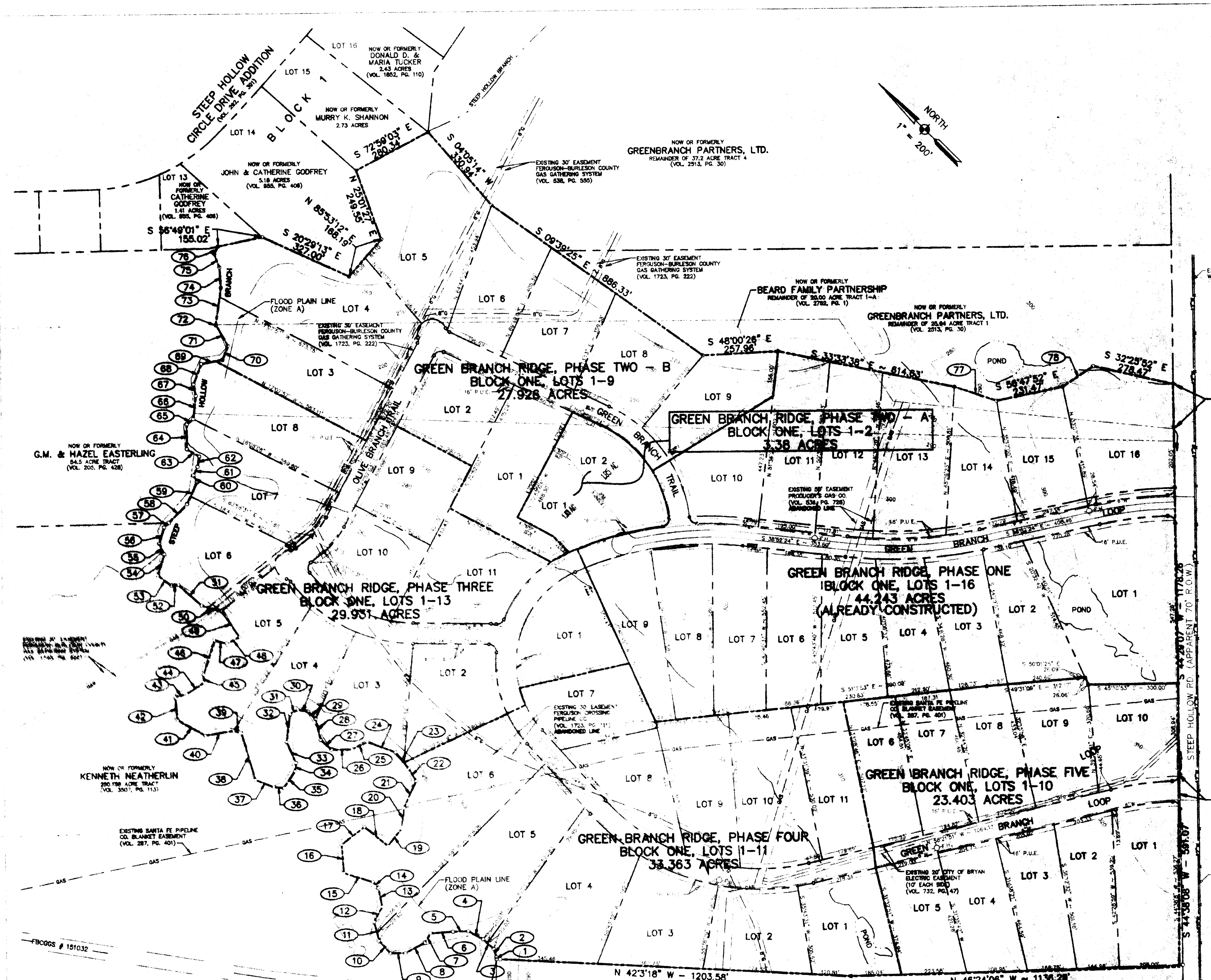

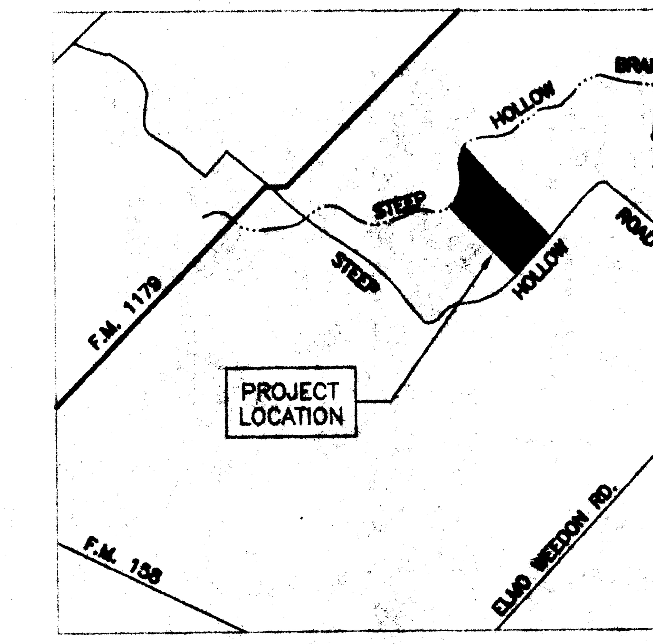

VICINITY MAP
N.T.S.

SPECIAL NOTE:

THIS REVISED MASTER PLAN SUPERCEDES THAT WHICH WAS PREVIOUSLY APPROVED: CASE NO. MP-00-01, MARCH 2, 2000

MASTER PRELIMINARY PLAN NOTES:

1. THIS TRACT DOES LIE WITHIN THE FLOOD PLAIN (ZONE A) AS GRAPHICALLY AS SHOWN ON F.E.M.A. FIRM COMMUNITY PANEL NO. 48041C0155C, JULY 2, 1992.

2. A TEMPORARY TURN-AROUND CUL-DE-SAC SHALL BE LOCATED AT THE END OF PHASE ONE.

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

4. BASIS OF BEARING: S 44°29' 07" W ~ 1178.26 FEET BEING THE MOST SOUTHERLY LINE OF 151.312 ACRE TRACT RECORDED IN VOLUME 2752, PAGE 1 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

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

6. DEVELOPMENT FOR GREENBRANCH SUBDIVISION SHALL HAVE 70' R.O.W. WITH 24' WIDE ASPHALT SURFACE ROADS WITH 3:1 BAR DITCHES FOR DRAINAGE UNLESS OTHERWISE SHOWN.

7. CONTOURS (10 FOOT ELEVATTIONS) SHOWN ARE AS GRAPHICALLY DEPICTED FROM USGS – BRYAN EAST QUADRANGLE. ALL OTHER CONTOURS ARE INTERPOLATED FROM USGS CONTOURS AND FIELD INSPECTIONS.

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	N 39°54'57" E	7.55'	27	N 01°06'35" W	51.20'	53	N 08°13'53" W	58.46'
2	N 28°03'49" E	28.62'	28	N 30°50'51" E	73.30'	54	N 61°54'07" E	75.24'
3	N 02°40'59" W	49.05'	29	N 00°22'07" W	34.79'	55	N 20°24'50" E	40.21'
4	N 18°05'58" W	57.44'	30	N 34°27'49" W	38.66'	56	N 61°30'32" E	56.81'
5	N 47°09'34" W	52.59'	31	N 73°28'15" W	29.84'	57	N 89°28'04" E	22.50'
