

ORIGINAL PLAT

VOL. 11960, PG. 55

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 ____ 2015.

Notary Public, Brazos County, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, _____, Chair of the Planning and 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 ____ 2015 and same was duly approved on the ____ day of ____ 2015 by said Commission.

Chair, Planning & Zoning Commission
City of 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 ____ 2015.

County Judge, Brazos County, 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 authentication was filed for record in my office the ____ day of ____ 2015, 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 ____ 2015.

City Engineer, Bryan, Texas

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 ____ 2015.

City Planner, City of Bryan, Texas.

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

Green Branch Ridge Subdivision
Phase Four
Lots 6 & 7 - 3.37 Acre Tract
Richardson Perry Survey, A-44
Brazos County, Texas

Field notes of a 3.37 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 6 (1.75 acres), and all of Lot 7 (1.62 acres), according to the plat of Green Branch Ridge Subdivision, Phase Four, recorded in Volume 11960, Page 55, of the Official Records of Brazos County, Texas, and said 3.37 acre tract being more particularly described as follows:

BEGINNING at the 1/2" iron rod found marking the west corner of the aforementioned Lot 6, same being the south corner of Lot 5 (1.06 acres), Green Branch Ridge Subdivision, Phase Four in the northeast line of Green Branch Loop;

THENCE along the common line between the aforementioned Lot 5, Lot 6 and Lot 3, as follows:

N 42° 11' 53" E for a distance of 313.05 feet to a 1/2" iron rod found for angle point,
N 31° 38' 09" E for a distance of 175.00 feet to a 1/2" iron rod found at the north corner of Lot 6, same being the east corner of Lot 3 (1.23 acres), and being in the southwest line of Lot 7, Green Branch Ridge Subdivision, Phase One, according to the plat recorded in Volume 3971, Page 189, of the Official Records of Brazos County, Texas;

THENCE S 51° 03' 53" E along the northeast line of Green Branch Ridge Subdivision, Phase Four, same being the southwest line of the aforementioned Green Branch Ridge Subdivision, Phase One, adjacent to a fence, at a distance of 124.95 feet, pass a 1/2" iron rod found marking the common corner of Lots 7 and 8, Green Branch Ridge Subdivision, Phase One, continue on, for a total distance of 148.75 feet to the east corner of Green Branch Ridge Subdivision, Phase Four in the center of Steep Hollow Branch;

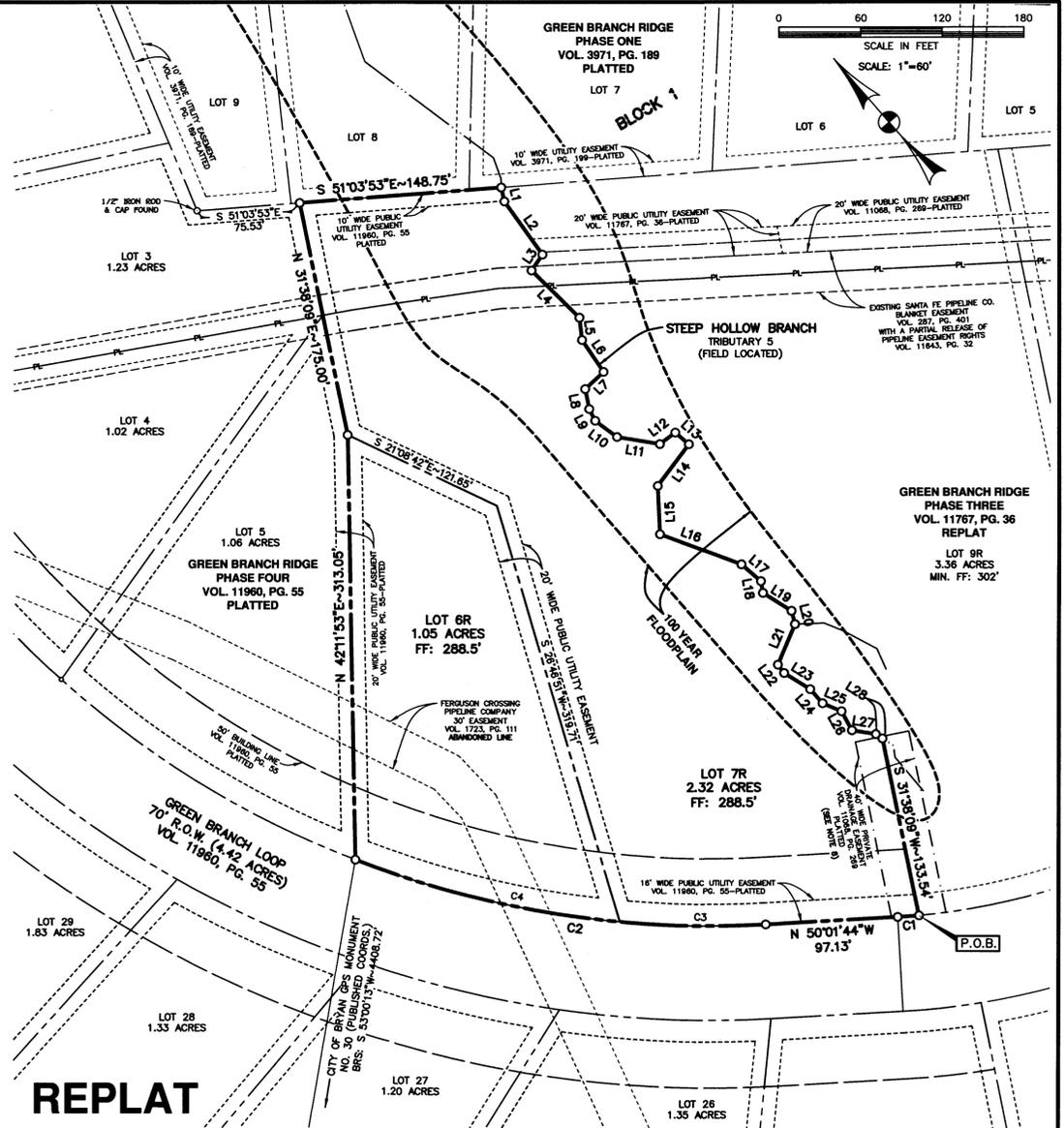
THENCE along the center of Steep Hollow Branch, same being the common line between Green Branch Ridge Subdivision, Phase Four and Green Branch Ridge Subdivision, Phase Three - Replat of Lot 9 and Lots 23-24, according to the plat recorded in Volume 11767, Page 36, of the Official Records of Brazos County, Texas, as follows:

