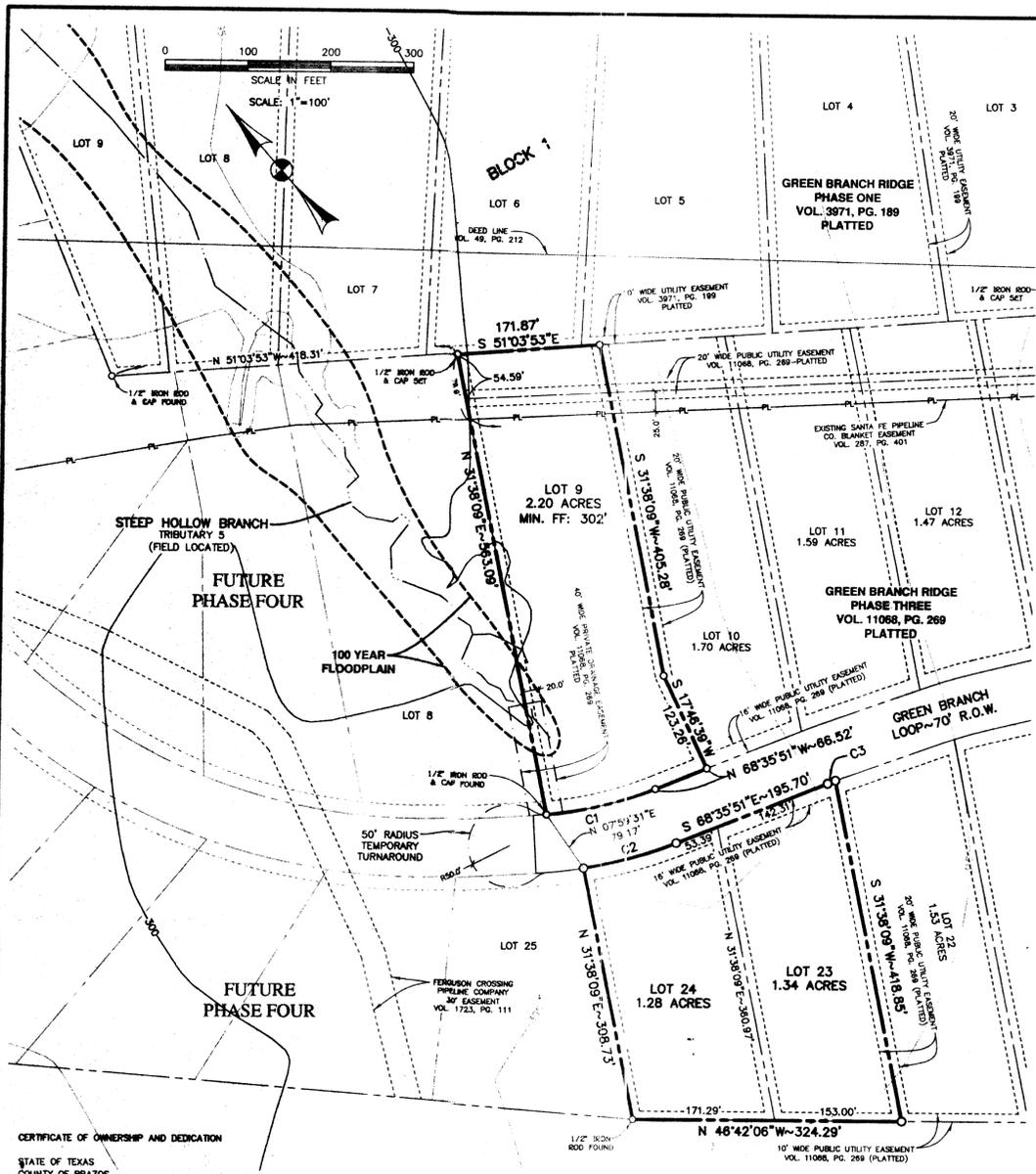


H:\Land Projects\RX\04\1\Green Branch Ridge NAD83\view\Printing\Phase 3\Replat\Replat - Lots 9 & 23-24.dwg 4/24/2013 4:53:19 PM CDT



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, L.L.C. BY VIRTUE OF DEED RECORDED IN VOL. 11271, PG. 182 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. 4804100210E. 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 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.

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 _____, 2013.

Notary Public, Brazos County, 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 _____, 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, 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 _____, 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 authentication was filed for record in my office the ____ day of _____, 2013, in the Official Records of Brazos County, Texas, in Volume ____ Page ____.

