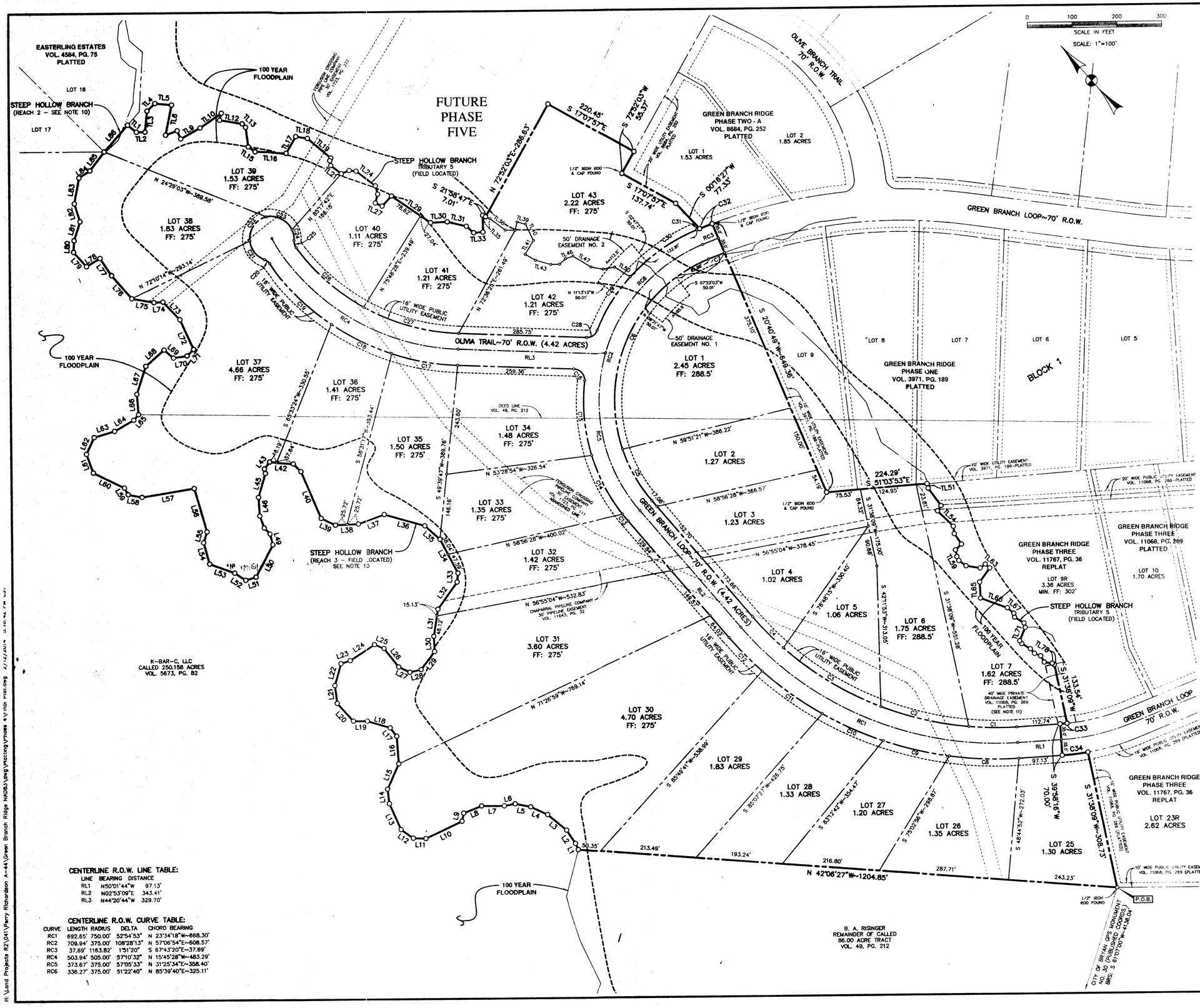


STEEP HOLLOW BRANCH FIELD LOCATED (REACH 3) LINE TABLE:

LINE	BEARING	DISTANCE
L1	N19°20'31"E	15.27'
L2	N10°09'21"E	35.63'
L3	N06°52'46"W	54.75'
L4	N21°25'23"W	41.56'
L5	N34°58'54"W	35.43'
L6	N56°59'36"W	24.52'
L7	N46°27'01"W	50.80'
L8	N68°08'55"W	43.02'
L9	S55°38'50"W	18.46'
L10	N71°51'19"W	89.17'
L11	N44°33'09"W	28.08'
L12	N11°15'54"W	33.40'
L13	N19°24'06"E	63.44'
L14	N36°32'25"E	32.71'
L15	N67°37'41"E	61.95'
L16	N39°27'41"E	61.66'
L17	N05°53'58"E	23.67'
L18	N29°52'44"W	52.99'
L19	N46°01'18"W	31.11'
L20	N01°14'30"E	53.43'
L21	N36°26'41"E	40.30'
L22	N59°15'42"E	50.53'
L23	S63°38'26"E	21.70'
L24	S79°42'18"E	64.89'
L25	S23°50'14"E	22.87'
L26	S05°12'40"W	52.71'
L27	S20°52'55"E	27.51'
L28	S59°25'07"E	25.86'
L29	N80°28'33"E	50.10'
L30	N40°46'26"E	34.05'
L31	N52°32'14"E	61.24'
L32	N79°07'57"E	73.93'
L33	N49°16'43"E	19.83'
L34	N15°52'40"E	85.63'
L35	N04°42'26"W	44.84'
L36	N30°37'32"W	94.21'
L37	N66°28'29"W	61.25'
L38	N48°39'40"W	51.44'
L39	N20°39'50"W	35.38'
L40	N20°31'26"E	114.24'
L41	N00°51'44"W	24.05'
L42	N42°47'29"W	53.83'
L43	S80°35'23"W	19.62'
L44	S31°46'03"W	10.07'
L45	S59°39'17"W	55.81'
L46	S40°05'05"W	41.79'
L47	S23°06'30"W	28.82'
L48	S00°49'01"E	18.43'
L49	S28°01'23"W	24.46'
L50	S71°22'05"W	81.98'
L51	N63°16'45"W	24.15'
L52	N13°19'36"W	29.30'
L53	N26°23'38"W	59.78'
L54	N27°59'04"E	49.54'
L55	N61°09'27"E	25.40'
L56	N27°23'44"E	101.54'
L57	N55°40'30"W	118.07'
L58	N35°08'02"W	31.56'
L59	N14°36'21"E	16.94'
L60	N20°17'35"W	76.96'
L61	N23°17'30"E	44.21'
L62	N68°38'21"E	40.91'
L63	S62°58'09"E	47.64'
L64	S75°55'44"E	49.33'
L65	N84°36'49"E	16.34'
L66	N38°49'41"E	44.52'
L67	N61°40'47"E	65.18'
L68	S87°37'06"E	54.47'
L69	S06°01'50"E	27.51'
L70	S54°52'56"E	30.66'
L71	N89°08'10"E	20.39'
L72	N18°49'24"E	72.71'
L73	N00°03'43"W	54.56'
L74	N49°32'45"W	20.06'
L75	N36°17'39"W	50.12'
L76	N02°21'44"E	68.47'
L77	N09°39'31"E	46.18'
L78	N77°38'46"W	35.04'
L79	N01°23'56"E	43.12'
L80	N46°24'57"E	25.79'
L81	N61°05'46"E	44.15'
L82	N26°01'58"E	41.70'
L83	N53°52'17"E	58.44'
L84	S79°19'37"E	28.99'
L85	N81°04'39"E	52.89'

STEEP HOLLOW BRANCH (REACH 2) LINE TABLE:

LINE	BEARING	DISTANCE
L86	N84°55'23"E	78.97'

CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	107.17'	715.00'	8°35'17"	N 45°44'06"W~107.07'
C2	200.66'	715.00'	16°04'46"	N 33°24'04"W~200.00'
C3	255.13'	715.00'	20°26'39"	N 15°08'21"W~253.77'
C4	97.37'	715.00'	7°48'11"	N 01°00'56"W~97.30'
C5	132.92'	340.00'	22°23'56"	N 14°05'07"E~132.07'
C6	510.72'	340.00'	86°03'55"	N 68°19'03"E~464.04'
C7	38.10'	1128.82'	1°56'02"	S 67°40'59"E~38.10'
C8	155.73'	785.00'	11°22'00"	N 44°20'44"W~156.48'
C9	150.34'	785.00'	10°58'22"	N 33°10'33"W~150.11'
C10	149.04'	785.00'	10°52'42"	N 22°15'01"W~148.82'
C11	164.54'	785.00'	12°00'34"	N 10°48'24"W~164.24'
C12	105.33'	785.00'	7°41'16"	N 00°57'29"W~105.25'
C13	20.16'	410.00'	2°49'00"	N 04°17'36"E~20.15'
C14	150.00'	410.00'	20°57'43"	N 16°10'57"E~149.17'
C15	168.67'	410.00'	23°34'15"	N 38°28'56"E~167.48'
C16	39.27'	25.00'	90°00'00"	N 00°39'16"E~35.36'
C17	150.00'	540.00'	15°54'55"	N 36°23'18"W~149.52'
C18	150.00'	540.00'	15°54'55"	N 20°28'21"W~149.52'
C19	193.36'	540.00'	20°31'00"	N 02°15'23"W~192.33'
C20	15.06'	25.00'	34°31'25"	N 09°15'36"W~14.84'
C21	55.84'	50.00'	63°59'32"	N 05°28'28"E~52.99'
C22	70.51'	50.00'	80°47'48"	N 77°52'08"E~64.81'
C23	70.51'	50.00'	80°47'36"	S 21°20'09"E~64.81'
C24	24.44'	50.00'	28°00'17"	S 33°03'47"E~24.20'
C25	17.31'	25.00'	39°40'35"	S 27°13'38"W~16.97'
C26	202.26'	470.00'	24°39'26"	S 04°56'22"E~200.71'
C27	222.12'	470.00'	27°04'39"	S 30°48'24"E~220.06'
C28	30.30'	25.00'	69°26'38"	S 79°04'03"E~28.48'
C29	171.64'	410.00'	23°59'10"	N 78°12'13"E~170.39'
C30	151.37'	410.00'	21°09'13"	S79°13'36"E~150.51'
C31	7.29'	1198.50'	0°20'54"	S 68°28'33"E~7.29'

PHASE 4 PERIMETER CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C32	30.00'	1198.83'	1°26'01"	S 67°35'06"E~30.00'
C33	15.61'	465.00'	1°55'26"	N 50°59'27"W~15.61'
C34	57.85'	535.00'	6°10'28"	S 53°06'58"E~57.63'

STEEP HOLLOW BRANCH TRIBUTARY 5 LINE TABLE:

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
TL1	S07°34'07"E	25.31'	TL40	S17°36'09"W	40.57'
TL2	S47°05'40"E	19.35'	TL41	S74°36'26"W	35.98'
TL3	N49°09'16"E	47.18'	TL42	S16°21'10"E	28.48'
TL4	N89°49'44"E	24.22'	TL43	S30°47'41"E	35.42'
TL5	S41°01'45"E	37.52'	TL44	S47°44'25"E	19.57'
TL6	S54°58'36"W	68.34'	TL45	S87°50'19"E	17.99'
TL7	S66°32'41"E	27.68'	TL46	S66°08'14"E	17.68'
TL8	S20°34'35"W	19.66'	TL47	S15°07'27"E	46.68'
TL9	S75°25'18"E	49.63'	TL48	S34°27'26"E	28.56'
TL10	S80°47'10"E	57.69'	TL49	S56°06'17"E	25.84'
TL11	S58°04'51"W	15.88'	TL50	S14°14'34"E	41.32'
TL12	S37°14'15"E	51.20'	TL51	S30°34'55"W	10.50'
TL13	S00°44'17"E	11.08'	TL52	S07°50'08"W	48.04'
TL14	S35°59'21"W	43.71'	TL53	S77°52'44"W	13.98'
TL15	S10°22'23"E	18.98'	TL54	S02°00'03"E	49.48'
TL16	S44°59'22"E	70.15'	TL55	S36°53'10"W	16.64'
TL17	N73°38'46"E	43.03'	TL56	S09°17'18"W	28.39'
TL18	S37°08'20"E	26.38'	TL57	S89°55'54"W	18.57'
TL19	S06°21'55"E	68.60'	TL58	S31°54'20"W	15.17'
TL20	S44°45'24"W	16.64'	TL59	S16°31'46"W	9.70'
TL21	S08°28'10"E	29.81'	TL60	S09°54'08"E	20.04'
TL22	S67°52'14"E	18.85'	TL61	S37°15'04"E	31.97'
TL23	S41°21'59"E	15.48'	TL62	S83°47'55"E	14.22'
TL24	S09°01'26"E	54.07'	TL63	S05°47'17"E	13.19'
TL25	S28°18'27"W	19.31'	TL64	S79°45'20"W	38.48'
TL26	S58°44'15"W	20.17'	TL65	S40°42'38"W	35.84'
TL27	S21°47'27"E	16.61'	TL66	S26°19'57"E	63.70'
TL28	N86°53'48"E	30.58'	TL67	S06°06'55"E	18.97'
TL29	S12°01'42"E	105.65'	TL68	S33°05'59"W	8.75'
TL30	S49°03'08"E	37.31'	TL69	S14°36'24"E	24.75'
TL31	S33°00'48"E	43.78'	TL70	S28°20'39"W	10.11'
TL32	S04°57'05"E	21.68'	TL71	S66°05'05"W	32.28'
TL33	S49°57'07"E	20.82'	TL72	S06°20'29"W	7.68'
TL34	N43°05'33"E	37.18'	TL73	S14°53'22"E	22.48'
TL35	S21°58'47"E	17.80'	TL74	S01°47'31"W	13.77'
TL36	S09°35'59"E	42.60'	TL75	S23°43'37"E	15.11'
TL37	S44°39'37"E	21.92'	TL76	S14°17'29"W	15.82'
TL38	N57°30'09"E	19.38'	TL77	S37°32'12"E	17.81'
TL39	S30°52'39"E	19.21'	TL78	S13°57'02"E	5.80'

