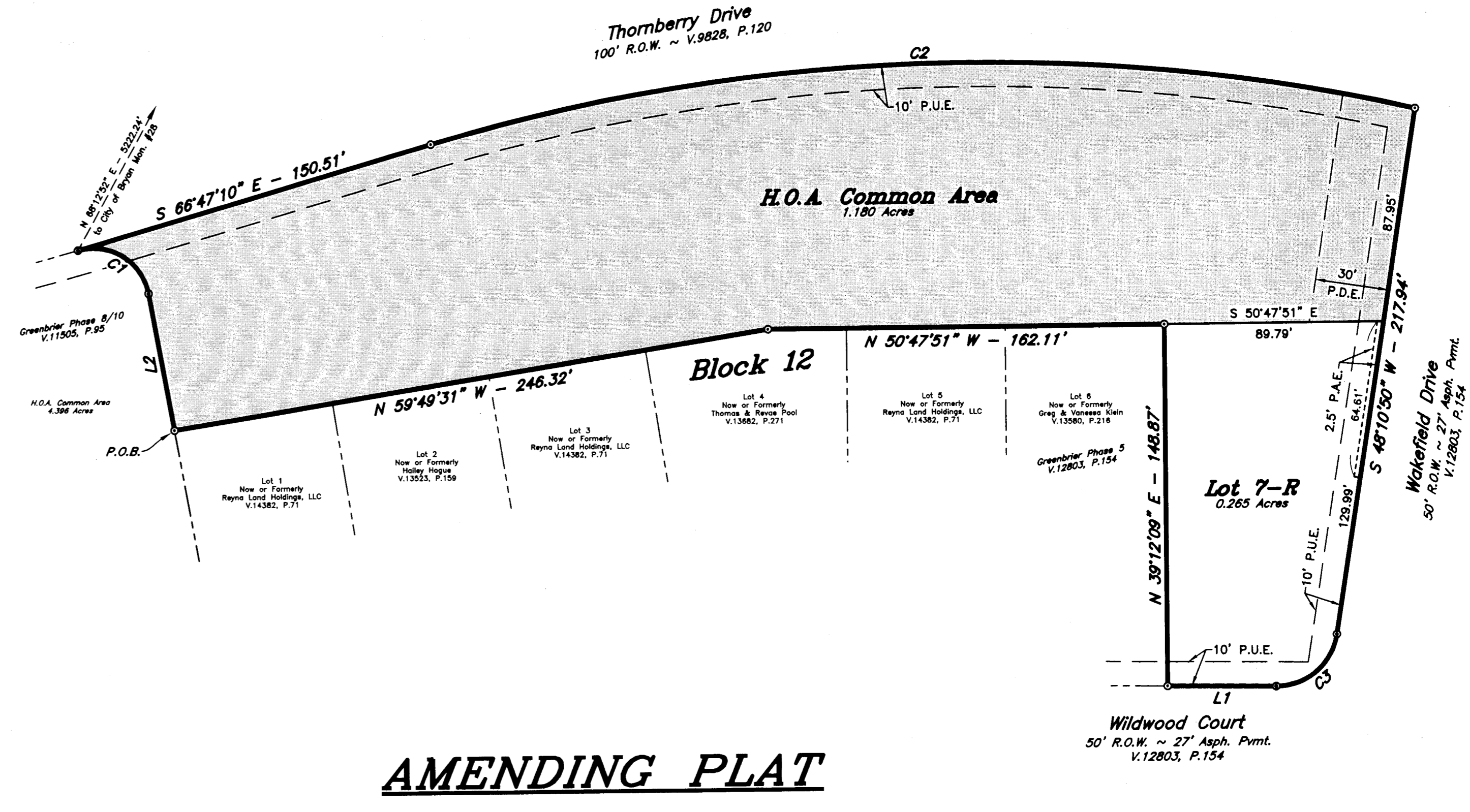


Scale: 1"=40'



