

가 마른 등에 살을 받을 하다고 있다. 이 분들이 살아가는 그렇게 하고 있다. 그는 나는 나는 그는 그는 그는 그는 그는 그는 그를 가지고 하는 것이다. 그는 그를 모르고 그는 그를 모르고 그를 보고 있다.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS

COUNTY OF BRAZOS

We,

land shown on this plot, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume, Poge and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, olleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

Anne Richter Carter

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned outhority, on this day personally oppeared ANNY CARTER. known to me to be the person whose name is subscribed to the foregoing instrument, and

Notory Public Brazos County, Texas

JEFFERY LYLES ROBERTSON Notary Public, State of Text My Commission Expire April 30, 2019

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plot is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the second and ordinances of the codes are considered.

City Engineer, Bryan, Fexas

APPROVAL OF THE CITY PLANNER

i, Markin Zinnermany, the undersigned, City Plonner 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

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Bobby Gutierrez Chairman of the Planning and Zoning Commission of the City of Bryan, Stote of Texos, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the last day of August 20 15 ond same was duly approved on the last day of 20 16 by said Commission.

Choirmon, Plonning and Zoning Commission

CURVE TABLE							
DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.		
93'46'39"	25.00'	40.92'	26.71	S 76'14'15" W	36.50'		
9'54'44"	900.00'	155.70'	78.05	N 61'49'48" W	155.51'		
31*07'08"	600.00'	325.88'	167.07'	N 51°13'36" W	321.89'		
11*20'22"	915.00'	181.09'	90.84'	N 61°06'59" W	180.79'		
1'31'44"	585.00'	15.61'	7.81'	N 66'01'18" W	15.61'		
116'21'43"	90.00'	182.78'	145.05'	S 8'36'01" E	152.95'		
9'35'17"	1035.58	173.30'	86.85	S 61'59'15" E	173.09'		
86'32'32"	25.00'	37.76'	23.53'	S 13'55'20" E	34.27'		
93'08'46"	25.00'	40.64'	26.41'	S 75'55'18" W	36.31		
9"16'35"	1085.58'	175.76	88.07'	N 62'08'36" W	175.56'		
116'21'43"	40.00'	81.24'	64.47'	N 8'36'01" W	67.98'		
	93'46'39" 9'54'44" 31'07'08" 11'20'22" 1'31'44" 116'21'43" 9'35'17" 86'32'32" 93'08'46" 9'16'35"	93'46'39" 25.00' 9'54'44" 900.00' 31'07'08" 600.00' 11'20'22" 915.00' 1'31'44" 585.00' 116'21'43" 90.00' 9'35'17" 1035.58' 86'32'32" 25.00' 93'08'46" 25.00' 9'16'35" 1085.58'	DELTA RADIUS LENGTH 93'46'39" 25.00' 40.92' 9'54'44" 900.00' 155.70' 31'07'08" 600.00' 325.88' 11'20'22" 915.00' 181.09' 1'31'44" 585.00' 15.61' 116'21'43" 90.00' 182.78' 9'35'17" 1035.58' 173.30' 86'32'32" 25.00' 37.76' 93'08'46" 25.00' 40.64' 9'16'35" 1085.58' 175.76'	DELTA RADIUS LENGTH TANGENT 93'46'39" 25.00' 40.92' 26.71' 9'54'44" 900.00' 155.70' 78.05' 31'07'08" 600.00' 325.88' 167.07' 11'20'22" 915.00' 181.09' 90.84' 1'31'44" 585.00' 15.61' 7.81' 116'21'43" 90.00' 182.78' 145.05' 9'35'17" 1035.58' 173.30' 86.85' 86'32'32" 25.00' 37.76' 23.53' 93'08'46" 25.00' 40.64' 26.41' 9'16'35" 1085.58' 175.76' 88.07'	DELTA RADIUS LENGTH TANGENT CHORD BRG. 93'46'39" 25.00' 40.92' 26.71' \$ 76'14'15" W 9'54'44" 900.00' 155.70' 78.05' N 61'49'48" W 31'07'08" 600.00' 325.88' 167.07' N 51'13'36" W 11'20'22" 915.00' 181.09' 90.84' N 61'06'59" W 1'31'44" 585.00' 15.61' 7.81' N 66'01'18" W 116'21'43" 90.00' 182.78' 145.05' \$ 8'36'01" E 9'35'17" 1035.58' 173.30' 86.85' \$ 61'59'15" E 86'32'32" 25.00' 37.76' 23.53' \$ 13'55'20" E 93'08'46" 25.00' 40.64' 26.41' \$ 75'55'18" W 9'16'35" 1085.58' 175.76' 88.07' N 62'08'36" W		

