FINAL PLAT NOTES:

1. NO PORTION OF THIS TRACT LIE WITHIN THE FLOOD PLAIN (ZONE A) AS GRAPHICALLY DEPICTED ON F.E.M.A.- FIRM COMMUNITY PANEL NO. 480410015BC, JULY 2, 1992.

2. MINIMUM FRONT SETBACKS ARE 25 FEET, SIDE SETBACKS ARE 10 FEET AND REAR SETBACKS ARE 16 FEET UNLESS OTHERWISE SPECIFIED.

3. BASIS OF BEARING: THE BEARING SYSTEM USED IN GREEN BRANCH RIDGE PHASE I VOLUME 3971, PAGE 189.

4. NEITHER PARKLAND DEDICATION NOR OVERSIZE PARTICIPATION APPLIES TO THIS SUBDIVISION.

7. ALL PROPERTY CORNERS, P.C.'S AND P.T.'S ARE MONUMENTED BY 1/2" IRON RODS WITH CAP STAMPED, "TAGGART RPLS 5676", UNLESS OTHERWISE NOTED.

8. GREEN BRANCH RIDGE, PHASE TWO-A CONTAINS 2 LOTS, AVERAGING 1.89 ACRES PER LOT AND 0.00 ACRES OF RIGHT-OF-WAY.

IN ADDITION TO OTHER EASEMENTS WHICH MAY BE SHOWN OR SPECIFIED THE FOLLOWING EASEMENTS ARE ALSO GRANTED:

1) A TEN (10) FOOT WIDE UTILITY EASEMENT ON EACH SIDE OF ANY AND ALL LOT LINES SHOWN ON THE PLAT AND ON EACH SIDE OF ANY AND ALL LOT LINES WHICH MAY BE ESTABLISHED IN THE FUTURE. FOR ANY SIDE LOT LINES WHICH COINCIDE WITH THE R.O.W. OF STEEP HOLLOW RD. IN WHICH CASE THE EASEMENT WIDTH SHALL BE TWENTY (20) FEET.

2) A FIVE (5) FOOT WIDE ANCHOR AND GUY EASEMENT EXTENDING TWENTY (20) FEET BEYOND ANY SPECIFIED UTILITY EASEMENTS WHERE AND WHEN NECESSARY FOR GUY ANCHORS REQUIRED IN SUPPORTING OVERHEAD UTILITY LINES.

1. A "FLOOD PLAIN PERMIT" WILL BE REQUIRED ON ALL TRACTS PRIOR TO THE CONSTRUCTION OF ANY STRUCTURE. THE PERMIT MAY BE OBTAINED FROM THE COUNTY ENGINEER'S OFFICE AT:
   2617 HWY 21 WEST
   BRYAN, TX 77803
   (979) 822-2127

2. BRAZOS COUNTY HEALTH DEPARTMENT NOTES:

   a) ALL LOTS SERVED BY OSSFs MUST COMPLY WITH COUNTY AND STATE OSSF REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN "AUTHORIZATION TO CONSTRUCT" PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT ENSURES COMPLIANCE WITH COUNTY ORDER ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.064 OF THE TEXAS WATER CODE.

   b) ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE OSSF MAY BE CONSTRUCTED.

   c) OSSF DISPOSAL AREAS SHALL NOT ENCROACH THE 100-FOOT OR THE 150-FOOT "SANITARY" ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.

   d) OSSF SHALL BE DESIGNED TO WHERE NO DAMAGE WILL OCCUR TO THE SYSTEM DURING A FLOOD.

   e) A PROFESSIONAL ENGINEER MUST ADDRESS TANK FLOTATION.

   f) ALL ELECTRICAL COMPONENTS (SUCH AS ALARMS, JUNCTION BOXES & COMPRESSORS) SHALL BE ELEVATED ABOVE THE FLOOD PLAIN.

   g) TANKS & ELECTRICAL COMPONENTS, WHICH ARE BURIED, MAY NEED TO HAVE EXCESS SOIL REMOVED FROM SITE, DEPENDING ON FLOOD PLAIN STATUS PER PROPERTY.

