



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 48°10'50" W	8.19'
L2	N 45°15'46" W	17.31'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	93°58'05"	25.00'	40.99'	28.78'	N 84°51'08" W	36.55'
C2	4°38'01"	750.00'	80.22'	30.12'	N 35°35'05" W	80.20'
C3	11°58'41"	550.00'	114.98'	57.70'	N 39°18'25" W	114.77'
C4	93°28'36"	25.00'	40.77'	28.55'	N 1°27'32" E	36.40'

GENERAL SURVEYOR NOTES:

- ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distance to the monuments are consistent with GREENBRIER PHASE 4 and GREENBRIER PHASE 5 final plats recorded in Volume 13867, Page 109 and Volume 12803, Page 154 respectively of the Official Records of Brazos County, Texas.
- 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.
- The building setback requirements are established by the City of Bryan Code of Ordinances.
- ZONING: Housing District (PD-H), as approved by Bryan City Council on July 12, 2016, Ordinance No. 2153.
- All distances shown along curves are arc lengths.
- Common Areas shall be owned & maintained by Homeowner's Association.
- The plat required for this development is dedicated under a separate instrument recorded in Volume 11854, Page 248.
- Unless otherwise indicated 1/2" Iron Rods are set at all corners.
 - o - 1/2" Iron Rod Found
- Abbreviations:
 - H.O.A. - Homeowner's Association
 - P.O.B. - Point of Beginning
 - P.U.E. - Public Utility Easement
 - V.L.H. - Vehicle Lay of Hoses
- Purpose of this Amending Plat:
 - A. Remove the H.O.A. Common Area & P.U.E. from Lots 7 & 8.
 - B. Add a Variable Width P.U.E. in place of the H.O.A. Common Area & P.U.E.
- OWNER:
 - Lot 7: RNL Homebuilders, LLC, 3503 Wildwood Court, Bryan, TX 77808, (979) 704-8455
 - Lot 8: Carter Arden Development, LLC, 311 Caecilia Loop, College Station, TX 77845, (979) 829-7275

FIELD NOTES

Being all those certain tracts or parcels 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 15 and all of the adjoining 0.026 acre Homeowner's Association Common Area and Public Utility Easement tract according to the final plat of GREENBRIER PHASE 5 recorded in Volume 12803, Page 154 of the Official Records of Brazos County, Texas (O.R.B.C.), and also being all of Lot 8, Block 15 and all of the 0.038 acre Homeowner's Association Common Area and Public Utility Easement tract according to the final plat of GREENBRIER PHASE 4 recorded in Volume 13867, Page 109 (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNINGS: at a found 1/2-inch iron rod marking the north corner of said Lot 7, Block 15, GREENBRIER PHASE 5 and the west corner of Lot 8, Block 15, GREENBRIER PHASE 5, said iron rod also being in the southeast right-of-way line of Wakefield Drive (based on a 50-foot width);

THENCE: S 41° 46' 10" E along the common line of said Lot 8 and 7 for a distance of 125.00 feet to a found 1/2-inch iron rod marking the common south corner of said lots, said iron rod also being in the northwest line of Lot 8, Block 15 of the before-said GREENBRIER PHASE 4;

THENCE: S 48° 10' 50" W along the common line of said Lot 8 and 7, said line also being the common line of said GREENBRIER PHASE 4 and said GREENBRIER PHASE 5 for a distance of 8.19 feet to a found 1/2-inch iron rod marking the common north corner of the before-said Lot 8, Block 15 and said Lot 9;

THENCE: S 41° 46' 10" E along the common line of said Lot 8 and 9 for a distance of 120.00 feet to a found 1/2-inch iron rod marking the common south corner of said lots, said iron rod also being in the northwest line of Lot 8, Block 15 of the before-said GREENBRIER PHASE 4;

THENCE: S 48° 10' 50" W along the northwest right-of-way line of said Falston Green for a distance of 80.05 feet to a found 1/2-inch iron rod marking the Point of Curvature of a curve to the right;

