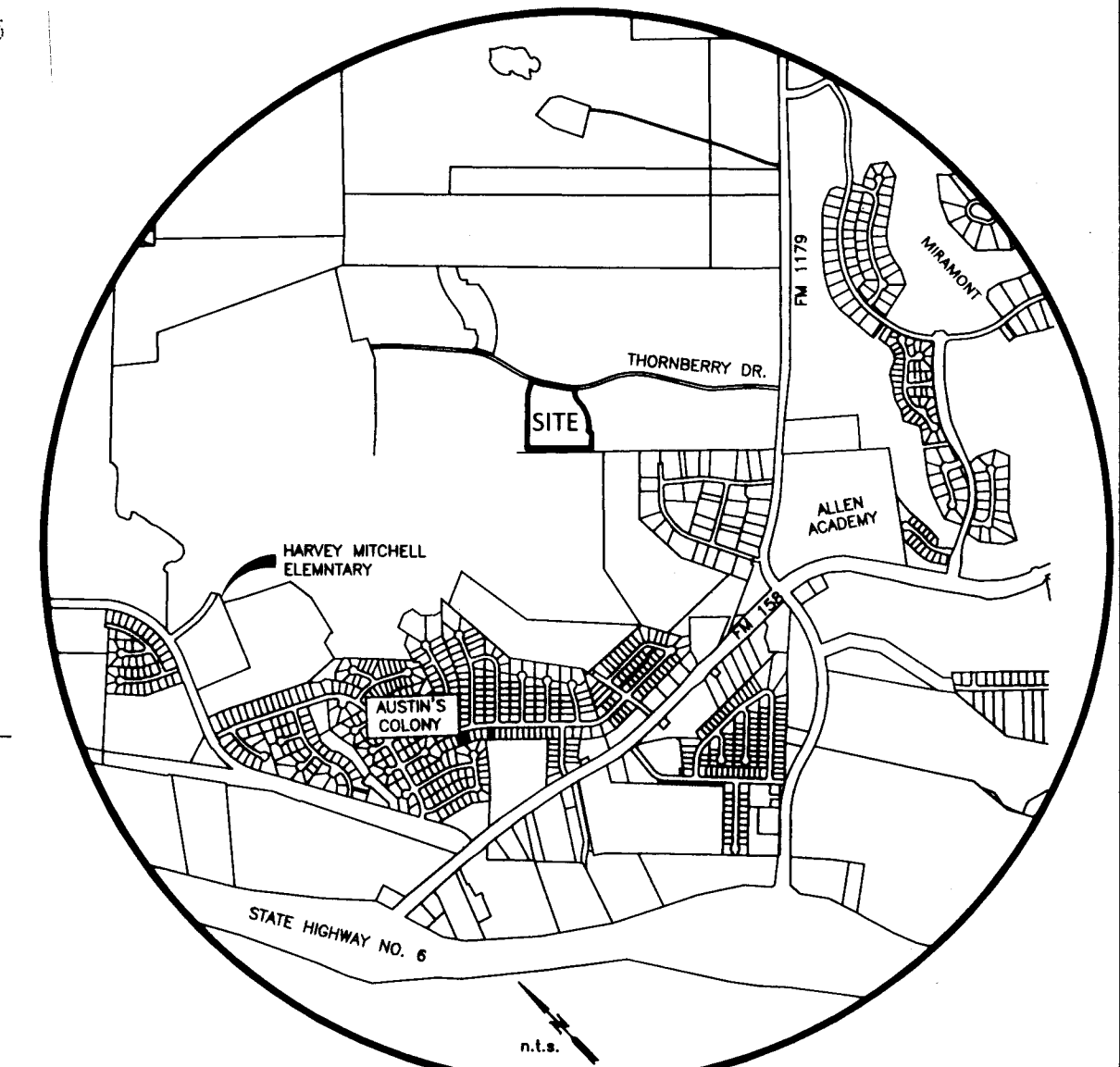
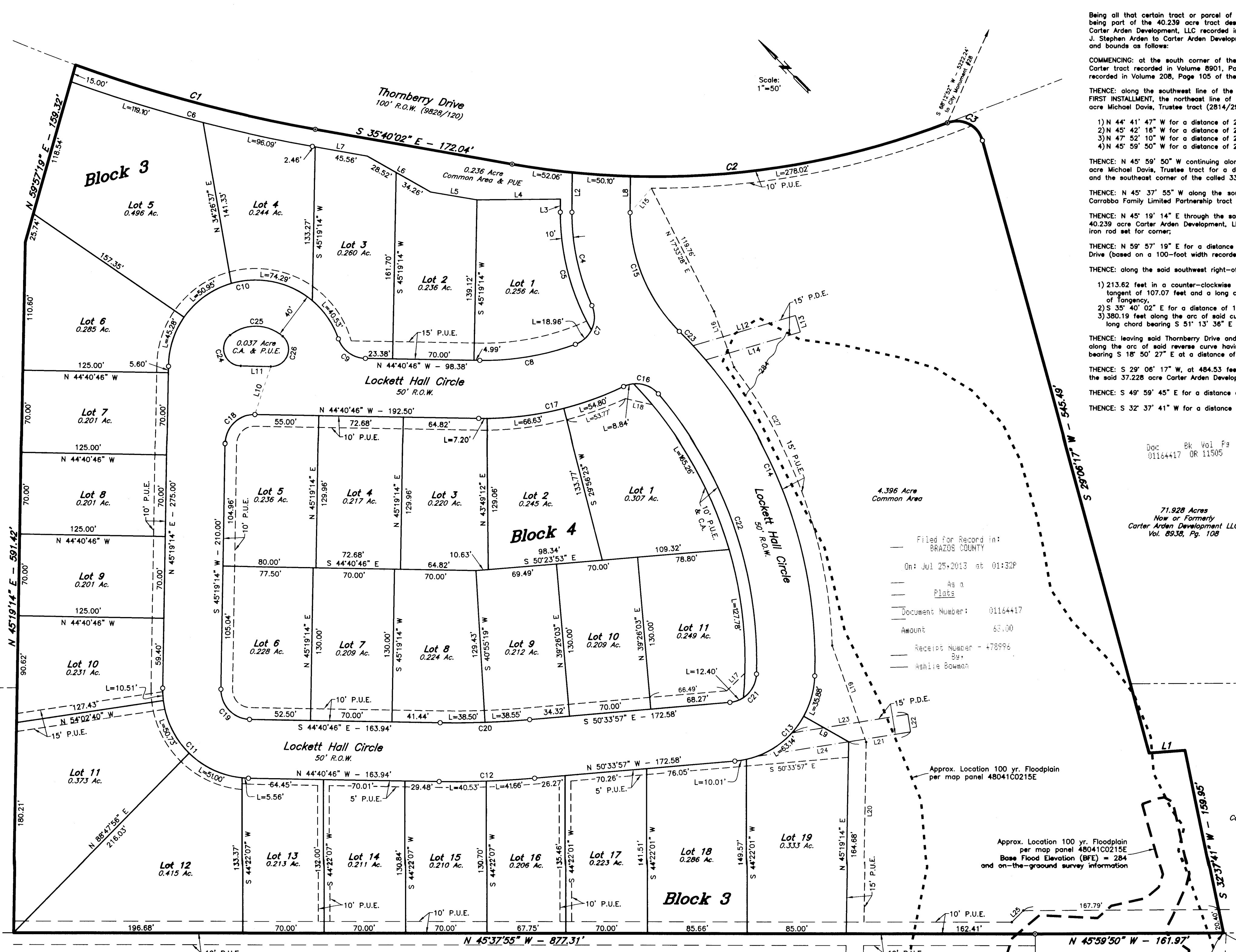


CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	9°52'14"	1240.00'	213.62'	107.07'	S 30°43'56" E	213.36'
C2	31°07'08"	700.00'	380.19'	194.91'	S 51°13'36" E	375.53'
C3	95°53'27"	22.78'	38.13'	25.25'	S 18°50'27" E	33.83'
C4	24°29'15"	195.00'	83.34'	42.32'	S 32°20'42" E	82.71'
C5	29°52'49"	205.00'	106.91'	54.70'	S 29°38'18" W	105.70'
C6	9°49'27"	1255.00'	215.19'	107.86'	S 30°45'35" E	214.92'
C7	93°52'12"	25.00'	40.96'	26.75'	N 67°02'11" E	36.53'
C8	21°20'58"	225.00'	83.84'	42.41'	S 55°21'15" E	83.35'
C9	70°16'36"	25.00'	30.66'	17.60'	S 9°32'28" E	28.78'
C10	161°14'01"	75.00'	211.05'	453.86'	S 55°01'10" E	147.99'
C11	90°00'00"	75.00'	117.81'	75.00'	N 0°19'14" E	106.07'
C12	5°53'11"	800.00'	82.19'	41.13'	N 47°37'21" W	82.15'
C13	83°17'52"	75.00'	109.04'	66.70'	N 87°47'07" E	99.68'
C14	46°42'21"	400.00'	326.07'	172.71'	N 22°47'01" E	317.11'
C15	45°09'29"	145.00'	114.28'	60.30'	N 22°00'35" E	111.35'
C16	75°07'49"	25.00'	32.78'	19.23'	N 33°54'55" W	30.48'
C17	26°48'03"	275.00'	128.64'	65.52'	N 58°04'47" W	127.47'
C18	90°00'00"	25.00'	39.27'	25.00'	N 89°40'46" W	35.36'
C19	90°00'00"	25.00'	39.27'	25.00'	S 0°19'14" W	35.36'
C20	5°53'11"	750.00'	77.05'	38.56'	S 47°37'21" E	77.02'
C21	83°17'52"	25.00'	36.35'	22.23'	N 87°47'07" E	33.23'
C22	42°29'12"	350.00'	259.54'	136.06'	N 24°53'35" E	253.63'
C23	2°27'07"	400.00'	17.12'	8.56'	N 0°39'24" E	17.12'
C24	139°40'30"	15.00'	36.57'	40.85'	N 25°09'29" E	28.16'
C25	80°39'01"	35.00'	49.27'	29.71'	S 44°40'46" E	45.30'
C26	139°40'30"	15.00'	36.57'	40.85'	S 65°28'59" W	28.16'
C27	35°25'25"	415.00'	256.58'	132.54'	S 24°47'31" W	252.51'