3. WIXON WATER SUPPLY CORP. WILL PROVIDE WATER SERVICE FOR THE SUBDIVISION.

METES AND BOUNDS DESCRIPTION
OF A
[illegible] ACRE TRACT
(GREEN BRANCH RIDGE PHASE TWO-A)
RICHARDSON PERRY LEAGUE, A-44
BRAZOS COUNTY, TEXAS

[illegible]

BEGINNING [illegible]

THENCE [illegible]

THENCE [illegible]

THENCE [illegible]

THENCE [illegible]

THENCE [illegible]

THENCE [illegible]

THENCE [illegible]

THENCE [illegible]

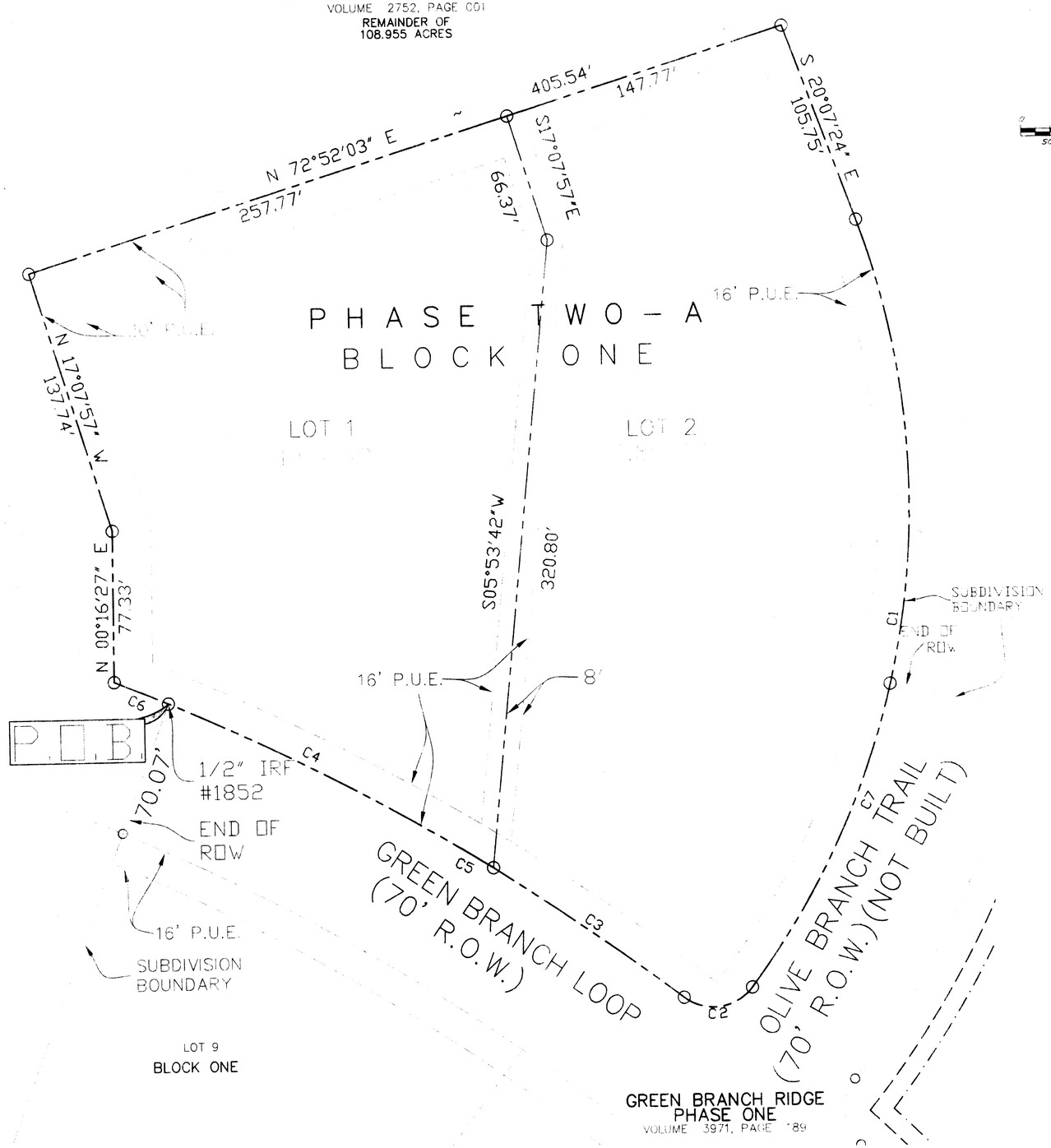
BASIS OF BEARING: The bearings contained in Green Branch Ridge, Phase One as recorded in plat recorded in VOLUME 3971, PAGE 189.

