

VICINITY MAP

FILED FOR RECORDS IN
BRAZOS COUNTY
On: Mar 04 2016 at 01:49P
As a
E1235
Document Number: 01257442
Amount: 73.00
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By
Henlie Patena-Bowman

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the value and page
of the Official Public Records of:

BRAZOS COUNTY
as stamped hereon by me.
Mar 04 2016

Karen McQueen, Brazos County Clerk
BRAZOS COUNTY

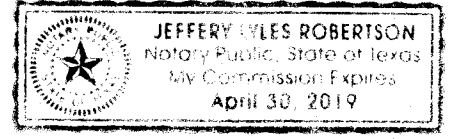
CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
We, HomeWood LLC 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 12842, Page 62 and whose name is subscribed hereto, hereby dedicate to the use of the public for all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

Anne Richter Carter
Owner

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Anne Richter 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 purposes stated.
Given under my hand and seal on this 20th day of MARCH 2016.

Jeffery Giles Robertson
Notary Public, 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 20th day of MARCH 2016.

W. Paul Keegan
City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER
I, Maui 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 MARCH 2016.

Maui Zimmerman
City Planner, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION
I, Debbi Guzman, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 12th day of AUGUST 2015 and same was duly approved on the 12th day of AUGUST 2015 by said Commission.

Debbi Guzman
Chairman, Planning and Zoning Commission

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	93°46'39"	25.00'	40.92'	26.71'	S 76°14'15" W	36.50'
C2	9°54'44"	900.00'	155.70'	78.05'	N 61°49'48" W	155.51'
C3	31°07'08"	800.00'	325.88'	167.07'	N 51°13'36" W	321.89'
C4	11°20'22"	915.00'	181.09'	90.84'	N 61°06'59" W	180.79'
C5	1°31'44"	585.00'	15.61'	7.81'	N 66°01'18" W	15.61'
C6	116°21'43"	90.00'	182.78'	145.05'	S 8°36'01" E	152.95'
C7	9°35'17"	1035.58'	173.30'	86.85'	S 61°59'15" E	173.09'
C8	86°32'32"	25.00'	37.76'	23.53'	S 13°55'20" E	34.27'
C9	93°08'46"	25.00'	40.64'	26.41'	S 75°55'18" W	36.31'
C10	9°16'35"	1085.58'	175.76'	88.07'	N 62°08'36" W	175.56'
C11	116°21'43"	40.00'	81.24'	64.47'	N 8°36'01" E	67.98'
C12	20°23'52"	570.00'	202.93'	102.55'	S 54°06'03" E	201.86'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 66°46'20" E	35.33'
L2	N 35°40'02" W	80.98'
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'

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 4th day of MARCH 2016 in the Official Records of Brazos County, Texas in Volume 15216 Page 12.

Karen McQueen
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 subject premises will describe a closed geometric form.

Kevin R. McClure
Kevin R. McClure, R.P.L.S. No. 5650
3/2/16

GENERAL SURVEYOR NOTES:

- ORIGIN OF BEARING SYSTEM: Monuments found and the record bearing (S 46°40'26" E) along the southeast line of GREENBRIER, PHASE 15 recorded in Volume 12842, Page 62 of the Official Records of Brazos County, Texas (O.R.B.C.) was used as the BASIS OF BEARINGS shown on this plat.
- 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.
- Proposed Land Use: Single Family Residential with zero lot line construction (14 Lots).
- Each lot shall have a 7.5' private maintenance easement along the zero line between the subject lot and the one adjacent.
- The building setback requirements are established by the City of Bryan Code of Ordinances.
- Unless otherwise indicated, all distances shown along curves are arc distances.
- ZONING: PD-H
- Proposed Land Use: Single Family Residential (14 Lots)
- Right-of-way Acreage: 0.50 Ac.
- 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
 o - 3/4" Iron Pipe Found
 O - 3/4" Iron Pipe Set
 @ - PK Nail Control Monuments set in Asphalt Pymt.

Abbreviations:
 Cm.A. - Common Area
 P.D.E. - Public Drainage Easement
 P.U.E. - Public Utility Easement
 P.M.E. - Private Maintenance Easement
 P.A.E. - Public Access Easement

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
1008 Woodcrest Dr., Suite 103
College Station, TX 77845
(979) 229-7275

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