LINE	BEARING	DISTANCE
L1	S 49°59'45" E	30.99'
L2	N 44°35'19" E	34.57'
L3	S 44°35'11" W	11.35'
L4	S 46°20'14" E	71.74'
L5	S 36°00'53" E	40.43'
L6	S 15°54'58" E	62.77'
L7	S 35°40'18" E	48.02'
L8	N 44°35'19" E	31.57'
L9	N 16°27'16" W	44.21'
L10	N 62°37'42" E	43.47'
L11	N 44°40'46" W	25.88'
L12	S 62°20'33" E	91.60'
L13	S 27°39'27" W	15.00'
L14	S 62°20'33" E	84.74'
L15	N 84°44'35" E	27.96'
L16	N 24°47'31" E	51.49'
L17	S 89°37'32" E	21.52'
L18	S 32°41'45" E	23.70'
L19	N 24°47'31" E	86.98'
L20	S 45°19'14" W	154.37'
L21	N 54°38'33" E	53.75'
L22	S 35°21'27" W	15.00'
L23	S 54°38'33" E	100.76'
L24	S 54°38'33" E	79.78'
L25	S 89°35'30" W	14.11'



FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the JOHN AUSTIN LEAGUE, Abstract No. 2 in Brazos County, Texas and being part of the 40.239 acre tract described in the deed from Anne Richter Carter, Robert Brannon Carter and George Francis Carter, Jr. to Carter Arden Development, LLC recorded in Volume 8938, Page 108 (O.R.B.C.) and a portion of the 37.228 acre tract described in the deed from J. Stephen Arden to Carter Arden Development, LLC recorded in Volume 8938, Page 113 (O.R.B.C.) and being more particularly described by metes and bounds as follows:

COMMENCING: at the south corner of the said 37.228 acre Carter Arden Development, LLC tract, the west corner of the 3.755 acre Edward B. Carter tract recorded in Volume 8901, Page 249 (O.R.B.C.) and being in the northeast line of Lot 6, OAK FOREST ESTATES, FIRST INSTALLMENT as recorded in Volume 208, Page 105 of the Brazos County Deed Records (B.C.D.R.);

THENCE: along the southwest line of the said 37.228 acre Carter Arden Development, LLC tract, the northeast line of said OAK FOREST ESTATES, FIRST INSTALLMENT, the northeast line of OAK FOREST ESTATES, SECOND INSTALLMENT (308/223 [B.C.D.R.]) and the northeast line of a called 34.9 acre Michael Davis, Trustee tract (2814/297 [O.R.B.C.]) for the following four (4) calls:

- 1) N 44° 41' 47" W for a distance of 228.60 feet for corner;
- 2) N 45° 42' 16" W for a distance of 259.97 feet for corner;
- 3) N 47° 52' 10" W for a distance of 238.54 feet for corner and
- 4) N 45° 59' 50" W for a distance of 245.19 feet to a 1/2-inch iron rod set for the POINT OF BEGINNING;

THENCE: N 45° 59' 50" W continuing along the southwest line of the said 37.228 acre Carter Arden Development, LLC tract and the called 34.9 acre Michael Davis, Trustee tract for a distance of 161.97 feet to a found 1/2-inch iron rod marking the north corner of the said Davis tract and the southeast corner of the called 333.4 acre Carroba Family Limited Partnership tract recorded in Volume 5807, Page 259 (O.R.B.C.);

THENCE: N 45° 37' 55" W along the southwest line of the said 37.228 acre Carter Arden Development, LLC tract and the called 333.4 acre Carroba Family Limited Partnership tract for a distance of 877.31 feet to a 1/2-inch iron rod set for corner;

THENCE: N 45° 19' 14" E through the said 37.228 acre Carter Arden Development, LLC tract, at 209.64 feet pass the southwest line of the said 40.239 acre Carter Arden Development, LLC tract, continuing into the said 40.239 acre tract for a total distance of 591.42 feet to a 1/2-inch iron rod set for corner;

