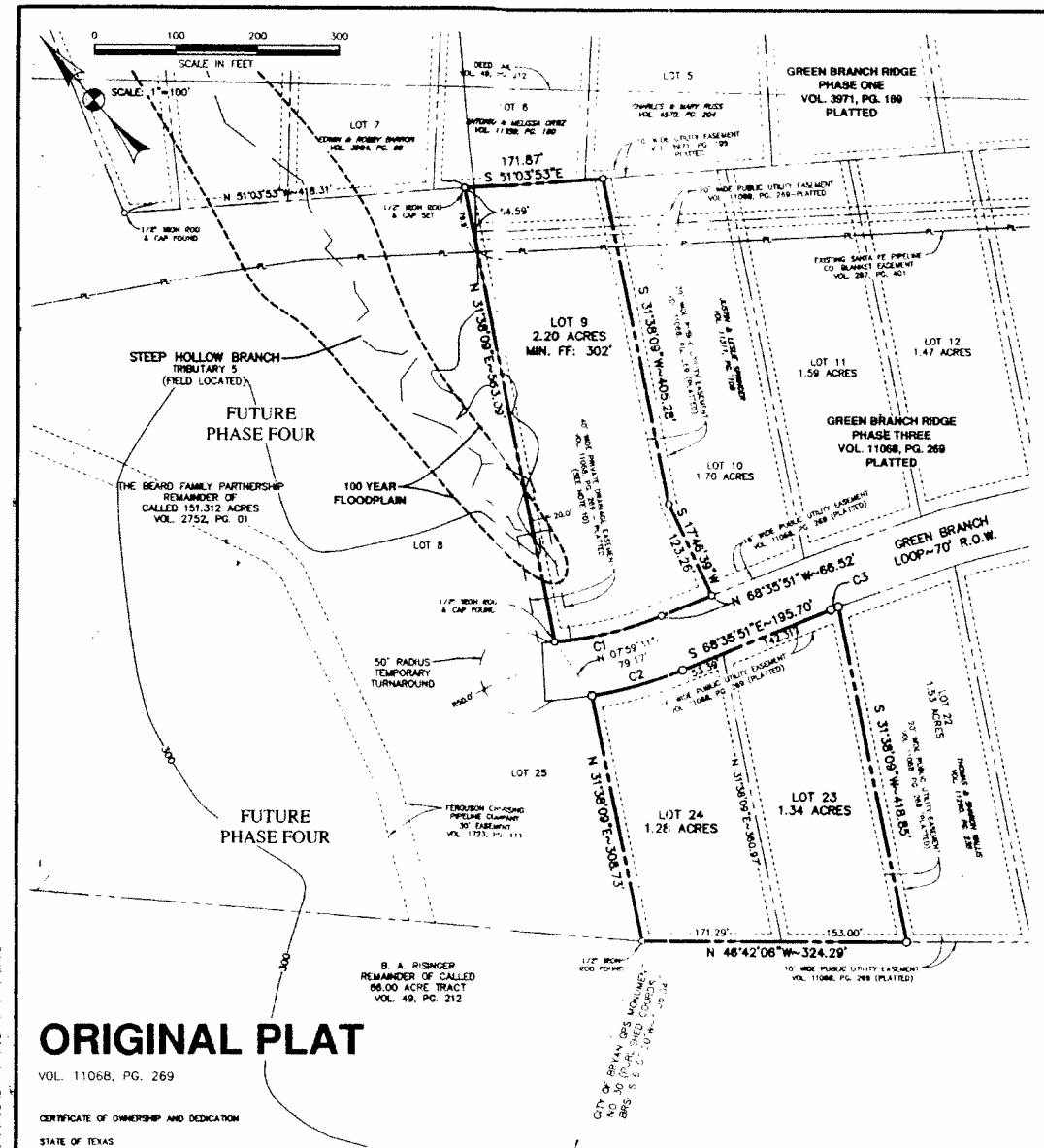


ORIGINAL PLAT

VOL. 11068, PG. 269

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.

