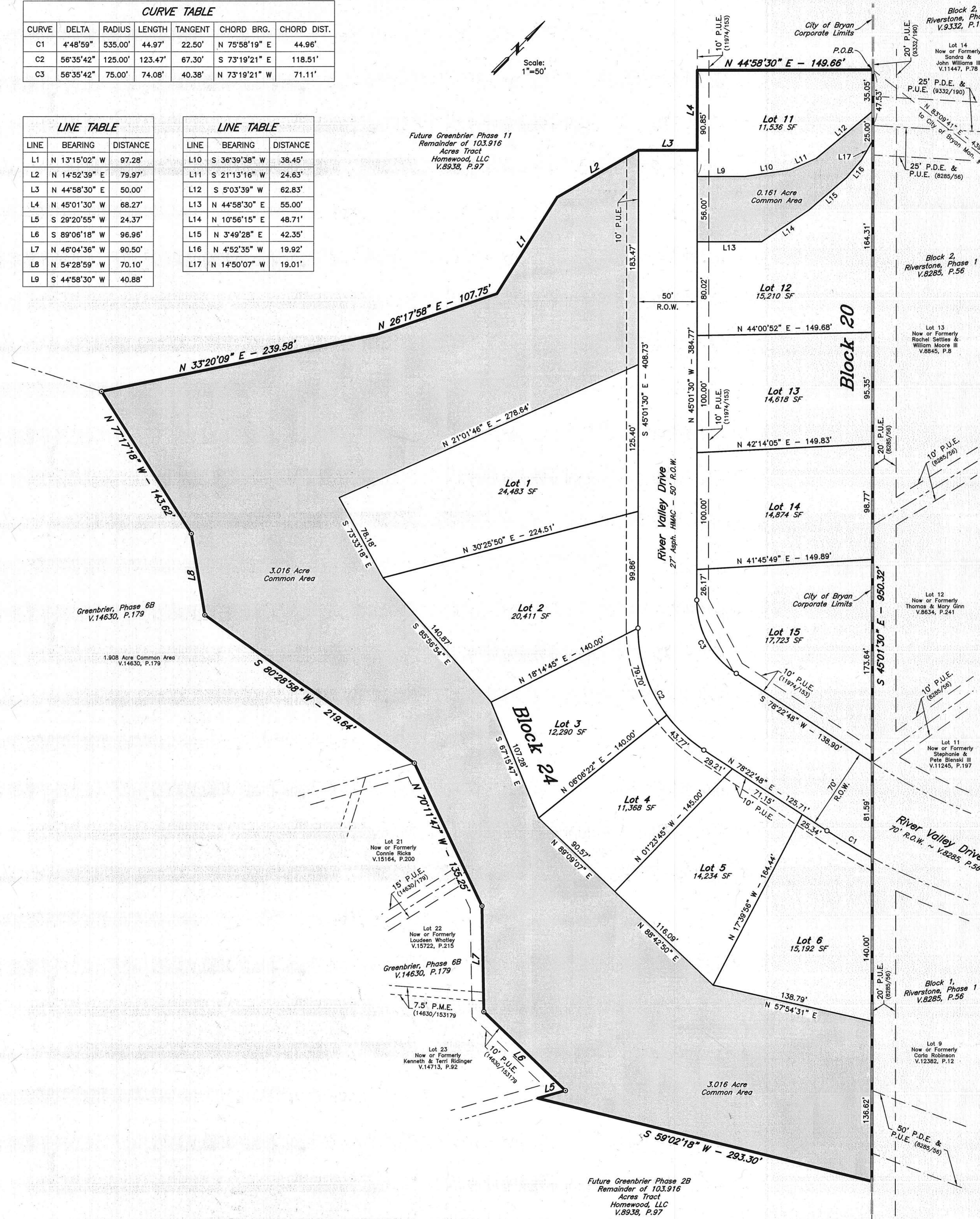
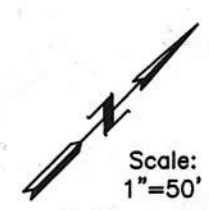


CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	4°48'59"	535.00'	44.97'	22.50'	N 75°58'19" E	44.96'
C2	56°35'42"	125.00'	123.47'	67.30'	S 73°19'21" E	118.51'
C3	56°35'42"	75.00'	74.08'	40.38'	N 73°19'21" W	71.11'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 13°15'02" W	97.28'
L2	N 14°52'39" E	79.97'
L3	N 44°58'30" E	50.00'
L4	N 45°01'30" W	68.27'
L5	S 29°20'55" W	24.37'
L6	S 89°06'18" W	96.96'
L7	N 46°04'36" W	90.50'
L8	N 54°28'59" W	70.10'
L9	S 44°58'30" W	40.88'

LINE TABLE		
LINE	BEARING	DISTANCE
L10	S 36°39'38" W	38.45'
L11	S 21°13'16" W	24.63'
L12	S 5°03'39" W	62.83'
L13	N 44°58'30" E	55.00'
L14	N 10°56'15" E	48.71'
L15	N 3°49'28" E	42.35'
L16	N 4°52'35" W	19.92'
L17	N 14°50'07" W	19.01'



**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 1/2-inch iron rod set for the north corner of the herein described tract, said iron rod also being in the southwest line of Lot 14, Block 2, RIVERSTONE, PHASE 2 according to the Final Plat recorded in Volume 9332, Page 190 (O.R.B.C.), from whence a found 1/2-inch iron rod marking the common south corner of said Lot 14, Block 2 and Lot 13, Block 2 of said RIVERSTONE, PHASE 2 bears S 45°01'30" E at a distance of 47.53 feet for reference;

**THENCE:** S 45°01'30" E along the southwest line of said RIVERSTONE, PHASE 2 for a distance of 950.32 feet to a set 1/2-inch iron rod for the east corner of this tract;