ORIGINAL PLAT
 LOT 7, BLOCK 12 GREENBRIER PHASE 5
 RECORDED IN VOLUME 12803, PAGE 154

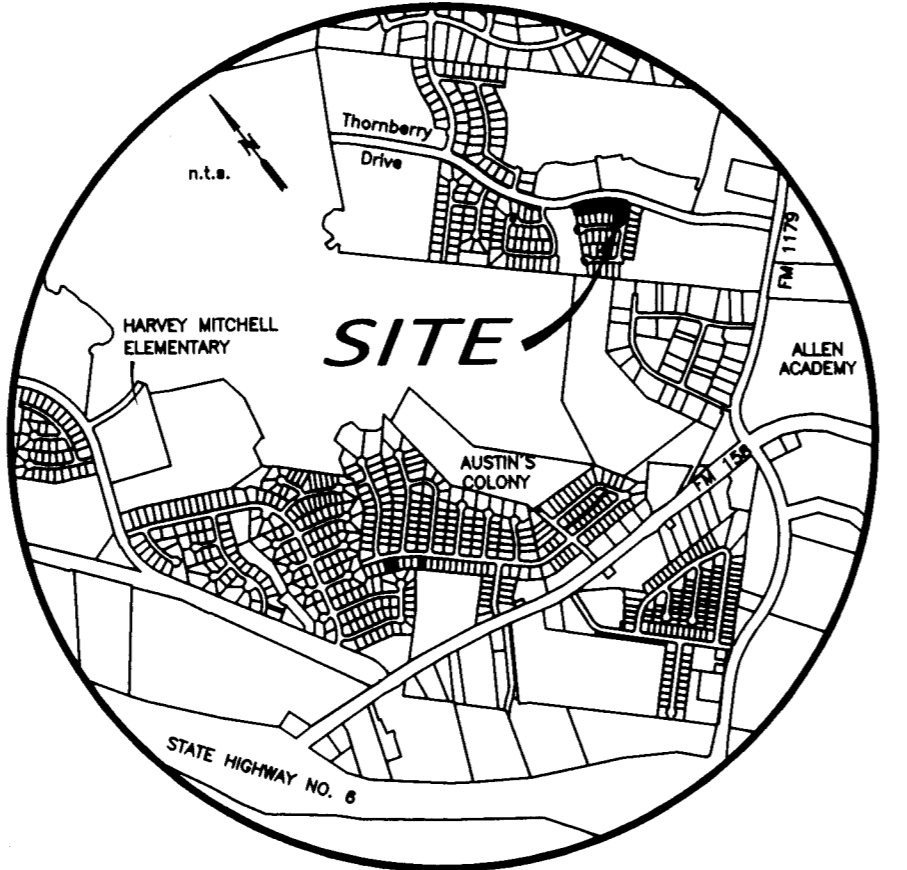
AMENDING PLAT
 1.445 ACRES

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	95°53'27"	22.78'	38.13'	25.25'	N 18°50'27" W	33.83'
C2	29°10'57"	800.00'	407.47'	208.25'	S 52°11'42" E	403.08'
C3	81°49'26"	25.00'	35.70'	21.86'	S 89°05'33" W	32.74'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 49°59'45" W	44.47'
L2	N 29°06'17" E	57.21'



APPROVAL OF THE CITY PLANNER
 I, Justin 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 20th day of August, 2018.

CERTIFICATION BY THE COUNTY CLERK
 (STATE OF TEXAS)
 (COUNTY OF BRAZOS)
 I, Karen McQueen, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 20th day of August, 2018, in the Official Records of Brazos County, Texas in Volume 14323, Page 240. Doc# 1342083

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 20th day of August, 2018.

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.

FIELD NOTES
 1.445 ACRES

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 7, Block 12 and a portion of the adjoining 1.213 acre Homeowners Association Common Area 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 being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the west corner of the said 1.213 acre Homeowners Association tract and the north corner of Lot 1, Block 12 of said GREENBRIER PHASE 5, said iron rod also being in the southeast line of a 4.396 acre Common Area as depicted on the final plat of GREENBRIER PHASE 8/10 according to the final plat recorded in Volume 11505, Page 95 (O.R.B.C.);

TENCE: along the common line of the said 4.396 acre and 1.213 acre Common Areas for the following two (2) calls:

- N 29° 06' 17" E for a distance of 57.21 feet to a found 3/4-inch iron pipe marking the Point of Curvature of a curve to the left, and
- 38.13 feet along the arc of said curve having a central angle of 95° 53' 27", a radius of 22.78 feet, a tangent of 25.25 feet and a long chord bearing N 18° 50' 27" W at a distance of 33.83 feet to a found 3/4-inch iron pipe for corner in the southwest right-of-way line of Thornberry Drive (based on a 100-foot width recorded in Volume 9828, Page 120 [O.R.B.C.]);