_____
Jim Beard

STATE OF TEXAS
COUNTY OF BRAZOS

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 purpose stated.

Given under my hand and seal of office this _____ day of _____, 2013

_____
Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, BLUESTONE PARTNERS, LLC, 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 11271, Page 192, 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.

_____
Jim Beard, Attorney-in-Fact

STATE OF TEXAS
COUNTY OF BRAZOS

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 purpose stated.

Given under my hand and seal of office this _____ day of _____, 2013.

_____
Notary Public, Brazos County, Texas

BRAZOS COUNTY COMMISSIONERS COURT

I, _____, County Judge of Brazos County, Texas, do hereby certify that the within plat was duly approved by the Brazos County Commissioners' Court on the _____ day of _____, 2013.

_____
County Judge, Brazos County, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, _____, Chair of the Planning and Zoning Commission of the City of Bryan, 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 _____, 2013 and same was duly approved on the _____ day of _____, 2013 by said Commission.

_____
Chair, Planning & Zoning Commission
City of 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 authority was filed for record in my office the _____ day of _____, 2013, in the Official Records of Brazos County, Texas, in volume _____ Page

_____
Karen McQueen, County Clerk
Brazos County, 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 _____, 2013

_____
City Engineer, Bryan, Texas

Green Branch Ridge Subdivision
Lot 9R - 3.36 Acres - Phase Three
Richardson Perry Survey, A-44
Brazos County, Texas

Field notes of a 3.36 acre tract or parcel of land, lying and being situated in the Richardson Perry Survey, Abstract No. 44, Brazos County, Texas, and being all of Lot 9 - 2.20 acres, according to the plat of Green Branch Ridge Subdivision, Phase Three, recorded in Volume 11068, Page 269, of the Official Records of Brazos County Texas, and that portion 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 1, of the Official Records of Brazos County, Texas, bounded on the northeast by Green Branch Ridge Subdivision, Phase One, according to the plat recorded in Volume 3971, Page 189, of the Official Records of Brazos County Texas, on the southeast by the northwest line of the beforementioned Lot 9, and on the west by the centerline of Steep Hollow Branch (Tributary 5), and said 3.36 acre tract being more particularly described as follows:

BEGINNING at a ½" iron rod and cap found marking the common corner between the beforementioned Lot 9 and Lot 10 - 1.70 acres, Green Branch Ridge Subdivision, Phase Three, and in the southwest line of Block 1, of the beforementioned Green Branch Ridge Phase One;

THENCE along the common line between the beforementioned Lots 9 and 10, as follows:

S 11° 38' 09" W for a distance of 405.28 feet to a ½" iron rod and cap found;

S 17° 46' 39" W for a distance of 123.26 feet to a ½" iron rod and cap found marking the common southerly corner between the beforementioned Lots 9 and 10, and in the northeast right-of-way line of Green Branch Loop - 70' wide right-of-way;

THENCE along the northeast right-of-way line of the beforementioned Green Branch Loop, as follows:

N 68° 35' 51" W for a distance of 66.52 feet to a ½" iron rod and cap found marking the beginning of a curve, concave to the northeast, having a radius of 465.00 feet;

Northwesterly along said curve, for an arc distance of 135.08 feet to a ½" iron rod and cap found marking the west corner of the beforementioned Lot 9 and the end of the curve, the chord bears N 60° 16' 30" W - 134.61 feet;

THENCE N 31° 38' 09" E along the northwest line of the beforementioned Lot 9, for a distance of 133.54 feet to a ½" iron rod and cap set in the centerline of Steep Hollow Branch - Tributary 5;

THENCE along the centerline of the beforementioned Steep Hollow Branch - Tributary 5, as follows:

