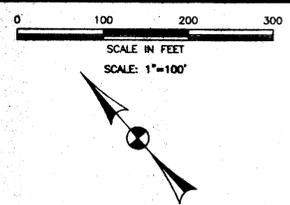
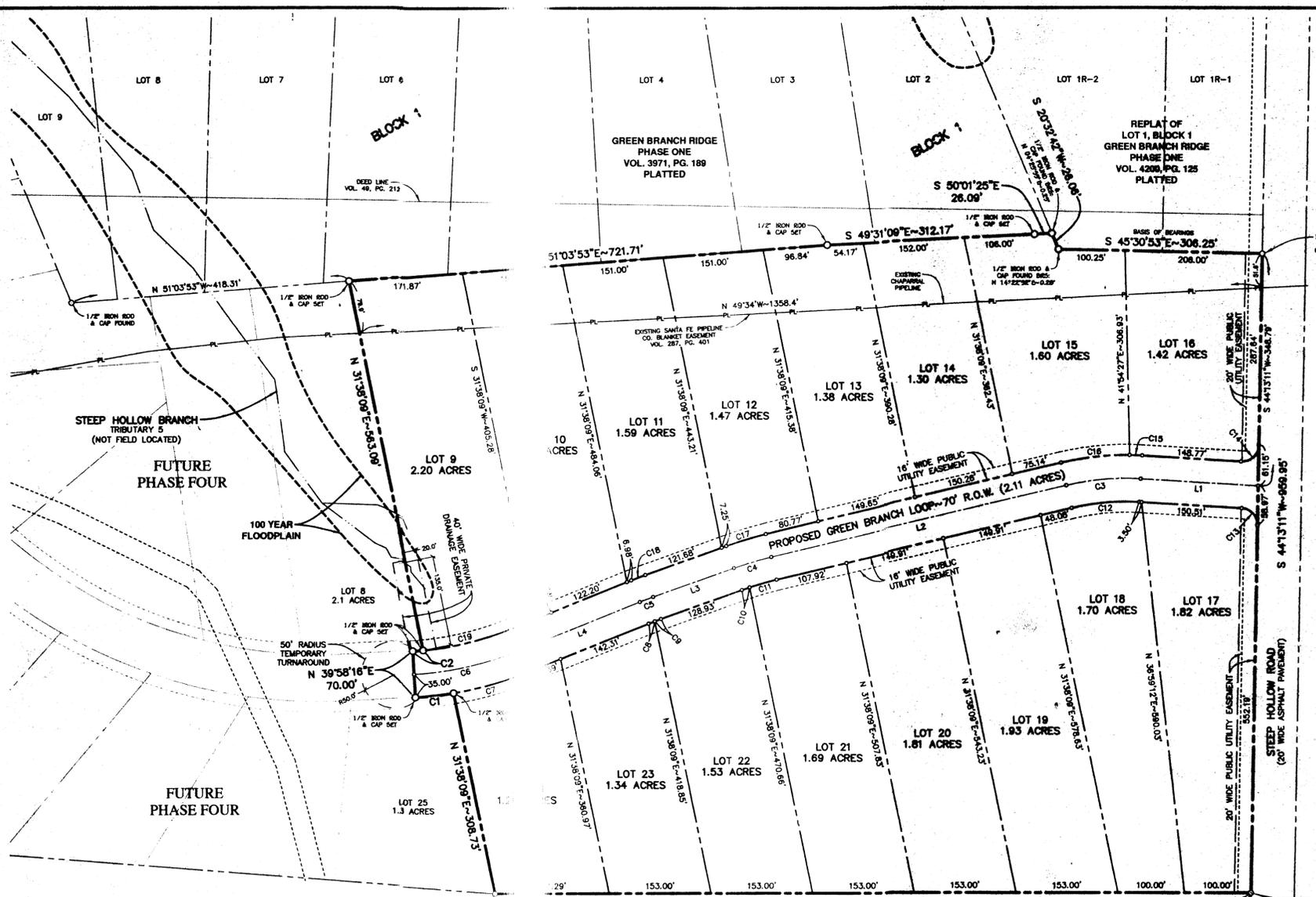


10/19/2012 9:07:25 AM DDT



NOTES: 1. BASIS OF BEARINGS IS THE RE-ESTABLISHED MOST SOUTHWESTERLY LINE OF GREEN BRANCH RIDGE, PHASE ONE... 2. CURRENT TITLE APPEARS VESTED AS FOLLOWS: THE BEARD FAMILY PARTNERSHIP BY VIRTUE OF DEED RECORDED IN VOL. 2752, PG. 01... 3. A SMALL PORTION OF THE SUBJECT TRACT DOES LIE WITHIN THE 100 YEAR FLOODPLAIN... 4. 1/2" IRON ROD & CAP SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED... 5. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE... 6. FRONT, REAR, AND SIDE SETBACKS SHALL CONFORM TO THE SPECIFICATIONS OF SUBDIVISION PLATS AS ESTABLISHED BY THE COMMISSIONERS COURT... 7. NOTES FROM THE BRAZOS COUNTY HEALTH DEPARTMENT: a.) NO ON SITE SEWAGE FACILITY (OSSF) AUTHORIZATION TO CONSTRUCT FOR AN INDIVIDUAL LOT... b.) ALL LOTS SERVED BY AN OSSF MUST COMPLY WITH COUNTY AND STATE REGULATIONS...

