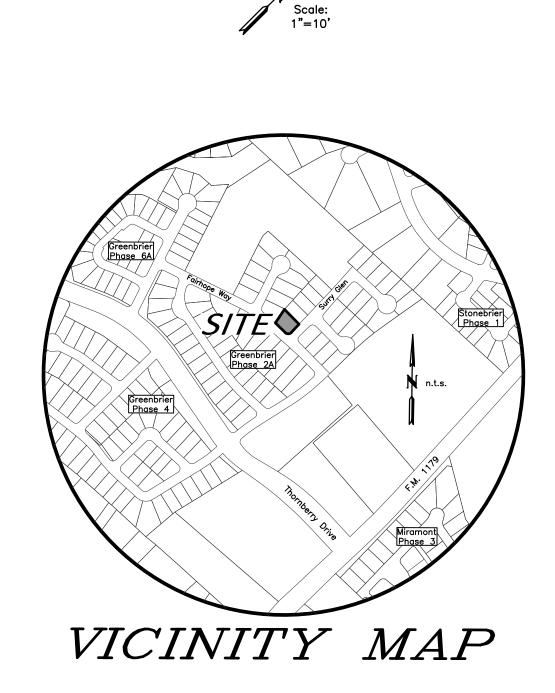


Lot 22 Now or Formerly Giles & Cheryl Hadrych V.18416, P.118

\_\_\_\_\_



**Way** Asph. 190 Fairhope R.O.W. ~ 27', V.17149, P.

P.O.B.~

10'

P.U.E.

## CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	90.00,00	25.00'	39.27 <b>'</b>	25.00'	S 89•58'30" W	35.36'

## 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 all of Lot 20, Block 28, GREENBRIER PHASE 2A as depicted on the Final Plat recorded in Volume 17149, Page 190 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.) and all of the 1883.91 square foot Common Area, Block 28 of said GREENBRIER PHASE 2A, said Lot 20, Block 28 being further described in the deed from RNL Homebuilders, LLC to Donald B. Vernon and Brenda J. Vernon recorded in Volume 18381, Page 30 (O.P.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 west corner of this herein described tract, said iron rod also marking the south corner of Lot 21, Block 28 of said GREENBRIER PHASE 2A and being in the northeast right-of-way line of Fairhope Way (based on a 50-foot width);

THENCE: N 36\* 35' 48" E along the common line of this tract and said Lot 21, Block 28 for a distance of 88.80 feet to a found 1/2—inch iron rod marking the north corner of this tract, said iron rod also marking the west corner of Lot 19, Block 28 of said GREENBRIER PHASE 2A;

THENCE: S 45° 01' 30" E along the common line of this tract and said Lot 19, Block 28 for a distance of 123.60 feet to a found 1/2-inch iron rod marking the east corner of this herein described tract, said iron rod also marking the south corner of said Lot 19, Block 28 and being in the northwest right-of-way line of Surry Glen (based on a 50-foot width);

THENCE: along the northwest right-of-way line of said Surry Glen and the northeast right-of-way line of said Fairhope Way for the following three (3) calls:

1) S 44° 58' 30" W for a distance of 62.85 feet to a found 1/2-inch iron rod marking the Point of Curvature of a curve to the right, 2) 39.27 feet along the arc of said curve having a central angle of 90° 00' 00", a radius of 25.00 feet, a tangent of 25.00 feet and long chord bearing S 89° 58' 30" W at a distance

of 35.36 feet to a found 1/2-inch iron rod marking the Point of Tangency, and 3) N 45° 01' 30" W for a distance of 85.66 feet to the POINT OF BEGINNING and containing 0.233 acres of land.

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS) (COUNTY OF BRAZOS)

I, <u>Karen McQueen</u>, 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 day of \_\_\_\_\_, 20\_\_\_\_, in the Official Records of Brazos County, Texas in Volume \_\_\_\_\_, Page \_\_\_\_\_.

County Clerk, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS COUNTY OF BRAZOS

I, Cody Karisch, Registered Professional Land Surveyor No. 7004, 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.

Cody Karisch, R.P.L.S. No. 7004

## GENERAL SURVEYOR NOTES:

- Hazard Area. distances.
- these areas.
- of Bryan Code of Ordinances.

			,				
8.	Abbreviations:						
	P.O.B.	-	Point of E				
	P.U.E.	-	Public Util				
	FH	_	Fire Hydro				
	SC	_	Sewer Cle				
	SS	_	Sanitary S				
	W/M	_	Water Met				

- \_ Water Meter WМ WV Water Valve \_
- (314) Contour Elevation