N 13° 57' 02" W for a distance of 5.80 feet,
N 37° 32' 12" W for a distance of 17.81 feet,
N 14° 17' 29" E for a distance of 15.82 feet,
N 23° 43' 37" W for a distance of 15.11 feet,
N 01° 47' 31" E for a distance of 13.77 feet,
N 14° 53' 22" W for a distance of 22.48 feet,
N 05° 20' 29" E for a distance of 7.68 feet,
N 66° 05' 05" E for a distance of 32.28 feet,
N 28° 20' 39" E for a distance of 10.11 feet,
N 14° 36' 24" W for a distance of 24.75 feet,
N 33° 05' 59" E for a distance of 8.75 feet,
N 06° 06' 55" W for a distance of 18.97 feet,
N 26° 19' 57" W for a distance of 63.70 feet,
N 40° 42' 38" E for a distance of 35.84 feet,
N 79° 45' 20" E for a distance of 36.48 feet,
N 05° 47' 17" W for a distance of 13.19 feet,
N 83° 47' 55" W for a distance of 14.22 feet,
N 37° 15' 04" W for a distance of 31.97 feet,
N 09° 54' 08" W for a distance of 20.04 feet,
N 16° 31' 46" E for a distance of 9.70 feet,
N 31° 54' 20" E for a distance of 15.17 feet,
N 89° 55' 54" E for a distance of 18.57 feet,
N 09° 17' 16" E for a distance of 28.39 feet,
N 36° 53' 10" E for a distance of 16.64 feet,
N 02° 00' 03" W for a distance of 49.48 feet,
N 77° 52' 44" E for a distance of 14.12 feet,
N 07° 40' 53" E for a distance of 48.00 feet,
S 30° 34' 55" W for a distance of 10.50 feet and corner at the southwest line of Lot 7, Block 1, Green Branch Ridge Subdivision, Phase One;

THENCE S 51° 03' 53" E along the southwest line of the beforementioned Block 1, Green Branch Ridge Subdivision, Phase One, for a distance of 365.89 feet to the **PLACE OF BEGINNING** containing 3.36 acres of land, more or less.

Green Branch Ridge Subdivision
Lot 23R - 2.62 Acres - Phase Three
Richardson Perry Survey, A-44
Brazos County, Texas

Field notes of a 2.62 acre tract or parcel of land, lying and being situated in the Richardson Perry Survey, Abstract No. 44, Brazos County, Texas, and being all of Lot 23 - 1.34 acres, and all of Lot 24 - 1.28 acres, according to the plat of Green Branch Ridge Subdivision, Phase Three, recorded in Volume 11068, Page 269, of the Official Records of Brazos County, Texas, and said 2.62 acre tract being more particularly described as follows:

BEGINNING at a ½" iron rod found marking the west corner of the beforementioned Lot 24;

THENCE N 31° 38' 09" E along the northwest line of the beforementioned Lot 24; for a distance of 306.73 feet to a ½" iron rod and cap found marking the north corner of the said Lot 24, same being in the southwest right-of-way 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 along the southwest right-of-way line of the beforementioned Green Branch Loop, as follows:

Southeasterly along said curve, for an arc distance of 115.73 feet to a ½" iron rod and cap found marking the end of the curve, the chord bears S 62° 24' 01" E - 115.50 feet;

S 68° 35' 51" E for a distance of 195.70 feet to a ½" iron rod and cap found marking the beginning of a curve concave to the southwest, having a radius of 500.00 feet;

Easterly along said curve, for an arc distance of 9.93 feet to a ½" iron rod and cap found marking the common corner between the beforementioned Lot 23 and Lot 22 - 1.53 acres, the chord bears S 68° 01' 42" E - 9.93 feet;

THENCE S 31° 38' 09" W along the common line between the beforementioned Lot 22 and Lot 23, for a distance of 418.85 feet to a ½" iron rod and cap found marking the common southerly corner between the said Lot 22 and Lot 23, same being in the remainder of an 86.0 acre tract described in the deed to B. A. Risinger recorded in Volume 49, Page 212, of the Deed Records of Brazos County, Texas;

THENCE N 46° 42' 06" W along the common line between the beforementioned Lots 23 and 24, and the remainder of the 86.0 acre tract, adjacent to a fence, for a distance of 324.29 feet to the **PLACE OF BEGINNING**, containing 2.62 acres of land, more or less.