Page ____

Karen McQueen, County Clerk,
Brazos County, Texas

APPROVAL OF THE CITY PLANNER

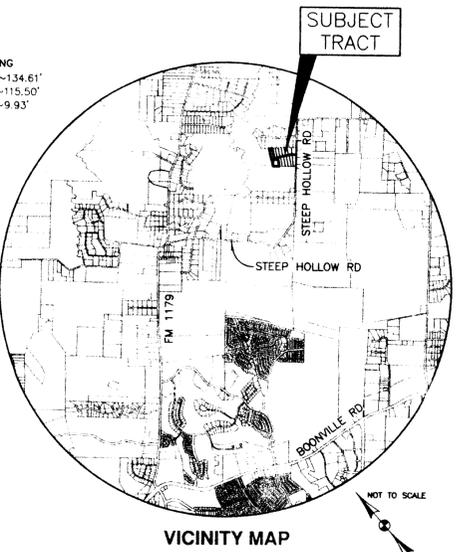
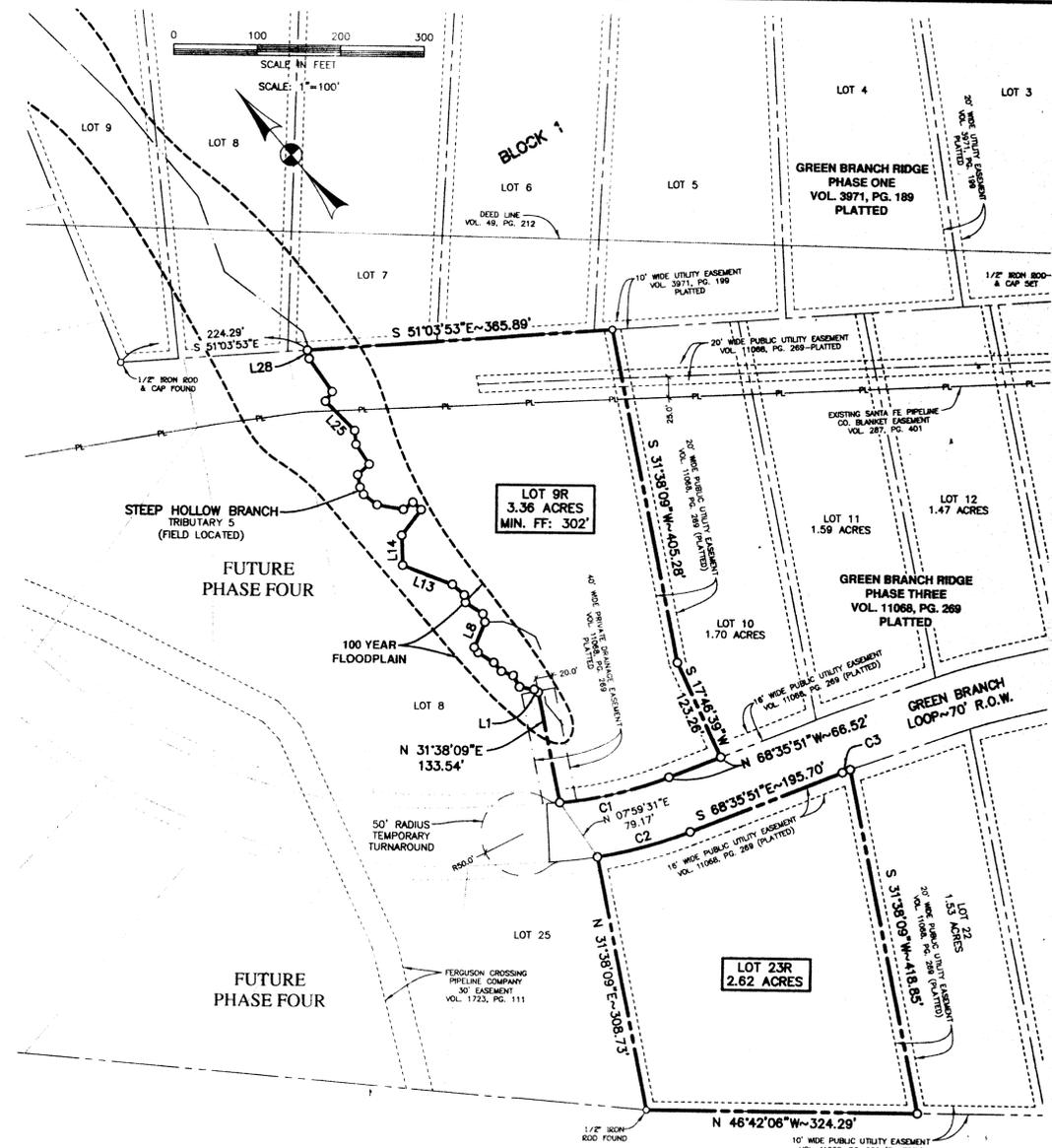
I, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the ____ day of _____, 2013.

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 the metes and bounds describing said subdivision will describe a closed geometric form.

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



REPLAT
OF
LOT 9 & LOTS 23-24
GREEN BRANCH RIDGE
SUBDIVISION
PHASE THREE
5.98 ACRES
RICHARDSON PERRY SURVEY, A-44
BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
THE BEARD FAMILY PARTNERSHIP L.L.P. 8405 JUSTIN AVENUE
9471 STEEP HOLLOW ROAD BRYAN, TEXAS 77808 COLLEGE STATION, TEXAS 77845
(979) 774-1535

PREPARED BY:
KLING ENGINEERING & SURVEYING
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH 979/846-8212

SCALE: 1"=100' APRIL, 2013 APR 26 2013



CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	135.06'	465.00'	16°38'41"	N 60°6'30"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'

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N13°57'02"W	5.80'
L2	N37°32'12"W	17.81'
L3	N14°17'29"E	15.82'
L4	N23°43'37"W	15.11'
L5	N0°47'31"E	13.77'
L6	N14°53'22"W	22.48'
L7	N06°20'28"E	7.68'
L8	N66°05'05"E	32.28'
L9	N28°20'39"E	10.11'
L10	N14°36'24"W	24.75'
L11	N33°05'59"E	8.75'
L12	N08°06'55"W	18.97'
L13	N26°19'57"W	83.70'
L14	N40°42'38"E	35.84'
L15	N79°45'20"E	38.48'
L16	N05°47'17"W	13.19'
L17	N83°47'55"W	14.22'
L18	N37°15'04"W	31.97'
L19	N09°54'08"W	20.04'
L20	N08°31'46"E	9.70'
L21	N31°54'20"E	15.17'
L22	N89°55'54"E	18.57'
L23	N09°17'16"E	28.39'
L24	N36°53'10"E	16.64'
L25	N02°00'03"W	49.48'
L26	N77°52'44"E	14.12'
L27	N07°40'53"E	48.00'
L28	N30°34'55"E	10.50'