LINE	BEARING	DISTANCE
L1	S30°34'55"W	10.50'
L2	S07°40'53"W	48.00'
L3	S77°52'44"W	14.12'
L4	S02°00'03"E	49.48'
L5	S09°17'16"W	16.64'
L6	S09°17'16"W	16.64'
L7	S31°54'20"W	18.57'
L8	S16°31'46"W	15.17'
L9	S09°54'08"E	20.04'
L10	S37°15'04"E	31.97'
L11	S83°47'55"E	14.22'
L12	S05°47'17"E	13.19'
L13	S79°45'20"W	38.48'
L14	S40°42'38"W	35.84'
L15	S26°19'57"E	63.70'
L16	S06°06'55"E	18.97'
L17	S33°05'59"W	8.75'
L18	S14°36'24"E	24.75'
L19	S28°20'39"W	10.11'
L20	S28°20'39"W	10.11'
L21	S66°05'05"W	32.28'
L22	S06°20'29"W	7.68'
L23	S14°53'22"E	22.48'
L24	S01°47'31"W	13.77'
L25	S23°43'37"E	15.11'
L26	S14°17'29"W	15.82'
L27	S37°32'12"E	17.81'
L28	S13°57'02"E	5.80'

THENCE S 31° 38' 09" W, leaving said creek, for a distance of 133.54 feet to the south corner of Green Branch Ridge Subdivision, Phase Four, same being the west corner of Green Branch Ridge Subdivision, Phase Three in the northeast right-of-way line of Green Branch Loop, same being in a curve, concave to the northeast, having a radius of 465.00 feet;

THENCE along the northeast right-of-way line of Green Branch Loop (70' wide right-of-way), as follows:

Northwesterly along said curve, for an arc distance of 15.61 feet to a 1/2" iron rod found at the end of this curve, the chord bears N 50° 59' 27" W - 15.61 feet,
N 50° 01' 44" W for a distance of 97.13 feet to a 1/2" iron rod found at the beginning of a curve concave to the northeast, having a radius of 715.00 feet,
Northwesterly along said curve, for an arc distance of 307.83 feet to the PLACE OF BEGINNING (the chord bears N 37° 41' 43" W - 305.46 feet), containing 3.37 acres of land, more or less.



REPLAT

VOL. 11960, PG. 55

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COUNTY OF BRAZOS

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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 ____ 2015.

Notary Public, Brazos County, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, _____, Chair of the Planning and 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 ____ 2015 and same was duly approved on the ____ day of ____ 2015 by said Commission.

Chair, Planning & Zoning Commission
City of 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 ____ 2015.

County Judge, Brazos County, 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 authentication was filed for record in my office the ____ day of ____ 2015, in the Official Records of Brazos County, Texas, in Volume ____ Page ____

Karen McQueen, County Clerk, Brazos County, Texas

Green Branch Ridge Subdivision
Phase Four
Lots 6 & 7 - 3.37 Acre Tract
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CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	15.61'	465.00'	1°55'26"	N 50°59'27"W-15.61'
C2	307.83'	715.00'	24°40'03"	N 37°41'43"W-305.46'
C3	107.17'	715.00'	8°35'17"	N 45°44'06"W-107.07'
C4	200.66'	715.00'	16°04'46"	N 33°24'04"W-200.00'

SUBJECT TRACT



VICINITY MAP
NOT TO SCALE

REPLAT OF LOTS 6 & 7 GREEN BRANCH RIDGE SUBDIVISION PHASE FOUR 3.37 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
(979) 774-1535

SCALE: 1"=60' JULY, 2015

PREPARED BY:
CIVIL ENGINEERING CONSULTANTS
4101 S. TEXAS AV. STE A • BRYAN, TX • PH. 979/846-6212