NOTES:

1. BASIS OF BEARINGS IS THE RE-ESTABLISHED MOST SOUTHWESTERLY LINE OF GREEN BRANCH RIDGE, PHASE ONE ACCORDING TO THE PLAT RECORDED IN VOL. 3971, PG. 189 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. RECORD BEARING: S 45°30'53"W.

2. CURRENT TITLE APPEARS VESTED AS FOLLOWS:

THE BEARD FAMILY PARTNERSHIP BY VIRTUE OF DEED RECORDED IN VOL. 2752, PG. 01 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

&

BLUESTONE PARTNERS, LLC, BY VIRTUE OF DEED RECORDED IN VOL. 11271, PG. 192 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

3. A PORTION OF LOT 9 LIES WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 481195, PANEL NO. 0210E, MAP NO. 48041C0210E, EFFECTIVE DATE: MAY 16, 2012.

BASE FLOOD ELEVATION IS 300'. MINIMUM FINISH FLOOR FOR LOT 9 IS 302'.

4. 1/2" IRON ROD & CAP FOUND OR SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED (EXCEPT FOR THAT PORTION OF LOT 9R THAT IS BOUNDED BY STEEP HOLLOW BRANCH)

5. FRONT, REAR, AND SIDE SETBACKS SHALL CONFORM TO THE SPECIFICATIONS OF SUBDIVISION PLATS AS ESTABLISHED BY THE COMMISSIONERS COURT, BRAZOS COUNTY, TEXAS, FOR SUBDIVISIONS SITUATED OUTSIDE THE BOUNDARIES OF ANY INCORPORATED TOWN OR CITY IN BRAZOS COUNTY, TEXAS, EXCEPT WHERE THE PLAT OR DEED RESTRICTION IMPOSED A GREATER SETBACK REQUIREMENT.

6. NOTES FROM THE BRAZOS COUNTY HEALTH DEPARTMENT:

a.) NO ON SITE SEWAGE FACILITY (OSSF) AUTHORIZATION TO CONSTRUCT FOR AN INDIVIDUAL LOT WILL BE ISSUED WITHOUT FIRST HAVING A SITE EVALUATION REPORT ON FILE FOR THAT INDIVIDUAL LOT. THE SITE EVALUATION MUST BE DONE BY A STATE LICENSED SITE EVALUATOR.

b.) ALL LOTS SERVED BY AN OSSF MUST COMPLY WITH COUNTY AND STATE REGULATIONS. NO OSSF MAY BE INSTALLED ON ANY LOT WITHOUT THE ISSUANCE OF AN "AUTHORIZATION TO CONSTRUCT" ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT UNDER THE PROVISIONS OF THE PRIVATE SEWAGE FACILITY REGULATIONS ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE. NO OSSF DRAIN FIELD IS TO ENCROACH ON THE 100-FOOT SANITARY ZONE OF PRIVATE WATER WELLS OR 150 FEET OF PUBLIC WATER WELLS. A SANITARY ZONE MUST BE CLEARLY DELINEATED AROUND ALL EXISTING PUBLIC OR PRIVATE WELLS ON THE SUBDIVISION PLAT OR WITHIN 150 FEET OF THE SUBDIVISION BOUNDARY.

7. ALL DEVELOPMENT WITHIN THE 100 YEAR FLOODPLAIN SHALL COMPLY WITH ALL APPLICABLE ORDERS AND REGULATIONS, INCLUDING BUT NOT LIMITED TO BRAZOS COUNTY'S "FLOOD DAMAGE PREVENTION ORDINANCE". A FLOODPLAIN DEVELOPMENT PERMIT SHALL BE OBTAINED FROM THE COUNTY ENGINEER'S OFFICE PRIOR TO THE CONSTRUCTION OF ANY STRUCTURE WITHIN THE FLOODPLAIN.