6	N 48°46'40" W	77.38'	32	S 51°51'53" W	96.02'	58	N 89°36'23" E	90.34'
7	S 77°18'56" W	37.82'	33	S 21°24'04" W	78.73'	59	N 68°52'36" E	82.27'
8	N 73°01'37" W	75.07'	34	S 53°19'33" W	27.93'	60	N 17°06'34" E	26.29'
9	N 45°20'31" W	51.67'	35	S 78°26'33" W	68.10'	61	N 70°30'21" E	32.99'
10	N 01°34'17" E	57.08'	36	N 40°12'09" W	34.78'	62	N 53°27'46" E	34.98'
11	N 31°08'23" E	67.80'	37	N 23°48'49" W	68.85'	63	N 14°18'04" W	48.81'
12	N 73°47'44" E	58.56'	38	N 28°32'39" E	167.14'	64	N 44°39'35" E	84.20'
13	N 33°39'33" E	66.70'	39	N 27°14'16" W	28.17'	65	S 85°11'44" E	29.59'
14	N 00°09'49" E	27.01'	40	N 54°19'08" W	97.76'	66	N 51°07'34" E	78.85'
15	N 27°49'32" W	103.00'	41	N 18°01'48" W	108.61'	67	N 33°57'39" E	39.65'
16	N 40°38'25" E	97.69'	42	N 39°20'51" E	78.52'	68	N 88°53'22" E	74.58'
17	S 82°35'49" E	98.56'	43	S 59°22'08" E	41.71'	69	S 55°48'38" E	74.08'
18	S 06°13'22" E	102.95'	44	S 78°36'30" E	66.87'	70	N 67°12'03" E	50.55'
19	N 84°03'40" E	74.03'	45	N 44°31'55" E	29.48'	71	N 14°34'39" E	82.75'
20	N 52°26'59" E	73.34'	46	N 63°37'08" E	120.15'	72	N 42°57'19" E	1.87'
21	N 69°17'13" E	100.07'	47	S 31°30'45" E	43.85'	73	N 52°57'44" E	126.99'
22	N 14°55'52" E	48.52'	48	S 73°06'09" E	47.68'	74	N 40°49'30" E	69.79'
23	N 05°18'18" E	70.50'	49	N 10°10'28" E	107.14'	75	N 24°14'19" E	49.75'
24	N 24°59'11" W	102.47'	50	N 29°25'46" W	69.66'	76	N 73°12'01" E	28.15'
25	N 70°00'50" W	57.79'	51	N 03°31'48" W	106.40'	77	S 26°27'09" E	152.82'
26	N 48°34'43" W	70.58'	52	N 51°39'25" W	23.68'	78	S 78°29'05" E	125.18'