	LINE TABL	E
LINE	BEARING	DISTANCE
L1	S 66'46'20" E	35.33
L2	N 35'40'02" W	60.98
L3	N 66'46'53" W	35.77'
L4	N 66'46'53" W	35.77
L5	N 40'25'10" W	10.00'
L6	N 47"22'04" E	16.44'

DISTANCE

CERTIFICATION BY THE COUNTY CLERK

C12 | 20'23'52" | 570.00' | 202.93' | 102.55' | S 54'06'03" E | 201.86'

(STATE OF TEXAS) (COUNTY OF BRAZOS)

I, <u>Karen McQueen</u>, County Clerk, In and for sold County, do hereby certify that this plat together with Its certificates of outhentication was filed for record in my office the ______ day of _______ March ________ 20 | //______ in the Official Records of Brazos County, Texas in Volume __________ Page

County Clerk, Brazos County, Texos
By. Huli Patent Bournan

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 plot 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 metes and bounds describing soid substitute will describe a closed geometric form/ Kevin R. McClure, R.P.L.S. No. 5650

KEVIN R. McCLURE

FIELD NOTES

Being all that certoin tract or porcel of lond lying and being situated in the JOHN AUSTIN LEAGUE, Abstract No. 2 in Bryon, Brazos County, Texas and being part of the 103.916 acretroct described in the deed from Anne Richter Corter, Robert Brennon Corter and George Francis Carter, Jr. to Homewood, LLC recorded in Volume 8938, Page 97 of the Official Records of Brozos County, Texas (O.R.B.C.) and being more particularly described by metes

BEGINNING: ot a found 1/2—inch iron rod morking the south corner of GREENBRIER, PHASE 15 Subdivision as recorded in Volume 12642, Page 62 (O.R.B.C.) and being in the northeast right-of-way line of Thornberry Drive (based on o 100-foot width recorded in Volume 9828, Page 120 [O.R.B.C.]);

THENCE: N 49° 40' 26" E along the southeast line of soid GREENBRIER, PHASE 15 for o distance of 228.48 feet to o found 1/2-inch iron rod for corner, sold line was used for the

THENCE: N 76° 18' 17" E for a distance of 129.21 feet to a 1/2-inch iron rod set for

THENCE: S 59° 47' 48" E for a distance of 118.05 feet to a 1/2-inch iron rod set for

THENCE: S 40° 25' 10" E for o distance of 160.00 feet to a 1/2-inch iron rod set for

THENCE: S 66° 46' 20" E for o distonce of 35.33 feet to o 1/2-inch iron rod set for corner; THENCE: S 60° 39' 05" E for o distance of 227.50 feet to o 1/2-inch iron rod set for corner, from whence a found 1/2—inch Iron rod marking the east corner of the said 103.916 ocre troct bears S 79° 05' 50" E at o distance of 1513.05 feet for reference;

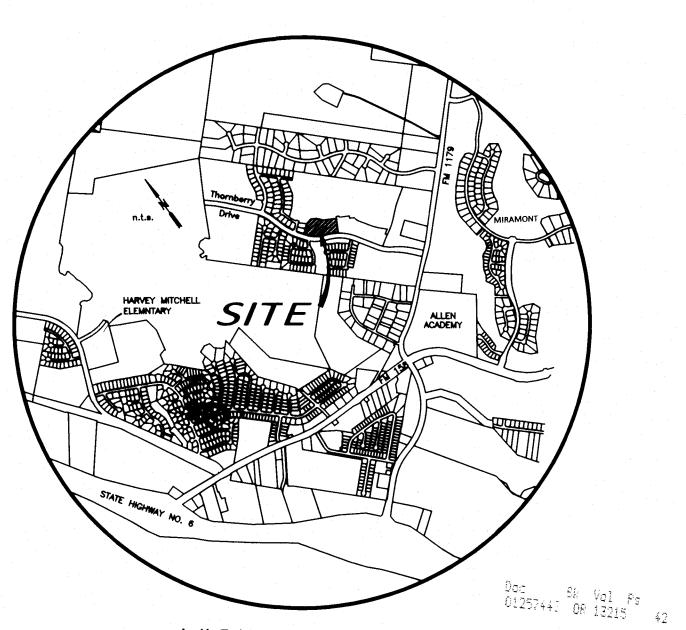
THENCE: S 29' 20' 55" W for a distance of 283.35 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the right;