CENTERLINE R.O.W. LINE TABLE:

LINE	BEARING	DISTANCE
RL1	N50°01'44"W	97.13'
RL2	N02°53'09"E	343.41'
RL3	N44°20'44"W	329.70'

CENTERLINE R.O.W. CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
RC1	692.65'	750.00'	52°54'53"	N 23°34'18"W~668.30'
RC2	709.94'	375.00'	108°28'13"	N 57°06'54"E~608.57'
RC3	37.69'	1163.82'	1°51'20"	S 67°43'20"E~37.69'
RC4	503.94'	505.00'	57°10'32"	N 15°45'28"W~483.29'
RC5	373.67'	375.00'	57°05'33"	N 31°25'34"E~358.40'
RC6	336.27'	375.00'	51°22'40"	N 85°39'40"E~325.11'

FINAL PLAT OF GREEN BRANCH RIDGE SUBDIVISION PHASE FOUR

51.06 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

FEB 13 2014

SHEET 1 OF 2

SCALE: 1"=100' FEBRUARY, 2014

PREPARED BY:
KLING ENGINEERING & SURVEYING (A DIVISION OF)
CIVIL ENGINEERING CONSULTANTS
4101 S. TEXAS AV. STE A+ BRYAN, TX + PH.979/846-6212

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

3. A PORTION OF THE SUBJECT TRACT 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 270'. MINIMUM FINISH FLOOR IS 275'.

4. 1/2" IRON ROD & CAP SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.

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 21.054 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. ELEVATIONS ARE BASED ON GPS OBSERVATION – NAD83 TEXAS CENTRAL ZONE, VERTICAL DATUM: NAVD88.

10. STEEP HOLLOW BRANCH MEANDERS ARE DEFINED AS FOLLOWS:

REACH 1 – HAS A COMMON BOUNDARY LINE WITH STEEP HOLLOW CIRCLE DRIVE ADDITION (VOL. 292, PG. 391-PLATTED), THE THREAD OF THE STREAM MEANDERS ON EITHER SIDE OF THIS LINE.

REACH 2 – HAS A COMMON BOUNDARY LINE WITH EASTERLING ESTATES (VOL. 4584, PG. 71-PLATTED), THE THREAD OF THE STREAM MEANDERS ON EITHER SIDE OF THIS LINE.

REACH 3 – IS THE THREAD OF THE STREAM AND HAS A COMMON BOUNDARY WITH THE K BAR-C, LLC – 250.158 ACRE TRACT (VOL. 5673, PG. 82).

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

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 _____, 2014.

_____
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 _____, 2014.

_____
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 _____, 2014 and same was duly approved on the _____ day of _____, 2014 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 _____, 2014, 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 _____, 2014.

_____
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 _____, 2014.

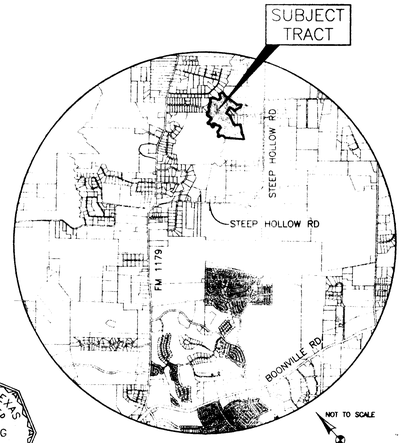
_____
City Planner, City of Bryan, Texas.

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.

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

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



VICINITY MAP
NOT TO SCALE

FINAL PLAT
OF
GREEN BRANCH RIDGE SUBDIVISION
PHASE FOUR

51.06 ACRE TRACT

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SHEET 2 OF 2

SCALE: 1"=100' FEBRUARY, 2014

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