TENCE: along the southwest right-of-way line of said Thornberry Drive for the following two (2) calls:

- S 66° 47' 10" E for a distance of 150.51 feet to a found 3/4-inch iron pipe marking the Point of Curvature of a curve to the right, and
- 407.47 feet along the arc of said curve having a central angle of 29° 10' 57", a radius of 800.00 feet, a tangent of 208.25 feet and a long chord bearing S 52° 11' 42" E at a distance of 403.08 feet to a found 1/2-inch iron rod for corner in the northwest right-of-way line of Wakefield Drive (based on a 50-foot width);

TENCE: along the northwest right-of-way line of said Wakefield Drive for the following two (2) calls:

- S 48° 10' 50" W for a distance of 217.94 feet to a found 3/4-inch iron pipe marking the Point of Curvature of a curve to the right, and
- 35.70 feet along the arc of said curve having a central angle of 81° 49' 26", a radius of 25.00 feet, a tangent of 21.86 feet and a long chord bearing S 89° 05' 33" W at a distance of 32.74 feet to a found 3/4-inch iron pipe for the Point of Tangency in the northeast right-of-way line of Wildwood Court (based on a 50-foot width);

TENCE: N 49° 59' 45" W along the northeast right-of-way line of said Wildwood Court for a distance of 44.47 feet to a found 1/2-inch iron rod marking the west corner of said Lot 7 and the south corner of Lot 6, Block 12 of said GREENBRIER PHASE 5.

TENCE: N 39° 12' 09" E along the common line of said Lots 6 and 7 for a distance of 148.87 feet to a found 1/2-inch iron rod marking the north corner of said Lot 7 and the east corner of said Lot 6, said iron rod also being in the southwest line of the before-said 1.213 acre Homeowners Association Common Area tract;

TENCE: along the southwest line of the said 1.213 acre Homeowners Association Common Area tract for the following two (2) calls:

- N 50° 47' 51" W for a distance of 162.11 feet to a found 1/2-inch iron rod marking an angle point, and
- N 59° 49' 31" W for a distance of 246.32 feet to the POINT OF BEGINNING and containing 1.445 acres of land, more or less.

- GENERAL SURVEYOR NOTES:**
- ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distance to the monuments are consistent with GREENBRIER PHASE 5 final plat recorded in 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 4804100215F, Map Revised April 2, 2014, the 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.
 - Common Areas shall be owned & maintained by Homeowner's Association.
 - All distances shown along curves are arc lengths.
 - The parkland 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.

- Abbreviations:
- FH - Fire Hydrant
 - WV - Water Valve
 - H.O.A. - Homeowners Association
 - P.A.E. - Public Access Easement
 - P.O.B. - Point of Beginning
 - P.D.E. - Public Drainage Easement
 - P.U.E. - Public Utility Easement

11. Purpose of this Amending Plat is to remove the 10' common area between Lot 7 and Wakefield Drive to create a larger Lot.
 12. No Fence shall be built within the public access easement.

12. OWNERS:

Lot 7: RNL Homebuilders, LLC 3503 Wildwood Court Bryan, TX 77808 (979) 704-6455	H.O.A. Common Area: Greenbrier Homeowners Assoc. 4489 FM 1179 Bryan, TX 77808 (979) 776-2889
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CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 We, RNL HOMEBUILDERS LLC owner and developer of LOT 7, BLOCK 12, 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 14382, Page 71 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: Richard Reyna
 Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 We, GREENBRIER HOMEOWNERS ASSOCIATION owner and developer of COMMON AREA, 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 12803, Page 154 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: Stephen Arden
 Notary Public, Brazos County, Texas

Notary Public, Brazos County, Texas
Beth Heath
 Notary Public, Brazos County, Texas



AMENDING PLAT
GREENBRIER PHASE 5
 LOT 7-R, BLOCK 12 AND THE 1.180 ACRE H.O.A. COMMON AREA TRACT
 1.445 ACRES
 JOHN AUSTIN LEAGUE, A-2
 BRYAN, BRAZOS COUNTY, TEXAS
 JANUARY, 2018
 SCALE: 1" = 20'

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