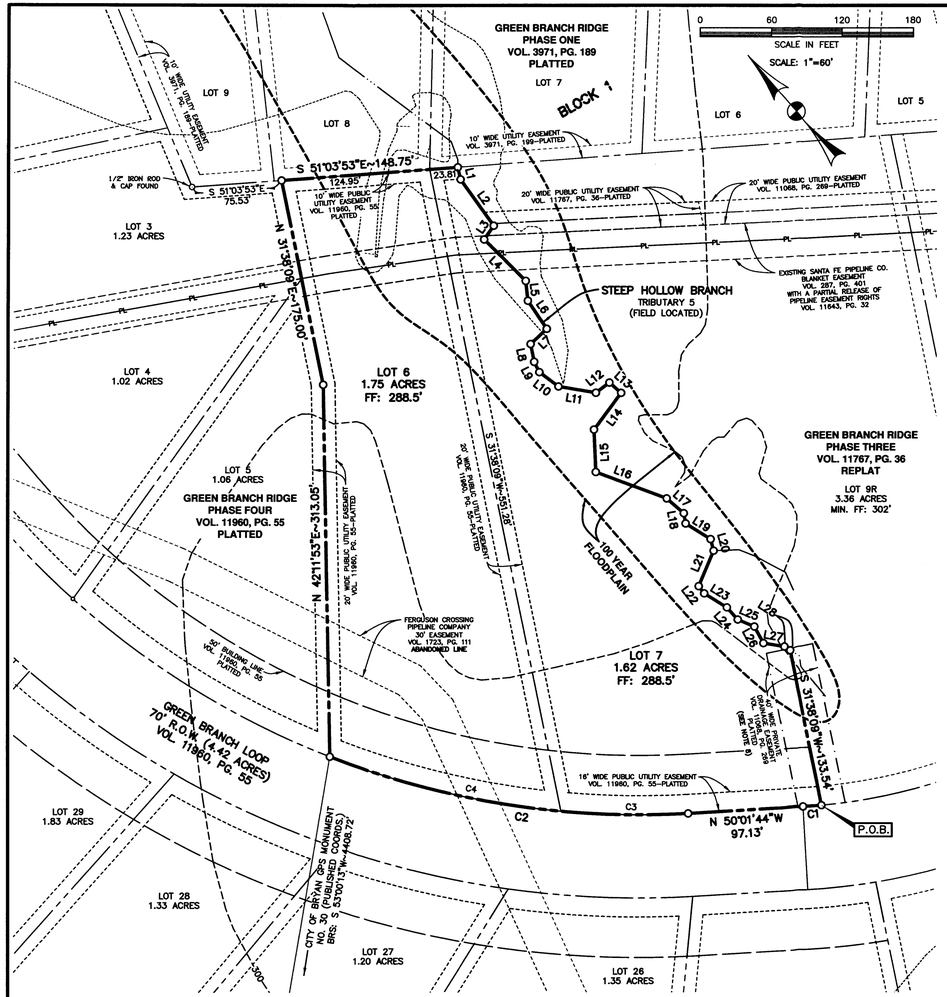


ORIGINAL PLAT

VOL. 11960, PG. 55

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 ½" iron rod found marking the west corner of the beforementioned 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 beforementioned Lot 5, Lot 6 and Lot 3, as follows:

N 42° 11' 53" E for a distance of 313.05 feet to a ½" iron rod found for angle point,
N 31° 38' 09" E for a distance of 175.00 feet to a ½" 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 beforementioned Green Branch Ridge Subdivision, Phase One, adjacent to a fence, at a distance of 124.95 feet, pass a ½" 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:

S 30° 34' 55" W	for a distance of 10.50 feet,
S 07° 40' 53" W	for a distance of 48.00 feet,
S 77° 52' 44" W	for a distance of 14.12 feet,
S 02° 00' 03" E	for a distance of 49.48 feet,
S 36° 53' 10" W	for a distance of 16.64 feet,
S 09° 17' 16" W	for a distance of 28.39 feet,
S 89° 55' 54" W	for a distance of 18.57 feet,
S 31° 54' 20" W	for a distance of 15.17 feet,
S 16° 31' 46" W	for a distance of 9.70 feet,
S 09° 54' 08" E	for a distance of 20.04 feet,
S 37° 15' 04" E	for a distance of 31.97 feet,
S 83° 47' 55" E	for a distance of 14.22 feet,
S 05° 47' 17" E	for a distance of 13.19 feet,
S 79° 45' 20" W	for a distance of 38.48 feet,
S 40° 42' 38" W	for a distance of 35.84 feet,
S 26° 19' 57" E	for a distance of 63.70 feet,
S 06° 06' 55" E	for a distance of 18.97 feet,
S 33° 05' 59" W	for a distance of 8.75 feet,
S 14° 36' 24" E	for a distance of 24.75 feet,
S 28° 20' 39" W	for a distance of 10.11 feet,
S 66° 05' 05" W	for a distance of 32.28 feet,
S 06° 20' 29" W	for a distance of 7.68 feet,
S 14° 53' 22" E	for a distance of 22.48 feet,
S 01° 47' 31" W	for a distance of 13.77 feet,
S 23° 43' 37" E	for a distance of 15.11 feet,
S 14° 17' 29" W	for a distance of 15.82 feet,
S 37° 32' 12" E	for a distance of 17.81 feet,
S 13° 57' 02" E	for a distance of 5.80 feet;

LINE TABLE:

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	S36°53'10"W	16.64'
L6	S09°17'16"W	28.39'
L7	S89°55'54"W	18.57'
L8	S31°54'20"W	15.17'
L9	S16°31'46"W	9.70'
L10	S09°54'08"E	20.04'
L11	S37°15'04"E	31.97'
L12	S83°47'55"E	14.22'
L13	S05°47'17"E	13.19'
L14	S79°45'20"W	38.48'
L15	S40°42'38"W	35.84'
L16	S26°19'57"E	63.70'
L17	S06°06'55"E	18.97'
L18	S33°05'59"W	8.75'
L19	S14°36'24"E	24.75'
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 ½" 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 ½" 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.

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'

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.

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

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

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 40°30'57"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. 481192, PANEL NO. 0210E, MAP NO. 48041C0210E. EFFECTIVE DATE: MAY 16, 2012.

HOUSES BUILT ON LOTS WHICH ARE LOWER THAN THE ROAD OR ROADS ON WHICH IT FRONTS AND/OR ABUTS SHALL BE BUILT AT A FINISHED FLOOR ELEVATION 18" ABOVE THE PROPOSED GRADE OF THE YARD ADJACENT TO THE SLAB ON THE UPHILL SIDE OF THE PROPERTY, AND/OR A SHALLOW DIP SECTION (SWALE) SHALL BE BUILT IN THE YARD TO PREVENT STORM DRAINAGE WATER FROM PONDING AND DAMAGING HOUSES ON PROPERTIES THAT ARE LOWER THAN THE ROAD.

4. 1/2" IRON ROD & CAP SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED (EXCEPT FOR THAT PORTION OF LOT 7R THAT IS BOUNDED BY STEEP HOLLOW BRANCH).

5. FRONT, REAR, AND SIDE SETBACKS & UTILITY EASEMENTS 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.

THERE IS A 50' BUILDING SETBACK ADJACENT TO GREEN BRANCH LOOP RIGHT-OF-WAY. REAR SETBACK IS 50' AND SIDE SETBACK IS 25'.

6. NOTES FROM THE BRAZOS COUNTY HEALTH DEPARTMENT:

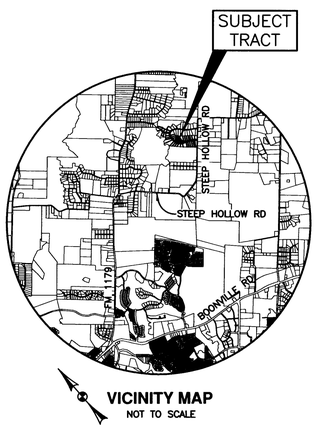
a.) NO ON SITE SEWAGE FACILITY (OSSF) AUTHORIZATION TO CONSTRUCT FOR AN INDIVIDUAL LOT WILL BE ISSUED WITHOUT FIRST HAVING A SITE EVALUATION REPORT ON FILE FOR THAT INDIVIDUAL LOT. THE SITE EVALUATION MUST BE DONE BY A STATE LICENSED SITE EVALUATOR.

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.

