



CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C2	15°55'10"	90.00'	25.01'	12.58'	S 41°37'15" W	24.93'

ORIGINAL PLAT
 LOTS 9 & 10, BLOCK 25
 GREENBRIER PHASE 6A
 AS RECORDED IN:
 VOLUME 13215, PAGE 42

AMENDING PLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 We, Anne R. 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 13215, Page 42 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.

Anne R. Carter
 Owner

13215-42 Record Plat
 BRAZOS COUNTY
 Plat No. 074-2017 of 021049
 Class
 Document Number: 01201943
 Amount: 72.00
 Record Number: 159947
 Windows Developer
 STATE OF TEXAS COUNTY OF BRAZOS
 I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, in the State of Texas, hereby certify that this instrument and files on the date and time stated herein do not conflict with any other instrument recorded in the Official Records of the City of Bryan and was approved on the 17 day of April, 2017.

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared Anne R. 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 5 day of April, 2017.

Beth Heath
 Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 We, John Magruder 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 13215, Page 42 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.

John Magruder
 Owner, MAGRUDER HOMES, LP

APPROVAL OF THE CITY PLANNER
 I, Madison 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 17 day of April, 2017.

Madison Zimmerman
 City Planner, Bryan, 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 17 day of April, 2017.

Kevin R. McClure
 City Engineer, Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK
 (STATE OF TEXAS)
 (COUNTY OF BRAZOS)
 I, Karen McCowan, County Clerk, in and for said County, do hereby certify that this plat together with the certificate of authentication was filed for record in my office the 17 day of April, 2017, in the Official Records of Brazos County, Texas in Volume 13215, Page 42.

Karen McCowan
 County Clerk, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, 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.

Kevin R. McClure 4/17/17
 Kevin R. McClure, R.P.L.S. No. 5650

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared John Magruder 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 5 day of April, 2017.

Kevin R. McClure
 Notary Public, Brazos County, Texas

- GENERAL SURVEYOR NOTES:
- ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distance to the monuments are consistent with GREENBRIER PHASE 6A final plat recorded in Volume 13215, Page 42, Official Records of Brazos County, Texas.
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 4504100215F, 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. Except for the following lots:
 Lot 9-R Block Front Setback 30'
 Lot 10-R Block Front Setback 30'
 - ZONING: Planned Development - Mixed Use by Ordinance #2153, passed July 12, 2016 by the Bryan City Council.
 - Common Area shall be owned & maintained by Homeowner's Association.
 - 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.
 ○ - 1/2" Iron Rod Found
 ● - 3/4" Iron Pipe Found
 - Abbreviations:
 P.D.E. - Public Drainage Easement
 P.U.E. - Public Utility Easement
 P.M.E. - Private Maintenance Easement
 - Purpose of this Amending Plat:
 A. Flip the zero Lot Line on Lot 10-R to the left side of the lot.
 B. Lot 9-R is a detached single family home lot.
 - 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.
 - OWNER:
 Lot 9-R: Homeowner, LLC
 311 Cecilia Loop
 College Station, TX 77845
 (979) 229-7275
 Lot 10-R: Magruder Homes LP
 P.O. Box 10572
 College Station, TX 77842
 (979) 324-6882

AMENDING PLAT

GREENBRIER PHASE 6A

LOTS 9-R AND 10-R, BLOCK 25

0.326 ACRES

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

MARCH, 2017
 SCALE: 1" = 20'

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