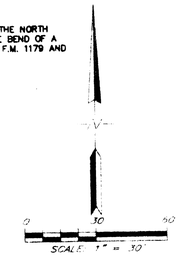
February 2008
Adams, Taggart and Associates
College Station, TX

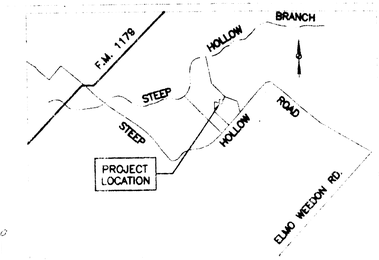
NOW OR FORMERLY
BEARD FAMILY PARTNERSHIP
VOLUME 2752, PAGE 001
REMAINDER OF
108.955 ACRES

BENCHMARK: ELEV. = 328.38

BRAZOS COUNTY MONUMENT #BZ-170, LOCATED IN THE NORTH RIGHT-OF-WAY OF STEEP HOLLOW ROAD AND INSIDE BEND OF A 90° CURVE APPROXIMATELY 1.1 MILE SOUTHEAST OF F.M. 1179 AND STEEP HOLLOW ROAD INTERSECTION.







N.T.S.

CERTIFICATE OF OWNERSHIP AND DEDICATION

(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I (We), _____ the owner(s) and developer(s) of the land shown on this plan, being (part of) the tract of land as conveyed to me (us, it) in the Official Records of Brazos County in Volume 2752 ,Page 001 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.

_____
OWNER

(STATE OF TEXAS)
(COUNTY OF BRAZOS)

Before me, the undersigned authority; on this day personally appeared_____ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal of office this___ day of _____, 20___

_____
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

CERTIFICATION OF THE SURVEYOR

(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, Gregory K. Taggart, Registered Professional Land Surveyor No.5676 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.

PRELIMINARY FOR PUBLIC AGENCY REVIEW
Registered Professional Land Surveyor
R.P.L.S. 5676

APPROVAL OF THE PLANNING & ZONING COMMISSION

I, _____ Chairman of the Planning & Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the _____ day of_____ 20___ and same was duly approved on the _____ day of _____, 20___ by said Commission.

_____
Chairman, Planning & Zoning Commission Bryan, Texas

APPROVAL OF THE PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator 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 _____ day of _____ 20___

_____
Planning Administrator, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, 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 _____ day of ____, 20___

_____
City Engineer, Bryan, Texas

APPROVAL BY BRAZOS COUNTY COMMISSIONER'S COURT

I, _____ County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County Commissioners' Court on the ____ day of _____, 20___.

_____
County Judge, Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK
(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, _____ County Clerk in and for said County, do hereby certify that this plat together with its certificates of authorization was filed for record in my office the ____ day of _____, 20___, in the Official Records of Brazos County in Volume _____ ,Page ____.

_____
County Clerk, Brazos County, Texas

2551 TEXAS AVENUE SOUTH, SUITE A
COLLEGE STATION, TX 77840
Ph: (979) 693-5359 EMAIL: mdgcst@yahoo.com
Fx: (979) 693-4243

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Received
FEB 27 2008
Development & Engineering Services

RICHARDSON PERRY LEAGUE, ABSTRACT NO. 44
BRAZOS COUNTY, TEXAS (BRYAN ETJ)

ADAMS, TAGGART, AND ASSOCIATES
FILE NUMBER

SHEET 1 OF 1 B