8. WATER SERVICE FOR GREEN BRANCH RIDGE PHASE THREE WILL BE PROVIDED BY WICKSON SPECIAL UTILITY DISTRICT

9. FINISH FLOOR ELEVATIONS ARE BASED ON GPS OBSERVATION - NAD83 TEXAS CENTRAL ZONE, VERTICAL DATUM: NAVD88.

10. ALL FENCING TO BE EXCLUDED FROM 40' WIDE PRIVATE DRAINAGE EASEMENT.

LINE TABLE:

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N13°57'02"W	5.80'	L15	N79°45'20"E	38.48'
L2	N37°32'12"W	17.81'	L16	N05°47'17"W	13.19'
L3	N14°17'29"E	15.82'	L17	N83°47'55"W	14.22'
L4	N23°43'37"W	15.11'	L18	N37°15'04"W	31.97'
L5	N01°47'31"E	13.77'	L19	N09°54'08"W	20.04'
L6	N14°53'22"W	22.48'	L20	N16°31'46"E	9.70'
L7	N05°20'29"E	7.68'	L21	N31°54'20"E	15.17'
L8	N66°05'05"E	32.28'	L22	N89°55'54"E	18.57'
L9	N28°20'39"E	10.11'	L23	N09°17'16"E	28.39'
L10	N14°36'24"W	24.75'	L24	N36°53'10"E	16.64'
L11	N33°05'59"E	8.75'	L25	N02°00'03"W	49.48'
L12	N06°06'55"W	18.97'	L26	N77°52'44"E	14.12'
L13	N26°19'57"W	63.70'	L27	N07°40'53"E	48.00'
L14	N40°42'38"E	35.84'	L28	N30°34'55"E	10.50'

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 _____, 2013.

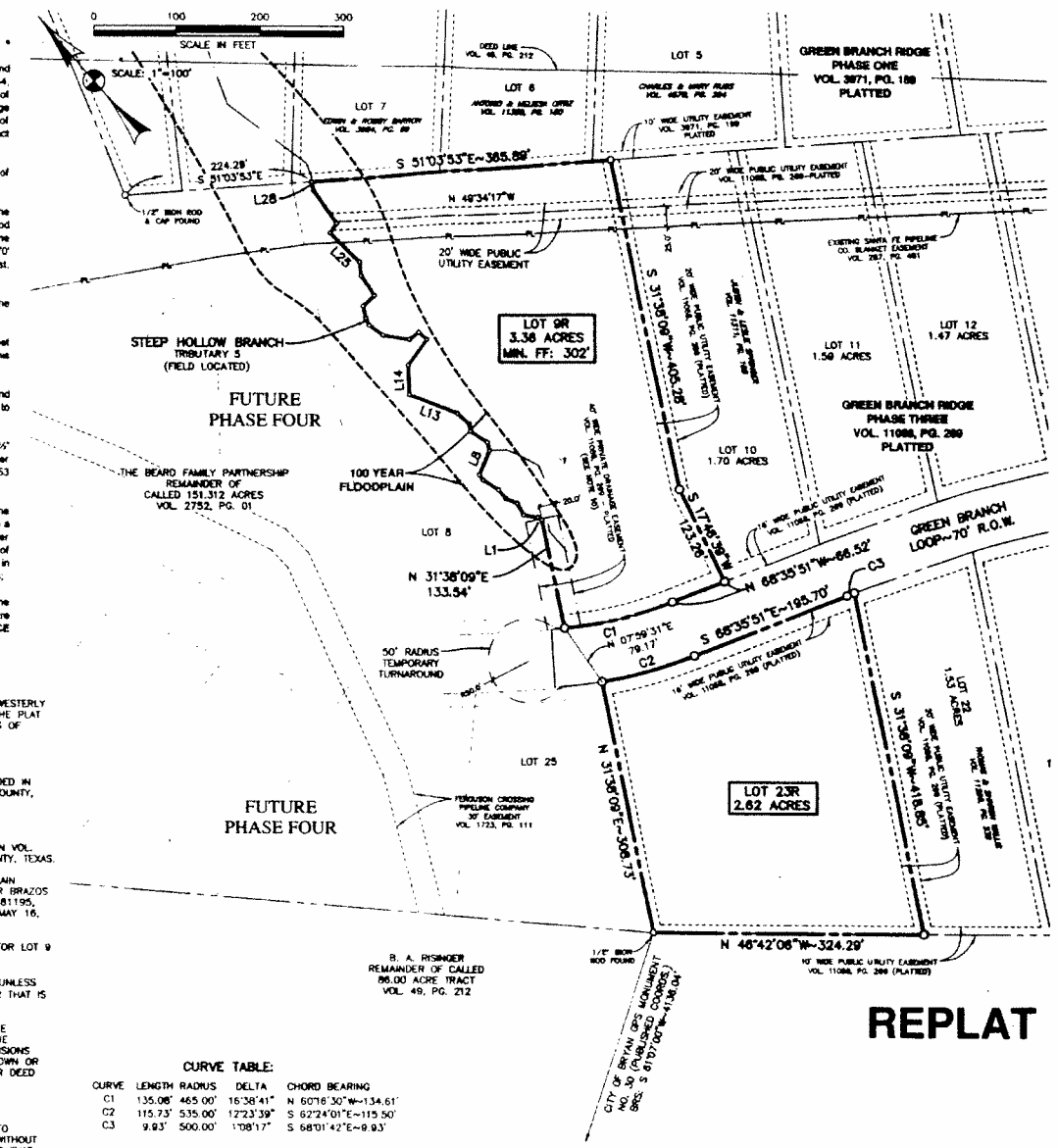
_____
City Planner, City of Bryan, Texas.