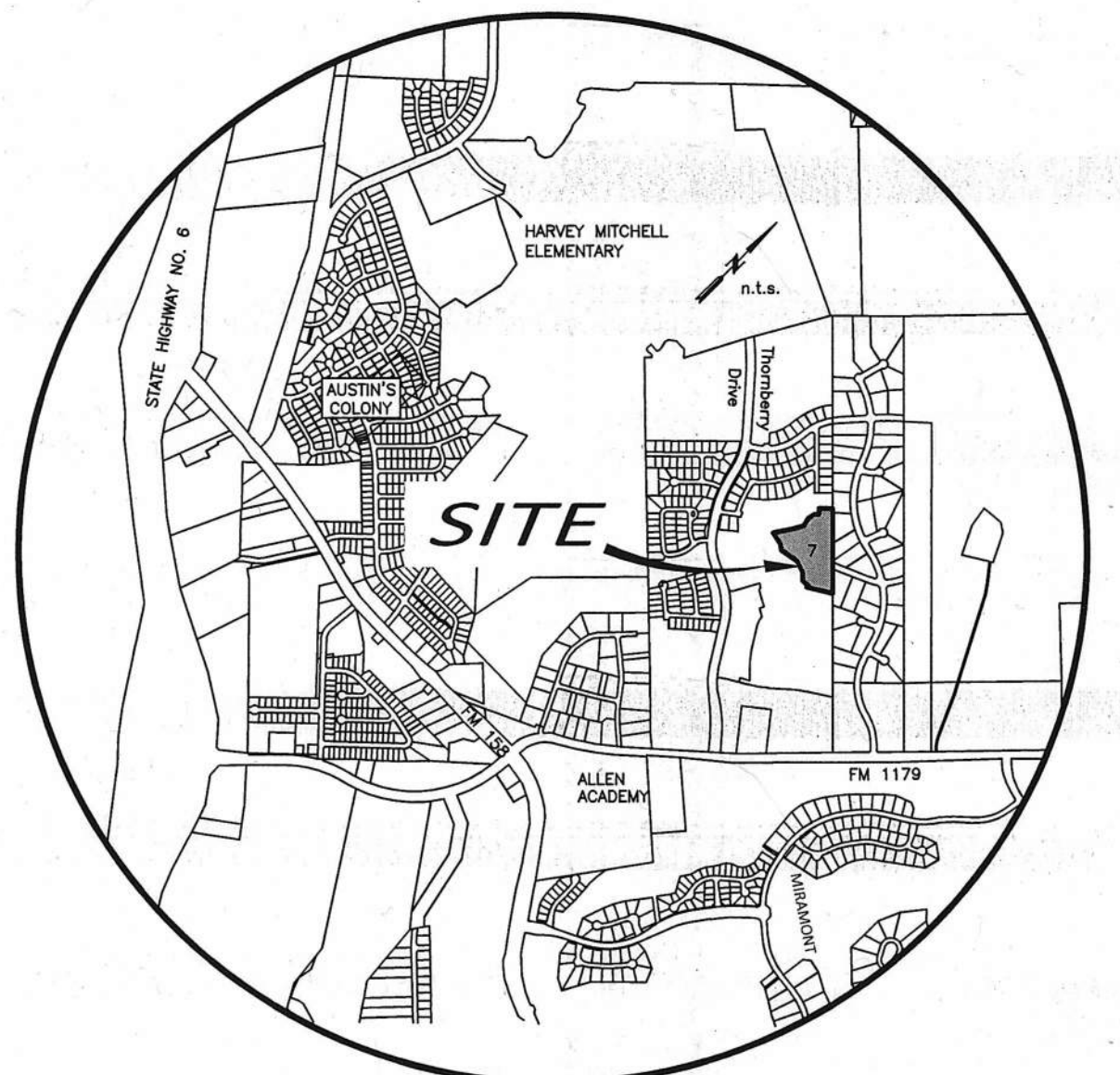
**THENCE:** S 59°02'18" W into the 103.916 acre Homewood, LLC remainder tract for a distance of 293.30 feet to a 1/2-inch iron rod set for the south corner of this herein described tract, said iron rod also being in the east line of Lot 23, Block 25, GREENBRIER, PHASE 6B according to the Final Plat recorded in Volume 14630, Page 179 (O.R.B.C.);

**THENCE:** along the northerly line of GREENBRIER, PHASE 6B for the following seven (7) calls:

- 1) N 29°20'55" E for a distance of 24.37 feet to a found 1/2-inch iron rod for corner,
- 2) S 89°06'18" W for a distance of 96.96 feet to a found 1/2-inch iron rod for corner,
- 3) N 45°01'30" E for a distance of 90.50 feet to a found 1/2-inch iron rod for corner,
- 4) N 70°11'47" W for a distance of 135.25 feet to a found 1/2-inch iron rod for corner,
- 5) S 80°28'58" W for a distance of 219.64 feet to a found 1/2-inch iron rod for corner,
- 6) N 54°28'59" W for a distance of 70.10 feet to a found 1/2-inch iron rod for corner, and
- 7) N 77°17'18" W for a distance of 143.62 feet to a found 1/2-inch iron rod for corner;

**THENCE:** into and through the 103.916 acre Homewood, LLC remainder tract for the following seven (7) calls:

- 1) N 33°20'09" E for a distance of 239.58 feet to a 1/2-inch iron rod set for corner,
- 2) N 26°17'58" E for a distance of 107.75 feet to a 1/2-inch iron rod set for corner,
- 3) N 13°15'02" W for a distance of 97.28 feet to a 1/2-inch iron rod set for corner,
- 4) N 4°52'36" E for a distance of 79.97 feet to a 1/2-inch iron rod set for corner,
- 5) N 44°58'30" E for a distance of 50.00 feet to a 1/2-inch iron rod set for corner,
- 6) N 45°01'30" W for a distance of 68.27 feet to a 1/2-inch iron rod set for corner, and
- 7) N 44°58'30" E for a distance of 149.66 feet to the POINT OF BEGINNING and containing 8.377 acres of land.



