PHASE ONE for a distance of 712.41 feet to a 1/2-inch iron rod set for the east corner of this herein described tract, said iron rod also marking the north corner of Lot 20, Block 27, GREENBRIER, PHASE 2A according to the Final Plat recorded in Volume 17149, Page 190 (O.R.B.C.);

THENCE: along the common line of the called 103.918 acre Homewood, LLC remainder tract, the northwest line of said GREENBRIER, PHASE 2A and the west line of said GREENBRIER, PHASE 2A for the following seven (7) calls:

- 1) S 44°58'30" W for a distance of 131.05 feet to a 1/2-inch iron rod set for corner,
- 2) S 45°01'30" E for a distance of 37.77 feet to a 1/2-inch iron rod set for corner,
- 3) S 44°58'30" W for a distance of 175.00 feet to a 1/2-inch iron rod set for corner,
- 4) N 45°01'30" W for a distance of 490.00 feet to a 1/2-inch iron rod set for corner,
- 5) S 50°54'13" W for a distance of 36.21 feet to a 1/2-inch iron rod set for angle point,
- 6) S 28°04'42" W for a distance of 370.00 feet to a 1/2-inch iron rod set for corner, and
- 7) N 80°59'18" W for a distance of 301.18 feet to the POINT OF BEGINNING and containing 8.550 acres of land.

LINE	BEARING	DISTANCE
L1	S 45°01'30" E	37.77'
L2	S 50°54'13" W	36.21'
L3	S 80°21'03" W	38.55'
L4	N 80°21'03" E	38.55'
L5	N 29°20'55" E	24.37'
L6	N 22°51'18" W	34.06'
L7	S 67°08'44" W	15.00'

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 We, Homewood LLC 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 87 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.

[Signature]
 Owner

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Steve Allen 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 12 day of July 2022.

[Signature]
 BETTY HEATH
 Notary Public, Brazos County, Texas
 My Commission Exp. 03-07-2025

APPROVAL OF THE CITY ENGINEER

I, W. Paul Kasparek 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 22 day of July 2022.

[Signature]
 City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, Martin Zuluaga 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 22 day of July 2022.

[Signature]
 City Planner, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Leo Gonzalez II 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 12 day of July 2022, and same was duly approved on the 14 day of July 2022 by said Commission.

[Signature]
 Chairman, Planning and Zoning Commission

CERTIFICATION BY THE COUNTY CLERK

Filed for Record
 Official Public Records Of:
 Brazos County Clerk
 On: 7/26/2022 9:39:10 AM
 In the PLAT Records