THENCE: N 59° 57' 19" E for a distance of 159.32 feet to a 1/2-inch iron rod set for corner in the southwest right-of-way line of Thornberry Drive (based on a 100-foot width recorded in Volume 0826, Page 120 [O.R.B.C.]);

THENCE: along the said southwest right-of-way line of Thornberry Drive for the following three (3) calls:

- 1) 213.62 feet in a counter-clockwise direction along the arc of a curve having a central angle of 09° 52' 14", a radius of 1240.00 feet, a tangent of 107.07 feet and a long chord bearing S 30° 43' 56" E at a distance of 213.36 feet to a found 3/4-inch iron pipe for the Point of Tangency;
- 2) S 35° 40' 02" E for a distance of 172.04 feet to a found 3/4-inch iron pipe for the Point of Curvature of a curve to the left and
- 3) 380.19 feet along the arc of said curve having a central angle of 31° 07' 08", a radius of 700.00 feet, a tangent of 194.91 feet and a long chord bearing S 15° 13' 36" E at a distance of 375.53 feet to a found 3/4-inch iron pipe for the Point of Reverse Curvature;

THENCE: leaving said Thornberry Drive and continuing through the interior of the said 40.239 acre Carter Arden Development, LLC tract 381.13 feet along the arc of said reverse curve having a central angle of 25° 53' 27", a radius of 22.78 feet, a tangent of 25.25 feet and a long chord bearing S 18° 50' 27" E at a distance of 33.83 feet to a 3/4-inch iron pipe set for the Point of Tangency;

THENCE: S 29° 06' 17" W, at 484.53 feet pass the southwest line of the said 40.239 acre Carter Arden Development, LLC tract, continuing into the said 37.228 acre Carter Arden Development, LLC tract for a total distance of 545.49 feet to a 1/2-inch iron rod set for corner;

THENCE: S 49° 59' 45" E for a distance of 30.99 feet to a 1/2-inch iron rod set for corner;

THENCE: S 32° 37' 41" W for a distance of 159.95 feet to the POINT OF BEGINNING and containing 14.433 acres of land, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Carter Arden Dev. 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 8938, Page 108 and Volume 8938, Page 113 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.

J. Stephen Arden
Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared J. STEPHEN ARDEN 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 purpose stated.

Given under my hand and seal on this 11th day of JULY 2013.

W. Paul Kaopon
Notary Public, Brazos County, Texas

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 the certificates of authentication was filed for record in my office the 25 day of July, 2013, in the Official Records of Brazos County, Texas in Volume 11503, Page 95.

Karen McQueen
County Clerk, Brazos County, Texas

By: Ashlie Bowman

APPROVAL OF THE CITY PLANNER

I, M. J. 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 25th day of July, 2013.

M. J. Zimmerman
City Planner, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Michael Beckendorf, 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 15th day of July, 2013, and same was duly approved on the 15th day of July, 2013, by said Commission.

Michael Beckendorf
Chairman, Planning and Zoning Commission

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 that properly markers and monuments were placed under my personal direction on the ground, and that the metes and bounds describing said plat were correctly describe a closed geometric form.

Kevin R. McClure
Kevin R. McClure, R.P.L.S. No. 5650

GENERAL SURVEYOR NOTES:

1. ORIGINAL OF BEARING SYSTEM: Monuments found and the record bearing (S 45°01'30" E) along the northeast line of the 103.916 acre Homewood, LLC tract recorded in Volume 8938, Page 97 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 48041C0215E, Map Revised May 16, 2012, a portion of this property is located in a Special Flood Hazard Area.
3. The building setback requirements are established by the City of Bryan Code of Ordinances.
4. Unless otherwise indicated, all distances shown along curves are arc distances.
5. ZONING: PD-Mixed Use District by Ordinance #1819, passed July 28, 2009 by Bryan City Council.
6. Proposed Land Use: Single Family Residential (30 Lots)
7. Right-of-way Acreage: 2.10 Ac.
8. Common Area shall be owned & maintained by Homeowner's Association.
9. Unless otherwise indicated 1/2" Iron Rods are set at all corners.

○ - 1/2" Iron Rod Found
 ● - 3/4" Iron Pipe Found
 ○ - 3/4" Iron Pipe Set

10. Abbreviations:
 C.A. - Common Area
 P.U.E. - Public Utility Easement
 P.D.E. - Public Drainage Easement

FINAL PLAT

GREENBRIER

PHASE 8/10

14.433 ACRES

LOTS 1-19, BLOCK 3
LOTS 1-11, BLOCK 4

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

OCTOBER, 2012
SCALE: 1" = 50'

OWNER:
Carter Arden Development, LLC
311 Cecilia Lane
College Station, TX 77845
979-225-7275

SURVEYOR:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 403
College Station, Texas 77845
(979) 693-3838