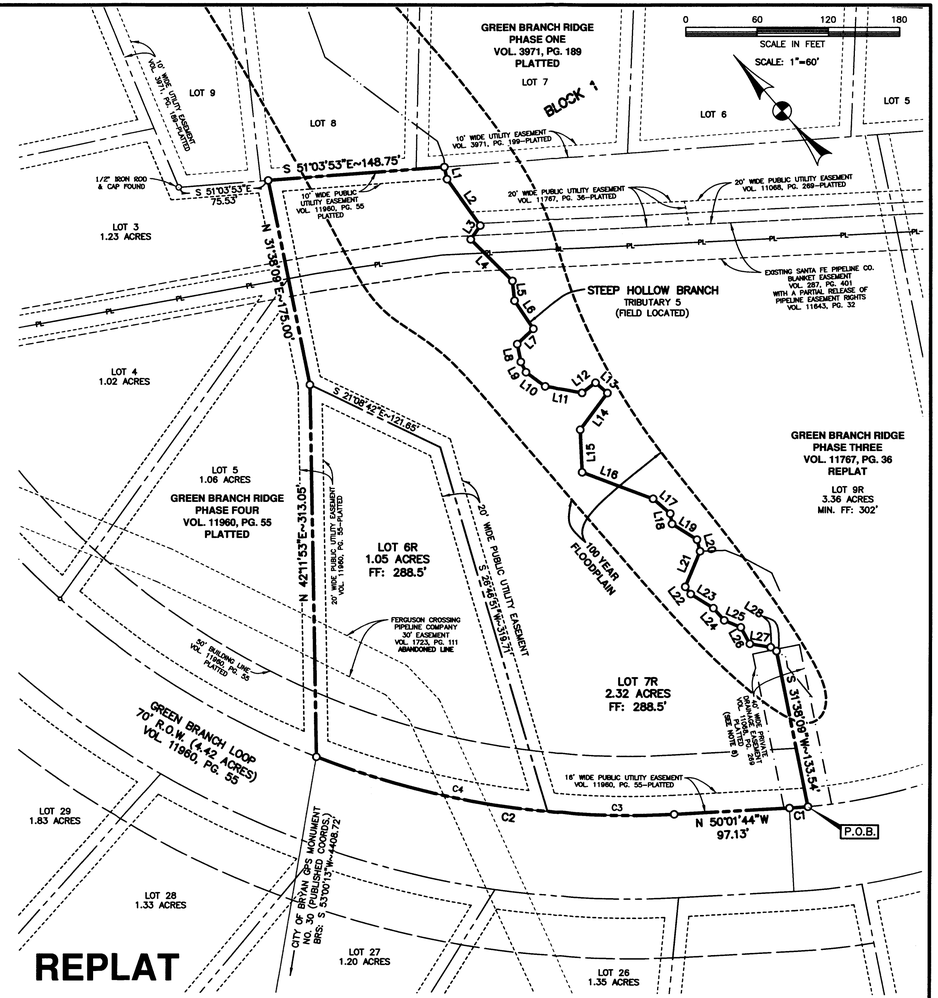
7. ALL DEVELOPMENT WITHIN THE 100 YEAR FLOODPLAIN SHALL COMPLY WITH ALL APPLICABLE ORDERS AND REGULATIONS, INCLUDING BUT NOT LIMITED TO BRAZOS COUNTY'S "FLOOD DAMAGE PREVENTION ORDINANCE". A FLOODPLAIN DEVELOPMENT PERMIT SHALL BE OBTAINED FROM THE COUNTY ENGINEER'S OFFICE PRIOR TO THE CONSTRUCTION OF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

8. ALL FENCING TO BE EXCLUDED FROM 40' WIDE PRIVATE DRAINAGE EASEMENT AND COMPLY WITH PERMITTING REQUIREMENTS STATED IN NOTE 7 ABOVE.

9. FERGUSON CROSSING PIPELINE COMPANY – 30' EASEMENT – VOL. 1723, PG. 111. ALL EVIDENCE INDICATES THAT THIS LINE HAS BEEN ABANDONED. ENERGY TRANSFER COMPANY (ETC) (PHONE: 979-820-5751 – BENNY LLOYD, CONTACT) IS THE SUCCESSOR TO FERGUSON CROSSING PIPELINE COMPANY, ETC HAS BEEN CONTACTED TO FORMALLY ABANDON THIS EASEMENT. THIS IS AN ONGOING PROCESS AT THE TIME OF PLAT FILING.



VICINITY MAP
NOT TO SCALE



REPLAT

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

H:\Land Projects R2\Q41\Perry Richardson A-44\Green Branch Ridge NAD83\dwg\Platting\Phase 4\Replat - Lots 6-7\Replat.dwg 8/7/2015 4:47:13 PM CDT