THENCE: 40.99 feet along the arc of said curve having a central angle of 93° 58' 05", a radius of 25.00 feet, a tangent of 28.78 feet and a long chord bearing N 84° 51' 08" W at a distance of 36.55 feet to a found 1/2-inch iron rod marking the Point of Compound Curvature of a curve to the right, said 1/2-inch iron rod also being in the northeast right-of-way line of Dovecote Way (based on a 50-foot width);

THENCE: along the northeast right-of-way line of said Dovecote Way and being 80.22 feet along the arc of said compound curve having a central angle of 04° 38' 01", a radius of 750.00 feet, a tangent of 30.12 feet and a long chord bearing N 35° 35' 05" W at a distance of 80.20 feet to a found 1/2-inch iron rod marking the Point of Reverse Curvature of a curve to the left;

THENCE: continuing along the northeast right-of-way line of said Dovecote Way and being 114.98 feet along the arc of said reverse curve having a central angle of 11° 58' 41", a radius of 550.00 feet, a tangent of 57.70 feet and a long chord bearing N 39° 18' 25" W at a distance of 114.77 feet to a found 1/2-inch iron rod marking the Point of Tangency;

THENCE: N 45° 15' 46" W along the northeast right-of-way line of said Dovecote Way for a distance of 17.31 feet to a found 1/2-inch iron rod marking the Point of Curvature of a curve to the right;

THENCE: 40.77 feet along the arc of said curve having a central angle of 93° 28' 36", a radius of 25.00 feet, a tangent of 28.55 feet and a long chord bearing N 01° 27' 32" E at a distance of 36.40 feet to a found 1/2-inch iron rod marking the Point of Tangency, said iron rod also being in the southeast right-of-way line of the before-said Wakefield Drive;

THENCE: N 48° 10' 50" E along the southeast right-of-way line of said Wakefield Drive for a distance of 57.83 feet to the POINT OF BEGINNING and containing 0.451 acres of land, more or less.

ORIGINAL PLAT
 LOT 8, BLOCK 15 GREENBRIER PHASE 4
 RECORDED IN VOLUME 13867, PAGE 109
 &
 LOT 7, BLOCK 15 GREENBRIER PHASE 5
 RECORDED IN VOLUME 12803, PAGE 154

AMENDING PLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

We, **RNL HOMEBUILDERS, LLC** owner and developer of LOT 7, BLOCK 15, GREENBRIER PHASE 5, being part of the land shown on this plat, and being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 13132, Page 189 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.

Owner: _____

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared **Kevin R. McClure**, 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 14 day of November, 2017.

Kevin R. McClure
 Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

We, **CARTER ARDEN DEVELOPMENT, LLC** owner and developer of LOT 8, BLOCK 15, GREENBRIER PHASE 4, being part of the land shown on this plat, and being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 13867, Page 109 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.

Owner: _____

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared **Kevin R. McClure**, 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 14 day of November, 2017.

Kevin R. McClure
 Notary Public, Brazos County, Texas

APPROVAL OF THE CITY PLANNER

I, **Madeline Zimmerman**, 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 14 day of November, 2017.

Madeline Zimmerman
 City Planner, Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)
 (COUNTY OF BRAZOS)

I, **Karen McDuen**, County Clerk, in and for said County, do hereby certify that this plat, together with the certification and approval of the appropriate authority, was filed for record in my office of the 14 day of November, 2017, in the Official Records of Brazos County, Texas in Volume 14362, Page 149.

Karen McDuen
 County Clerk, 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 14 day of November, 2017.

Kevin R. McClure
 City Engineer, Bryan, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS

I, **Kevin R. McClure**, Registered Professional Land Surveyor No. 6650, 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 property are a true and correct geometric form.

Kevin R. McClure
 Kevin R. McClure, R.P.L.S. No. 6650

AMENDING PLAT

GREENBRIER PHASES 4 & 5
 LOTS 7-R AND 8-R, BLOCK 15
 0.451 ACRES

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

OCTOBER, 2017
 SCALE: 1" = 20'

SURVEYOR: **Kevin R. McClure**, Registered Professional Land Surveyor No. 6650, in the State of Texas, 1008 Woodcreek Dr., Suite 103, College Station, Texas 77845, (979) 693-3838