**GENERAL SURVEYOR NOTES:**

1. ORIGIN OF BEARING SYSTEM: Monuments found along the north line of GREENBRIER, PHASE 6B recorded in Volume 14630, Page 179 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 4804100215F, 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, 2016.
5. A Homeowner's Association (HOA) shall be established with direct responsibility to, and controlled by, the property owners involved to provide for operation, repair and maintenance of all common areas, private drainage easements, and private stormwater detention facilities which are part of this subdivision. The City of Bryan shall not be responsible for any operation, repair and maintenance of these areas.
6. Proposed Land Use: Residential (11 Lots).
7. Right-of-way Acverage: 0.843 Ac.
8. Unless otherwise indicated 1/2" Iron Rods are set at all corners.

- 1/2" Iron Rod Found  
 - 1/2" Iron Rod Set

9. Abbreviations:  
 P.D.E. - Public Drainage Easement  
 P.M.E. - Private Maintenance Easement  
 P.O.B. - Point of Beginning  
 P.U.E. - Public Utility Easement

**APPROVAL OF PLANNING AND ZONING COMMISSION**

I, Lee Gonzalez, 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 21st day of November, 2021 and same was duly approved on the 22nd day of November, 2021 by said Commission.

*Lee Gonzalez*  
 Chairman, Planning and Zoning Commission

Filed for Record  
 Official Public Records Of:  
 Brazos County Clerk  
 On: 5/2/2022 2:58:29 PM  
 In the PLAT Records

Doc Number: 2022 - 1469936  
 Volume - Page: 17918 - 201  
 Number of Pages: 1  
 Amount: 73.00  
 Order#: 20220502000148  
 By: MG

do hereby certify on was filed for on 20 Page

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF BRAZOS

We, John A. Brown 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.

*John A. Brown*  
 Owner

STATE OF TEXAS  
 COUNTY OF BRAZOS

Before me the undersigned authority, on this day personally appeared Steve Prida 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 18th day of April, 2022.

*Betty Heath*  
 Notary Public, Brazos County, Texas

BETTY HEATH  
 Notary Public, State of Texas  
 Notary ID 1106117-4  
 My Commission Exp. 03-01-2025

**APPROVAL OF THE CITY PLANNER**

I, Justin 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 16th day of April, 2022.

*Justin Zimmerman*  
 City Planner, Bryan, Texas

**APPROVAL OF THE CITY ENGINEER**

I, W. Paul Kump, 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 16th day of April, 2022.

*W. Paul Kump*  
 City Engineer, Bryan, Texas

*Karen McQueen*  
 County Clerk, Brazos County, Texas

**CERTIFICATION OF THE SURVEYOR**

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, 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.

*Gregory Hopcus* 4/16/22  
 Gregory Hopcus, R.P.L.S. No. 6047

**FINAL PLAT**

**GREENBRIER PHASE 7**

LOTS 11-15, BLOCK 20  
 LOTS 1-6, BLOCK 24  
**8.377 ACRES**  
 JOHN AUSTIN LEAGUE, A-2  
 BRYAN, BRAZOS COUNTY, TEXAS  
 MARCH 2021  
 SCALE: 1" = 50'

Owner:  
 Homewood, LLC  
 311 Cecilio Loop  
 College Station, Texas 77845  
 (979) 228-7275

Surveyor:  
 Texas Firm Registration No. 16103300  
 McClure & Browne Engineering/Surveying, Inc.  
 1008 Woodcreek Dr., Suite 103  
 College Station, Texas 77845  
 (979) 693-3838