THENCE: 40.92 feet along the arc of soid curve having a central angle of 93° 46′ 39″, a radius of 25.00 feet, a tangent of 26.71 feet and a long chard bearing S 76° 14′ 15″ W at a distance of 36.50 feet to a 3/4-inch iron pipe set for the Point of Reverse Curvature in the before-sold northeast right-of-way line of Thornberry Drive;

THENCE: along the soid northeast right-of-way line of Thornberry Drive for the following four

- 1) 155.70 feet along the orc of sald reverse curve hoving a central angle of 09° 54' 44", a radius of 900.00 feet, a tongent of 78.05 feet and a long chard bearing N 61° 49' 48" W at a distance of 155.51 feet to a found 3/4—inch iron pipe for the Point of
- Tongency,
 2) N 66° 47' 10" W for a distance of 150.51 feet to a found 3/4-inch iron pipe for the
- Point of Curvoture of o curve to the right; 3) 325.88 feet along the orc of soid curve hoving a centrol ongle of 31° 07' 08", a rodius of 600.00 feet, o tangent of 167.07 feet ond a long chord bearing N 51° 13' 36" W ot a distance of 321.89 feet to a found 3/4—inch iron pipe for the Point of Tongency, and

4) N 35° 40' 02" W for a distance of 60.98 feet to the POINT OF BEGINNING and contolning 5.003 acres of land, more or less.



VICINITY MAP

led for Record in: BRAZOS COUNTY

On: Mar 04,2016 at 01:49P Ås a

Plats Document Number: 01257448

Receipt Mumber - 568863 Ashlie Peters-Bowmon

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public records of:

SRAZOS COUNTY

Mar 04,2016

Karen McQueen, Brazos County Clark GENERAL SURVEYOR NOTES:

1. ORIGIN OF BEARING SYSTEM: Monuments found and the record bearing (\$ 48'40'26" E) olong the southeast line of GREENBRIER, PHASE 15 recorded in Volume 12642,

Poge 62 of the Official Records of Brozos County, Texas (O.R.B.C.) was used as the BASIS OF BEARINGS shown on this plot.

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 Hazord Area.

3. Proposed Land Use: Single Formily Residential with zero lot line construction (14 Lots).

4. Eoch lot shall have a 7.5' private maintenance easement along the zero line between

the subject lot and the one odjocent. 5. The building setback requirements ore satoblished by the City of Bryan Code of

Ordinonces.

6. Unless otherwise indicated, all distances shown along curves are orc distances. 7. ZONING: PD-H

8. Proposed Lond Use: Single Formily Residential (14 Lots)
9. Right-of-way Acreage: 0.50 Ac.

10. Common Area sholl be owned & mointoined by Homeowner's Association.
11. The parkland required for this development is dedicated under a separate instrument recorded in Volume 11854, Page 248.
12. Unless otherwise indicated 1/2" Iron Rods are set at all corners.

0 - 1/2" Iron Rod Found
 → 3/4" Iron Pipe Found

O - 3/4" Iron Pipe Set O - PK Noil Control Monuments set in Aspholt Pymt.

13. Abbreviotions:

Cm.A. — Common Area
P.D.E. — Public Droinage Easement
P.U.E. — Public Utility Easement P.M.E. - Private Mointenance Eosement Public Access Eosement

FINAL PLAT

GREENBRIER PHASE 6A

LOTS 1-10 BLOCK 25 LOTS 1-4, BLOCK 26

5.003 ACRES

JOHN AUSTIN LEAGUE, A-2 BRYAN, BRAZOS COUNTY, TEXAS AUGUST 2015

SCALE: 1" = 40'

Owner: Homewood, LLC 311 Cecllia Loop College Station, TX 77845 (979) 229-7275

McClure & Browne Engineering/Surveying, Inc. 1008 Woodcreek Dr., Suite 103 College Stotion, Texos 77845 (979) 693-3838