LINE TABLE: LINE BEARING DISTANCE L1 N43°16'49"W 178.41' L2 N60°04'25"W 455.81' L3 N66°19'03"W 128.93' L4 N68°35'51"W 195.70'

CURVE TABLE: CURVE LENGTH RADIUS DELTA CHORD BEARING C1 57.65' 535.00' 61°02'28" N 53°06'58"W-57.63' C2 15.61' 485.00' 1°52'26" S 50°59'27"E-15.61' C3 112.84' 385.00' 18°47'36" N 51°40'37"W-112.44' C4 58.30' 535.00' 61°43'38" N 63°11'44"W-58.27' C5 21.29' 535.00' 2°16'47" N 67°27'27"W-21.29' C6 162.04' 500.00' 18°34'06" N 59°18'47"W-161.33' C7 115.73' 535.00' 12°23'39" S 62°24'01"E-115.50' C8 9.93' 500.00' 1°08'17" S 68°01'42"E-9.93' C9 9.96' 500.00' 1°08'30" S 66°53'18"E-9.96' C10 12.40' 500.00' 1°25'14" S 65°36'28"E-12.40' C11 42.09' 500.00' 4°49'24" S 62°22'07"E-42.09' C12 102.58' 350.00' 16°47'36" S 51°40'37"E-102.22' C13 38.18' 25.00' 87°30'01" S 00°28'11"W-34.58' C14 40.36' 25.00' 92°30'00" N 89°31'49"W-36.12' C15 18.90' 420.00' 2°34'43" N 44°34'10"W-18.90' C16 104.20' 420.00' 14°25'53" N 52°37'58"W-103.93' C17 62.12' 570.00' 61°43'38" N 63°11'44"W-62.09' C18 22.68' 570.00' 2°16'47" N 67°27'27"W-22.68' C19 135.08' 465.00' 16°38'41" N 60°16'30"W-134.61'

Green Branch Ridge Subdivision - Phase 3
27.88 Acre Tract
Richardson Perry Survey, A-44
Brazos County, Texas

Field notes of a 27.88 acre tract and parcel of land, lying and being situated in the Richardson Perry Survey, Abstract No. 44, Brazos County, Texas, and being part of the 151.312 acre tract described in the deed from Berry Alvin Risinger, Jr. to The Beard Family Partnership, recorded in Volume 2752, Page 01, of the Official Records of Brazos County, Texas, and said 27.88 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the base of a 2" steel fence corner marking the south corner of the aforementioned 151.312 acre tract and in the northwest line of an 88.0 acre tract described in the deed to B. A. Risinger, recorded in Volume 49, Page 212, of the Official Records of Brazos County, Texas, said 1/2" iron rod also being in the northwest line of Steep Hollow Road;

THENCE N 48° 42' 06" W along the common line between the aforementioned 151.312 acre tract and the 88.0 acre tract, adjacent to a fence, for a distance of 1136.29 feet to a 1/2" iron rod found marking an angle point in said common line;

THENCE N 31° 38' 09" E for a distance of 308.73 feet to a 1/2" iron rod and cap set in the southwest line of Green Branch Loop - 70' wide right-of-way, same being a curve, concave to the northeast, having a radius of 535.00 feet;

THENCE Northwestly along said curve, same being the southwest right-of-way line of Green Branch Loop, for an arc distance of 57.65 feet to a 1/2" iron rod and cap set at the end of this curve, the chord bears N 53° 06' 58" W - 57.63 feet;

THENCE N 39° 58' 18" E crossing Green Branch Loop, for a distance of 70.00 feet to a 1/2" iron rod and cap set in the northeast right-of-way line of Green Branch Loop, same being a curve, concave to the northeast, having a radius of 465.00 feet;

THENCE Southeastly along said curve, same being the northeast right-of-way line of the aforementioned Green Branch Loop, for an arc distance of 15.61 feet to a 1/2" iron rod and cap set, the chord bears S 50° 59' 27" E - 15.61 feet;

THENCE N 31° 38' 09" E for a distance of 563.00 feet to a 1/2" iron rod and cap set in the southwest line of Block 1, Green Branch Ridge, Phase One, according to the plat recorded in Volume 3971, Page 189, of the Official Records of Brazos County, Texas;

THENCE along the southwest line of the aforementioned Block 1, Green Branch Ridge, Phase One, as follows:

S 51° 03' 53" E for a distance of 721.71 feet to a 1/2" iron rod and cap set;

S 49° 31' 09" E for a distance of 312.17 feet to a 1/2" iron rod and cap set;

