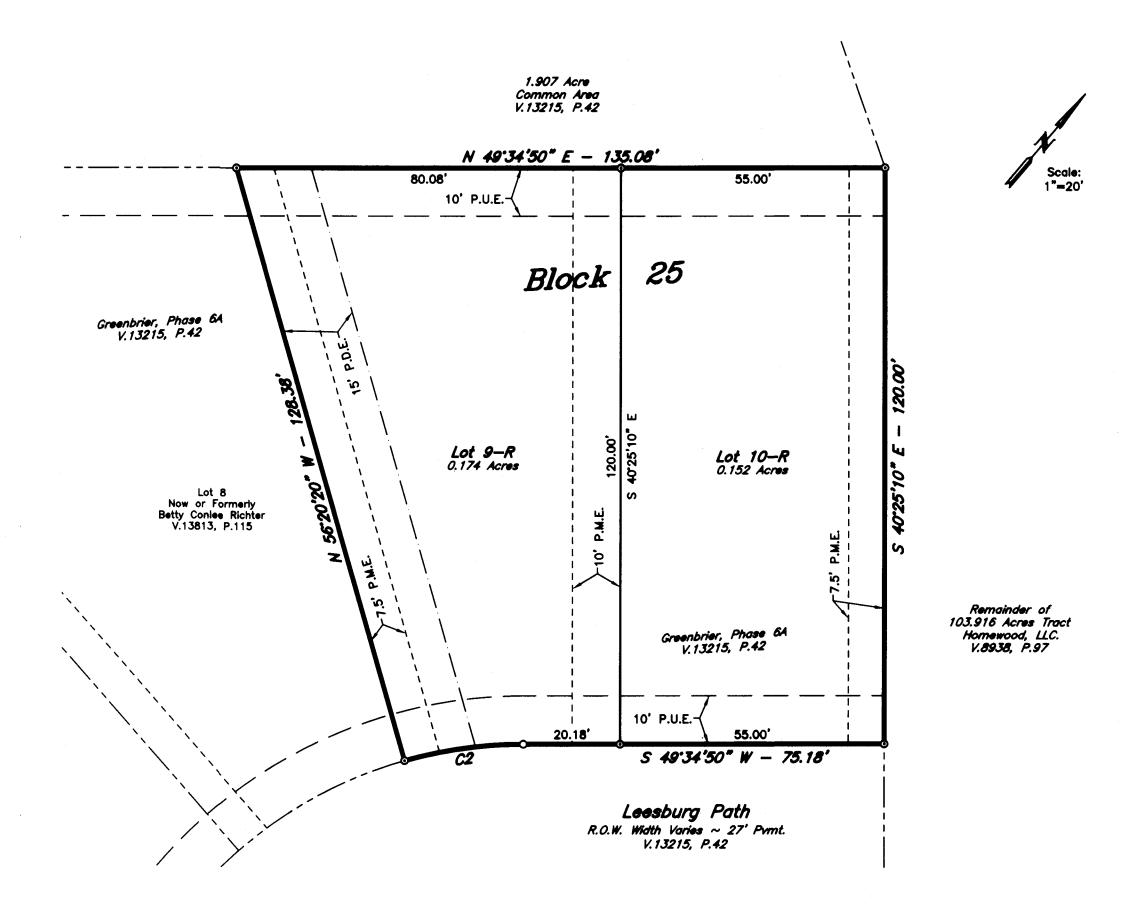


## VICINITY MAP

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



AMENDING PLAT

## ORIGINAL PLAT

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

000 **8k Vol Pa** 91293948 OR 13955 145

CERTIFICATE OF OWNERSHIP AND DEDICATION

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, Page 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.

STATE OF TEXAS
COUNTY OF BRAZOS

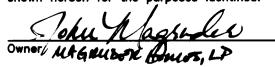
Beth Heath
Notary Public, Brazos County, Texas



CERTIFICATE ,OF. OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS

We, \_\_\_\_\_\_ 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, Page 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.



STATE OF TEXAS COUNTY OF BRAZOS

Kene n Pen Notary Public, Brazos County, Texas



Filed for Record in: 98AZOS COUNTY 9n: Apr 07,2917 dt 03:048 Vocument Number: 81293948 Receipt Number - 599687 -Winsponia Davenpart

lied on the date and time stamped hereon by me and was buls recorded to the volume and case of the Official Public records of:

SRAZOS COUMTY

- Karen McGueen, Brozos Counts Clerk

I, Markin Zimmermann, 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

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS) (COUNTY OF BRAZOS)

I, <u>Karen McQueen</u>, 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 \_\_\_\_\_\_ day of \_\_\_\_\_\_ authentication was filed for the \_\_\_\_\_\_ day of \_\_\_\_\_\_ authentication was filed for policial Records of Brazos County, Texas in Volume \_\_\_\_\_\_. Page

APPROVAL OF THE CITY ENGINEER



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



- GENERAL SURVEYOR NOTES:

  1. 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.

  2. 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.

  3. The building setback requirements are established by the City of Bryan Code of Ordinances. Except for the following lots:

  Lot Block Front Setback
  9-R 25 30'

  4. ZONING: Planned Development Mixed Use by Ordinance #2153.
- 4. ZONING: Planned Development Mixed Use by Ordinance #2153, passed July 12, 2016 by the Bryan City Council.
  5. Common Area shall be owned & maintained by Homeowner's
- 6. The parkland required for this development is dedicated under a separate instrument recorded in Volume 11854, Page 248.
  7. Unless otherwise indicated 1/2" Iron Rods are set at all corners. ⊕ - 1/2" Iron Rod Found
   ⊕ - 3/4" Iron Pipe Found
- 8. 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.
- 10. Maintenance easements shown heron 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.

11. <u>Owners:</u>

Lot 9-R: Homewood, 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) 324-6682

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