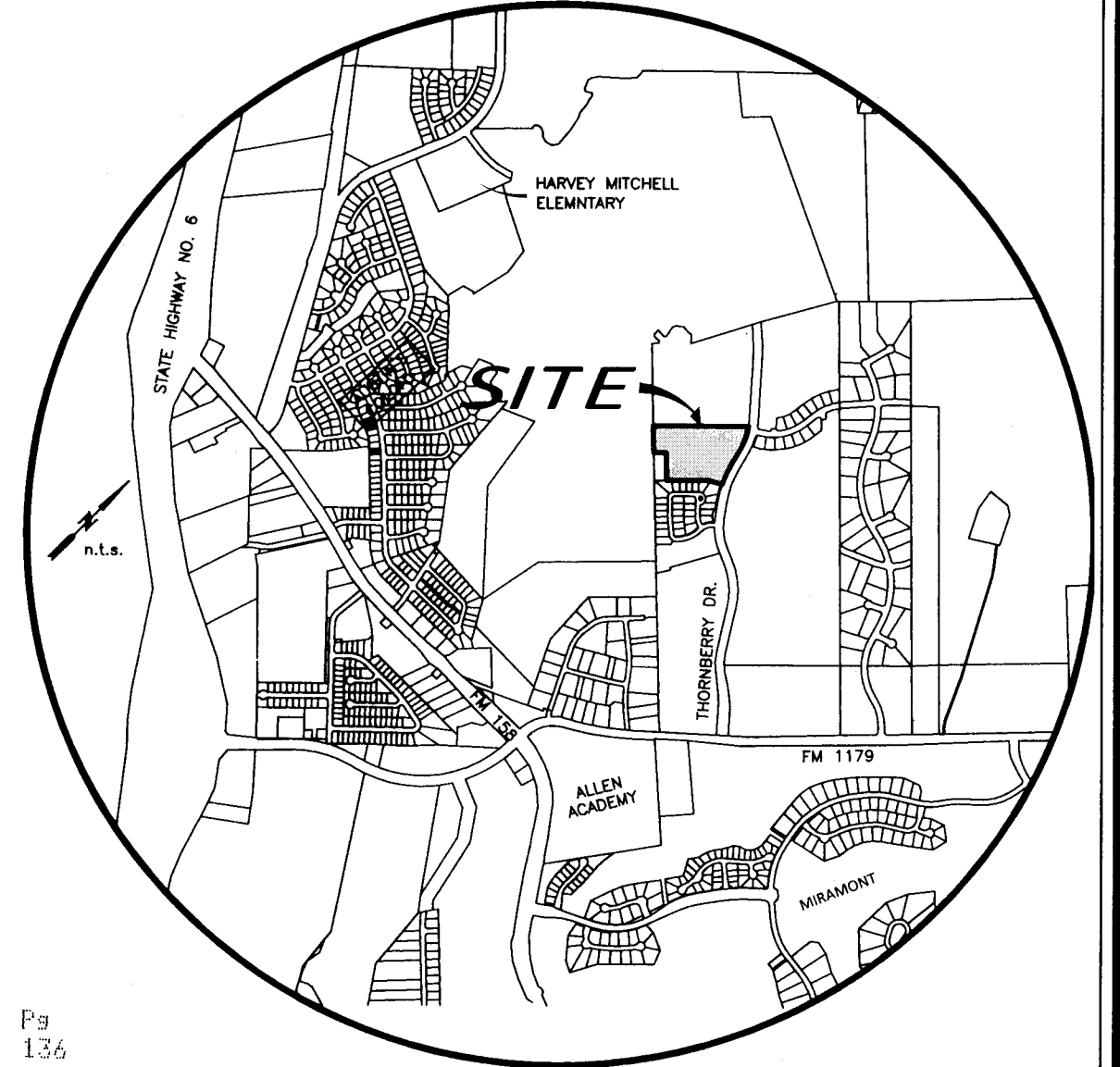


37.228 Acres  
Carter Arden Development LLC.  
V.8938, P.113

40.239 Acres  
Now or Formerly  
Carter Arden Development LLC.  
V.8938, P.108



VICINITY MAP

FIELD NOTES

Doc Br Vol Pg  
01190340 OR 11952 136

Filed for Record in  
BRAZOS COUNTY  
On: Apr 15, 2014 at 10:11A  
As a  
Class  
Document Number: 01190340  
Amount: 67.00  
Receipt Number - 505715  
By:  
Kala Brunner

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 volume and page  
of the Official Public Records of:  
BRAZOS COUNTY  
as stamped hereon by me.  
Apr 15, 2014  
Karen McQueen, Brazos County Clerk  
BRAZOS COUNTY