do hereby certify
 ion was filed for
 on 20 in
 Page

[Signature]
 Kaven McQueen
 By: T. Coo

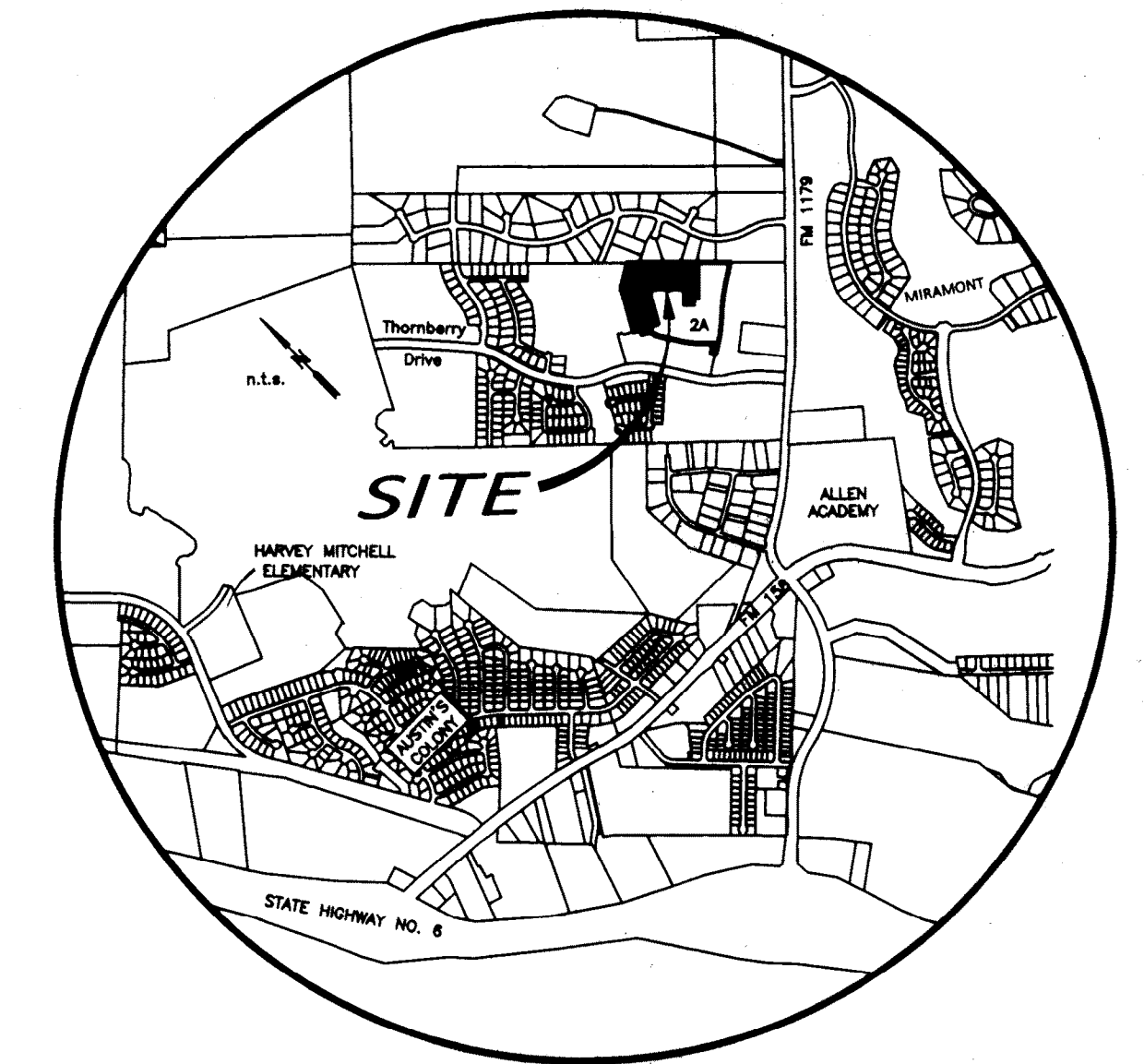
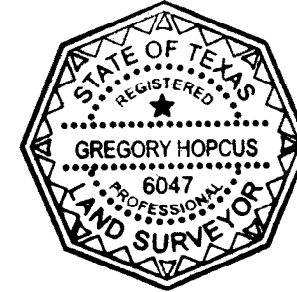
Doc Number: 2022-1478679
 Volume - Page: 18117 - 75
 Number of Pages: 2
 Amount: 73.00
 Order#: 2022072600012
 By: TC

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.

[Signature]
 Gregory Hopcus, R.P.L.S. No. 6047



VICINITY MAP

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	90°00'00"	25.00'	39.27'	25.00'	S 74°00'42" W	35.36'
C2	16°51'09"	149.00'	43.83'	22.07'	N 37°26'16" E	43.67'
C3	34°29'12"	150.00'	90.29'	46.56'	S 83°08'27" W	86.93'
C4	54°37'27"	150.00'	143.01'	77.46'	N 72°20'14" W	137.65'
C5	90°00'00"	25.00'	39.27'	25.00'	S 0°01'30" E	35.36'
C6	54°37'27"	100.00'	95.34'	51.64'	S 72°20'14" E	91.77'
C7	51°20'21"	100.00'	89.60'	48.06'	N 54°40'52" E	86.64'
C8	90°00'00"	25.00'	39.27'	25.00'	N 15°59'18" W	35.36'

FINAL PLAT

**GREENBRIER
 PHASE 2B**

LOTS 1-19, BLOCK 27
 LOTS 1-15, BLOCK 28

8.550 ACRES

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

MAY, 2021
 SCALE: 1" = 50'

SHEET NO.
2
 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

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