BRAZOS COUNTY HEALTH DEPARTMENT NOTES:

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. ON-SITE SEWAGE FACILITIES (OSSFs)

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 21.084 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 FLOATATION.

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

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

3. WICKSON S.U.D. WILL PROVIDE WATER SERVICE FOR THE SUBDIVISION.

SYMBOL LEGEND

Symbol	Meaning
(X)	LINE CALL
—W—	EXISTING WATER LINE
—GAS—	EXISTING GAS LINE
—6"W—	PROPOSED WATER LINE
◇	PROPOSED FIRE HYDRANT
o	1/2" IRON ROD (UNLESS OTHERWISE SPECIFIED)

BENCHMARK: ELEV. = 326.38

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.

LOT #	PHASE 1	PHASE 2-A	PHASE 2-B	PHASE 3	PHASE 4	PHASE 5	TOTAL
1	5.214	2.785	1.530	2.246	2.280	2.744	
2	2.241	2.027	1.858	2.308	2.127	2.063	
3	2.128	2.834	------	2.323	[illegible]	2.036	
4	2.008	4.426	------	2.501	[illegible]	[illegible]	
5	2.396	4.322	------	2.711	[illegible]	2.600	
6	2.289	2.225	------	2.371	[illegible]	2.010	
7	2.398	2.377	------	2.682	[illegible]	[illegible]	
8	2.328	2.405	------	2.817	[illegible]	[illegible]	
9	2.020	2.154	------	2.031	[illegible]	[illegible]	
10	2.180	------	------	2.127	3.059	2.272	
11	2.551	------	------	2.823	2.135	------	
12	2.523	------	------	------	------	------	
13	3.079	------	------	------	------	------	
14	2.063	------	------	------	------	------	
15	2.286	------	------	------	------	------	
16	3.501	------	------	------	------	------	
AVG.	[illegible]	[illegible]	------	2.482	2.791	2.188	
R.O.W.	3.211	[illegible]	------	2.848	2.683	1.720	
TOTAL	44.243	[illegible]	3.388	29.931	33.363	23.403	162.246

ADAMS, TAGGART, AND ASSOCIATES
2551 TEXAS AVENUE SOUTH, SUITE A
COLLEGE STATION, TX 77840
Ph: (979) 693-5359
Fx: (979) 693-4243
EMAIL: mdgcstr@yahoo.com
CONSULTING ENGINEERS – SURVEYORS – PLANNERS – ENVIRONMENTAL CONSULTANTS

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REV.	DATE	BY	COMMENT
A	03/24/08	GME	REVISIONS AS PER STAFF COMMENTS

PREPARED FOR:
BEARD FAMILY PARTNERSHIP
9471 STEEP HOLLOW RD.
BRYAN, TX 77808
(409) 822-7431

Scale: 1" = 200' Filename: 3249PRC
Project Date: DECEMBER, 1999
Drawn By: G.M.E.
Checked By: G.K.T.

Received
MAR 2 8 2008
Development & Engineering Services

A MASTER PRELIMINARY PLAN (REVISED) GREEN BRANCH RIDGE OF PHASE ONE – FIVE 162.25 ACRES

RICHARD PERRY LEAGUE, ABSTRACT NO. 44
BRAZOS COUNTY, TEXAS

ADAMS, TAGGART, AND ASSOCIATES FILE NUMBER
000699-3249

SHEET 1 OF 1 (A)