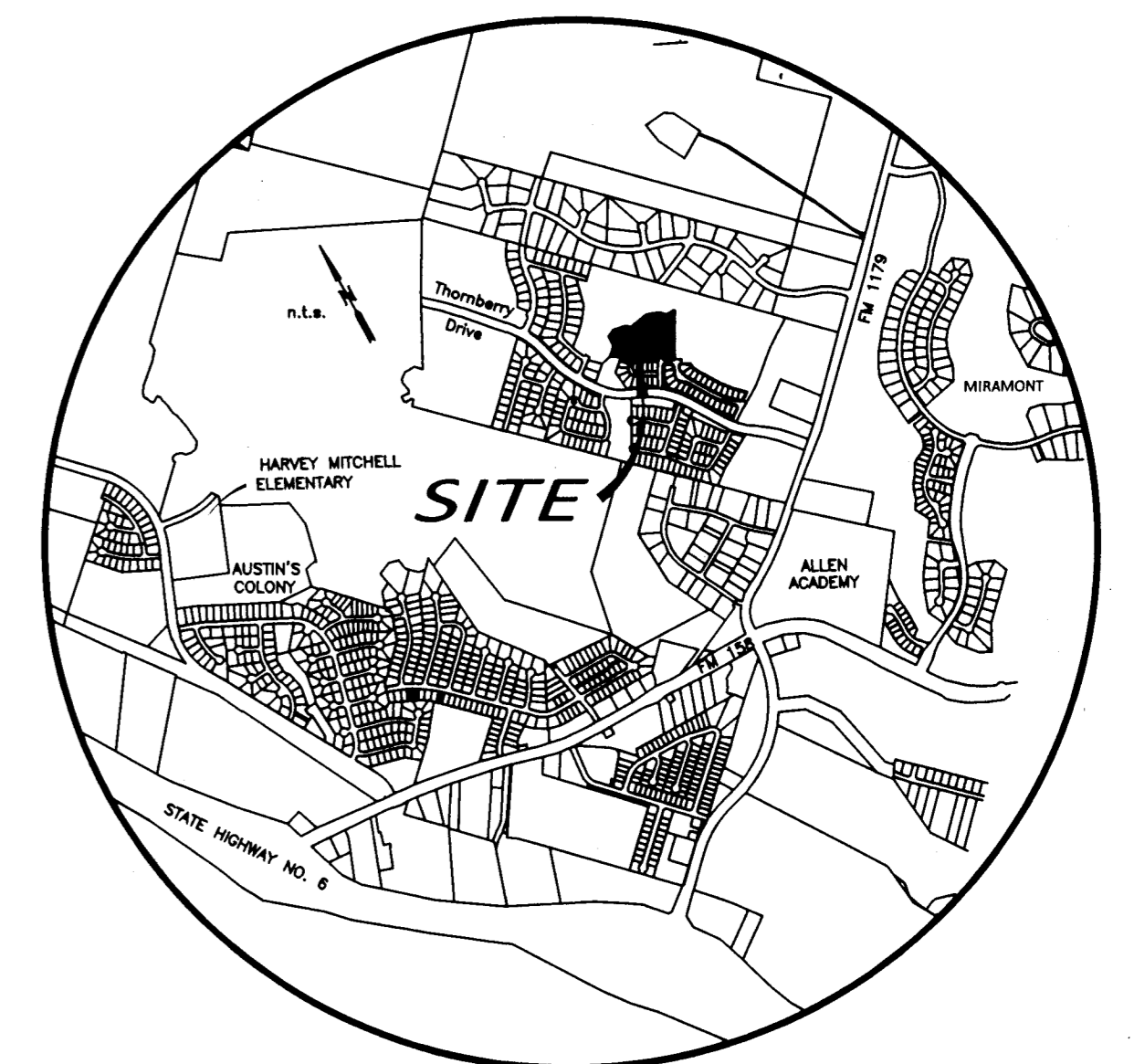
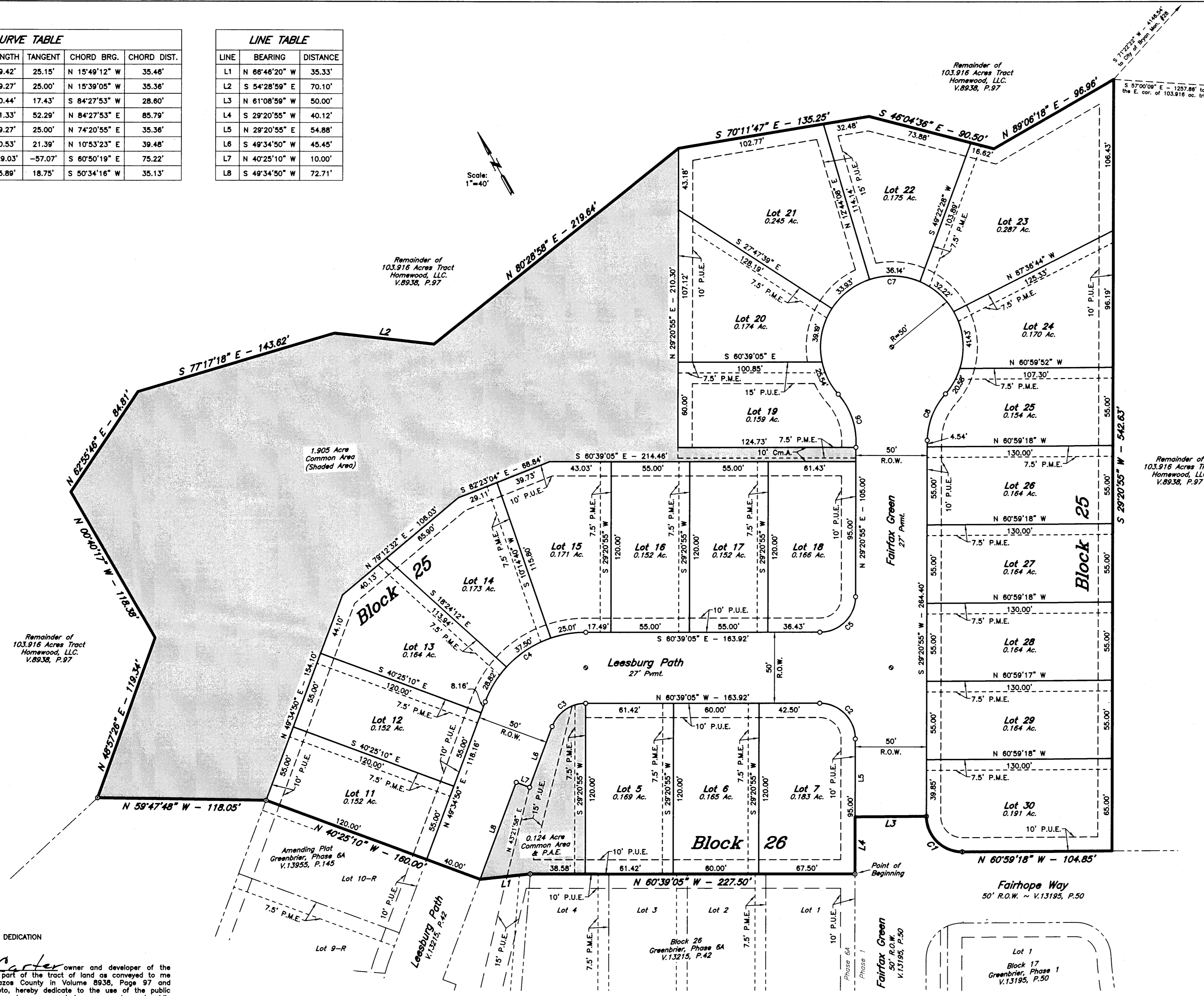


CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	90°20'14"	25.00'	39.42'	25.15'	N 15°49'12" W	35.46'
C2	90°00'00"	25.00'	39.27'	25.00'	N 15°39'05" W	35.36'
C3	69°48'05"	25.00'	30.44'	17.43'	S 84°27'53" W	28.60'
C4	69°48'05"	75.00'	91.33'	52.29'	N 84°27'53" E	85.79'
C5	90°00'00"	25.00'	39.27'	25.00'	N 74°20'55" E	35.36'
C6	45°19'54"	51.22'	40.53'	21.39'	N 10°53'23" E	39.48'
C7	262°26'40"	50.00'	229.03'	-57.07'	S 60°50'19" E	75.22'
C8	40°56'30"	50.22'	35.89'	18.75'	S 50°34'16" W	35.13'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 86°46'20" W	35.33'
L2	S 54°28'59" E	70.10'
L3	N 61°08'59" W	50.00'
L4	S 29°20'55" W	40.12'
L5	N 29°20'55" E	54.88'
L6	S 49°34'50" W	45.45'
L7	N 40°25'10" W	10.00'
L8	S 49°34'50" W	72.71'



VICINITY MAP

FIELD NOTES

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 part of the 103.916 acre tract described in the deed from Anne Richter Carter, Robert Brennan Carter and George Francis Carter, Jr. to Homewood, LLC recorded in Volume 8938, Page 97 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 east corner of GREENBRIER, PHASE 6A Subdivision as recorded in Volume 13215, Page 42 (O.R.B.C.), said iron rod also being in the northwest line of GREENBRIER, PHASE 1 Subdivision as recorded in Volume 13195, Page 50 (O.R.B.C.), same being the northwest right-of-way line of Fairfax Green (based on a 50-foot width);

THENCE: along the northeast line of said GREENBRIER, PHASE 6A (13215/42) for the following four (4) calls:

- 1) N 60° 38' 05" W for a distance of 227.50 feet to a found 1/2-inch iron rod for corner,
- 2) N 66° 46' 20" W for a distance of 35.33 feet to a found 1/2-inch iron rod for corner,
- 3) N 40° 25' 10" W for a distance of 160.00 feet to a found 1/2-inch iron rod for corner, and
- 4) N 59° 47' 48" W for a distance of 118.05 feet to a found 1/2-inch iron rod for corner;

THENCE: N 48° 57' 26" E for a distance of 119.34 feet to a 1/2-inch iron rod set for corner;