CERTIFICATION OF THE SURVEYOR

I, S. M. King, 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.

STATE OF TEXAS REGISTERED S.M. KLING 2003 PROFESSIONAL LAND SURVEYOR

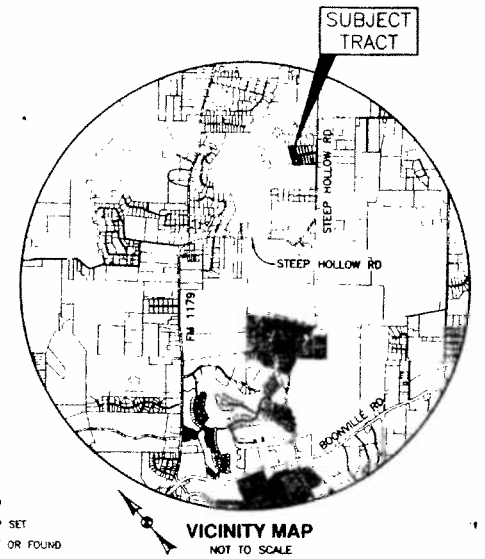
_____
S. M. King, R.P.L.S. No. 2003



REPLAT

CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	135.08'	465.00'	16°38'41"	N 60°16'30"W=134.61'
C2	115.73'	535.00'	12°23'39"	S 62°24'01"E=115.50'
C3	9.93'	500.00'	1°08'17"	S 68°01'42"E=9.93'



VICINITY MAP
NOT TO SCALE

LEGEND

- ○ 1/2" IRON ROD FOUND
- ○ 1/2" IRON ROD & CAP SET
- ⊕ CREEK - NOTHING SET OR FOUND

REPLAT
OF
LOT 9 & LOTS 23-24 GREEN BRANCH RIDGE SUBDIVISION
PHASE THREE

5.98 ACRES

RICHARDSON PERRY SURVEY, A-44
BRAZOS COUNTY, TEXAS

Development Services
JUL 31 2013
RECEIVED

OWNED AND DEVELOPED BY:

THE BEARD FAMILY PARTNERSHIP L.L.P.
9471 STEEP HOLLOW ROAD
BRYAN, TEXAS 77808
(979) 774-1535

BLUESTONE PARTNERS, LLC
8405 JUSTIN AVENUE
COLLEGE STATION, TEXAS 77845

SCALE: 1"=100' JULY, 2013

PREPARED BY:
KLING ENGINEERING & SURVEYING
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH

RECEIVED
JUL 31 2013
Development & Engineering Services