- GENERAL SURVEYOR NOTES:
1. ORIGIN 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, this property is not 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-H
  6. Proposed Land Use: Single Family Residential (37 Lots)
  7. Right-of-way Acreage: 2.08 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 (Vol. . Pg. ).
  10. 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
11. Abbreviations:  
C.A. - Common Area  
P.U.E. - Public Utility Easement  
P.D.E. - Public Drainage Easement

| CURVE | DELTA      | RADIUS   | LENGTH  | TANGENT | CHORD BRG.    | CHORD DIST. |
|-------|------------|----------|---------|---------|---------------|-------------|
| C1    | 22°03'35"  | 740.00'  | 284.91' | 144.24' | S 25°02'17" E | 283.15'     |
| C2    | 11°47'18"  | 1240.00' | 255.13' | 128.01' | S 19°54'09" E | 254.68'     |
| C3    | 29°34'09"  | 405.00'  | 209.01' | 106.89' | S 60°06'19" W | 206.70'     |
| C4    | 41°24'35"  | 50.00'   | 36.14'  | 18.00'  | N 24°36'57" W | 35.36'      |
| C5    | 262°49'09" | 50.00'   | 229.35' | 56.69'  | S 44°40'46" W | 75.00'      |
| C6    | 41°24'35"  | 50.00'   | 36.14'  | 18.90'  | N 66°01'32" E | 35.36'      |
| C7    | 90°00'00"  | 25.00'   | 39.27'  | 25.00'  | N 0°19'14" E  | 35.36'      |
| C8    | 90°00'00"  | 25.00'   | 39.27'  | 25.00'  | N 89°40'46" W | 35.36'      |
| C9    | 29°25'13"  | 50.00'   | 25.67'  | 13.13'  | N 30°36'37" E | 25.39'      |
| C10   | 260°26'49" | 50.00'   | 227.28' | -59.12' | N 33°52'35" W | 76.35'      |
| C11   | 51°01'35"  | 50.00'   | 44.53'  | 23.86'  | S 70°50'02" W | 43.07'      |
| C12   | 90°00'00"  | 25.00'   | 39.27'  | 25.00'  | N 0°19'14" E  | 35.36'      |
| C13   | 83°10'00"  | 25.00'   | 36.29'  | 22.81'  | S 86°15'46" E | 33.19'      |
| C14   | 22°19'52"  | 455.00'  | 177.34' | 89.81'  | S 63°19'10" W | 176.22'     |
| C15   | 3°36'33"   | 1255.00' | 79.05'  | 39.54'  | S 15°48'46" E | 79.04'      |
| C16   | 12°49'07"  | 585.00'  | 30.88'  | 65.71'  | N 66°41'51" E | 130.61'     |
| C17   | 11°49'16"  | 585.00'  | 120.70' | 60.56'  | N 54°22'40" E | 120.48'     |
| C18   | 5°56'47"   | 1255.00' | 130.25' | 65.18'  | S 22°53'31" E | 130.19'     |
| C19   | 21°52'48"  | 725.00'  | 276.86' | 140.14' | S 24°56'54" E | 275.18'     |

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 the same are true and correct and describe a closed geometric form.  
3/19/14  
Kevin R. McClure, R.P.L.S. No. 5650

**FINAL PLAT**  
**GREENBRIER**  
**PHASE 9**  
12.040 Acres  
LOTS 1-20, BLOCK 5  
LOTS 1-17, BLOCK 6  
JOHN AUSTIN LEAGUE, A-2  
BRYAN, BRAZOS COUNTY, TEXAS  
OCTOBER, 2013  
SCALE: 1" = 50'

Owner:  
F&B Development LLC  
College Station, TX 77845  
(979) 539-8993

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



CERTIFICATE OF OWNERSHIP AND DEDICATION  
STATE OF TEXAS  
COUNTY OF BRAZOS  
We, **GREENBRIER SUB, PHASE 9, LTD.**, 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 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:  
**James A. Pittman**  
Owner

APPROVAL OF PLANNING AND ZONING COMMISSION  
I, **Kala Brunner**, 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 15 day of April, 2014, and same was duly approved on the 15 day of April, 2014, by said Commission.  
**Kala Brunner**  
Chairman, Planning and Zoning Commission

APPROVAL OF THE CITY ENGINEER  
I, the undersigned, City Engineer of the City of Bryan, here / 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 April, 2014.  
**W. Paul Kegan**  
City Engineer, Bryan, 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 its certificates of authentication was filed for record in my office the 15 day of April, 2014, in the Official Records of Brazos County, Texas in Volume 11952, Page 136.  
**Karen McQueen**  
County Clerk, Brazos County, 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 April, 2014.  
**Maria Zimmerman**  
City Planner, Bryan, Texas

STATE OF TEXAS  
COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day personally appeared **James A. Pittman**, 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 14th day of March, 2014.  
**Kevin D. Barrett**  
Notary Public, Brazos County, Texas