THENCE: N 00° 40' 17" W for a distance of 118.38 feet to a 1/2-inch iron rod set for corner;

THENCE: N 62° 55' 46" E for a distance of 84.81 feet to a 1/2-inch iron rod set for corner;

THENCE: S 77° 17' 18" E for a distance of 143.62 feet to a 1/2-inch iron rod set for corner;

THENCE: S 54° 28' 59" E for a distance of 70.10 feet to a 1/2-inch iron rod set for corner;

THENCE: N 80° 28' 58" E for a distance of 219.64 feet to a 1/2-inch iron rod set for corner;

THENCE: S 70° 11' 47" E for a distance of 135.25 feet to a 1/2-inch iron rod set for corner;

THENCE: S 46° 04' 36" E for a distance of 90.50 feet to a 1/2-inch iron rod set for corner;

THENCE: N 89° 08' 18" E for a distance of 96.96 feet to a 1/2-inch iron rod set for corner;

THENCE: S 29° 20' 55" W for a distance of 542.63 feet to a 1/2-inch iron rod set for corner in the northeast line of said GREENBRIER, PHASE 1 (13195/50), same being the northeast right-of-way line of Fairfax Way (base on a 50-foot width);

THENCE: along the northeast line of said GREENBRIER, PHASE 1 (13195/50) for the following four (4) calls:

- 1) N 60° 59' 18" W for a distance of 104.85 feet to a found 3/4-inch iron pipe for the point of curvature of a curve to the right,
- 2) 39.42 feet along the arc of said curve having a central angle of 90° 20' 14", a radius of 25.00 feet, a tangent of 25.15 feet and a long chord bearing N 15° 49' 12" W at a distance of 35.46 feet to a found 3/4-inch iron pipe for corner,
- 3) N 61° 08' 59" W for a distance of 50.00 feet for corner, and
- 4) S 29° 20' 55" W for a distance of 40.12 feet to the POINT OF BEGINNING and containing 6.956 acres of land, more or less.

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 8938, Page 97 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 Richter Carter
 Owner

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 purposes stated. Given under my hand and seal on this 14 day of February, 2018.

Beth Heath
 Notary Public, Brazos County, Texas

APPROVAL OF THE CITY ENGINEER
 I, Kevin R. McClure, 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 14 day of February, 2018.

Kevin R. McClure
 City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER
 I, Maria 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 14 day of February, 2018.

Maria Zimmerman
 City Planner, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION
 I, Kevin R. McClure, 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 14 day of February, 2018, and same was duly approved on the 14 day of February, 2018, by said Commission.

Kevin R. McClure
 Chairman, Planning and Zoning Commission

Filed for Record
 Official Public Records Of:
 Brazos County Clerk
 On: 4/26/2018 8:50:00 AM
 In the PLAT Records
 Doc Number: 2018-1327443
 Volume - Page: 14630-179
 Number of Pages: 1
 Amount: 73.00
 Order#: 2018042600013
 By: PT

I, do hereby certify
 that this plat is in
 compliance with the
 appropriate codes and
 ordinances of the City
 of Bryan, Texas, and
 was approved on the
14 day of February,
 2018.

CERTIFICATION OF THE SURVEYOR
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Kevin R. McClure, Registered Professional Land Surveyor No. 5850, 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 personal supervision and that the metes and bounds describing the same are true and correct and describe a closed geometric form.

Kevin R. McClure
 Kevin R. McClure, R.P.L.S. No. 5850

GENERAL SURVEYOR NOTES:
 1. ORIGIN OF BEARING SYSTEM: Monuments found and the record bearing (S 49°40'28" 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.
 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. Unless otherwise indicated, all distances shown along curves are arc distances.
 4. ZONING: The subject property is zoned Planned Development - Housing District (PD-H) by Ordinance No. 2153 passed and approved by the Bryan City Council on July 12, 2011.
 5. Proposed Land Use: Single Family Residential with zero lot line construction (23 Lots).
 6. Maintenance easements shown hereon shall be perpetual private access easements in favor of the lots on which a zero lot line/patio house are planned at the boundaries to which these easements are adjacent.
 7. Right-of-way Acres: 0.92 Ac.
 8. Common Area shall be owned & maintained by Homeowner's Association.
 9. The parkland required for this development is dedicated under a separate instrument recorded in Volume 11854, Page 248.
 10. Unless otherwise indicated 1/2" Iron Rods are set at all corners.

○ - 1/2" Iron Rod Found
 ○ - 1/2" Iron Rod Set
 ● - 3/4" Iron Pipe Found
 ⊙ - PK Nail Control Monuments set in Asphalt Pvmt.

11. Abbreviations:
 Cm.A. = Common Area
 P.U.E. = Public Utility Easement
 P.M.E. = Private Maintenance Easement
 P.A.E. = Public Access Easement

FINAL PLAT

GREENBRIER PHASE 6B

LOTS 11-30 BLOCK 25
 LOTS 5-7, BLOCK 26

6.956 ACRES

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

AUGUST, 2017
 SCALE: 1" = 40'

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

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

MSB