S 50° 01' 25" E for a distance of 28.09 feet and corner in the northwest line of Lot 1R-2, according to the Replat of Lot 1, Block 1, Green Branch Ridge, Phase One, recorded in Volume 4200, Page 125, of the Official Records of Brazos County, Texas, from which a 1/2" iron rod and cap found bears N 48° 42' 06" W - 1136.29 feet;

THENCE along the northwest and southwest lines of the aforementioned Replat of Lot 1, Block 1, Green Branch Ridge, Phase One, as follows:

S 20° 32' 42" W for a distance of 28.06 feet, from which a 1/2" iron rod and cap found bears N 14° 23' E - 0.28 feet;

S 45° 30' 53" E for a distance of 308.25 feet to a 1/2" iron rod found at a 3" steel fence corner marking the south corner of Lot 1R-1, according to the Replat of Lot 1, Block 1, Green Branch Ridge Phase One, said 1/2" iron rod also lying in the northwest line of Steep Hollow Road;

THENCE S 44° 13' 11" W along the northwest fenced line of the aforementioned Steep Hollow Road, for a distance of 959.95 feet to the PLACE OF BEGINNING, containing 27.88 acres of land, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

We, THE BEARD FAMILY PARTNERSHIP L.L.P., the owners and developers of the land shown on this plat, being part of the tract of land as conveyed to us in the Official Records of Brazos County in Volume 2752, Page 01, 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.

STATE OF TEXAS
COUNTY OF BRAZOS
Jim Beard

Before me, the undersigned authority, on this day personally appeared Jim Beard, 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 of office this _____ day of _____, 2012.

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

We, EASTERLING HOMES, L.L.C., the owners and developers of the land shown on this plat, being part of the tract of land as conveyed to us in the Official Records of Brazos County in Volume 10925, Page 43, 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.

STATE OF TEXAS
COUNTY OF BRAZOS
Marty Easterly

Before me, the undersigned authority, on this day personally appeared Marty Easterly, 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 of office this _____ day of _____, 2012.

Notary Public, Brazos County, Texas

B. A. RISINGER
REMAINDER OF CALLED
86.00 ACRE TRACT
VOL. 49, PG. 212

APPROVAL OF THE PLANNING COMMISSION
I, _____, Chair of the Planning and Zoning Commission of the City of Bryan, Texas, do hereby certify that the attached plat was duly filed for Commission of the City of Bryan on the _____ day of _____, 2012 and same was duly approved on the _____ day of _____, 2012 by said Commission.

CERTIFICATION BY THE CITY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS
I, Karen McQueen, County Clerk, do hereby certify that this plat together with its certificates of approval are on file for record in my office the _____ day of _____, 2012, in the Official Records of Brazos County, Texas, in Volume _____, Page _____.

APPROVAL OF THE CITY ENGINEER
I, the undersigned, City Engineer of the City of Bryan, Texas, 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 _____, 2012.

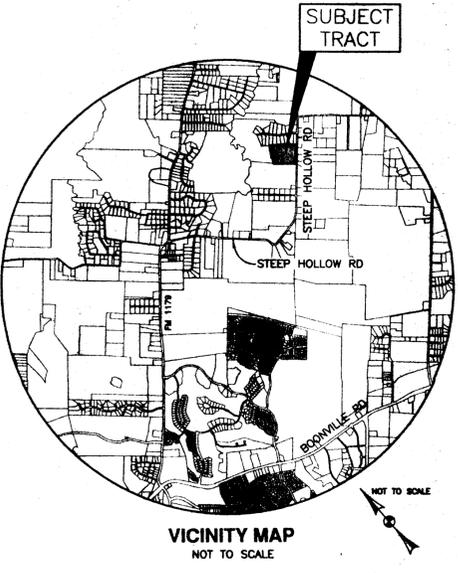
City Engineer, Bryan, Texas

BRAZOS COUNTY COMMISSIONERS 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 _____, 2012.

APPROVAL OF THE CITY PLANNER
I, the undersigned, City Planner and/or designated Secretary of the Planning and 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 _____, 2012.

CERTIFICATION OF THE SURVEYOR
I, S. M. Kling, Registered Professional Land Surveyor No. 2003, 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.

S. M. Kling, R.P.L.S. No. 2003



FINAL PLAT OF GREEN BRANCH RIDGE SUBDIVISION PHASE THREE

27.88 ACRE TRACT

RICHARDSON PERRY SURVEY, A-44
BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
THE BEARD FAMILY PARTNERSHIP L.L.P.
9471 STEEP HOLLOW ROAD
BRYAN, TEXAS 77808
(919) 711-1555
EASTERLING HOMES, L.L.C.
2666 STONE CASTLE CIRCLE
COLLEGE STATION, TEXAS 77840
(919) 711-1555

SCALE: 1"=100' OCTOBER, 2012

Prepared by: EASTERLING HOMES, L.L.C. & SURVEYORS
4101 TEXAS AV. • P.O. BOX 8284 • BRYAN, TEXAS • 77805-8284