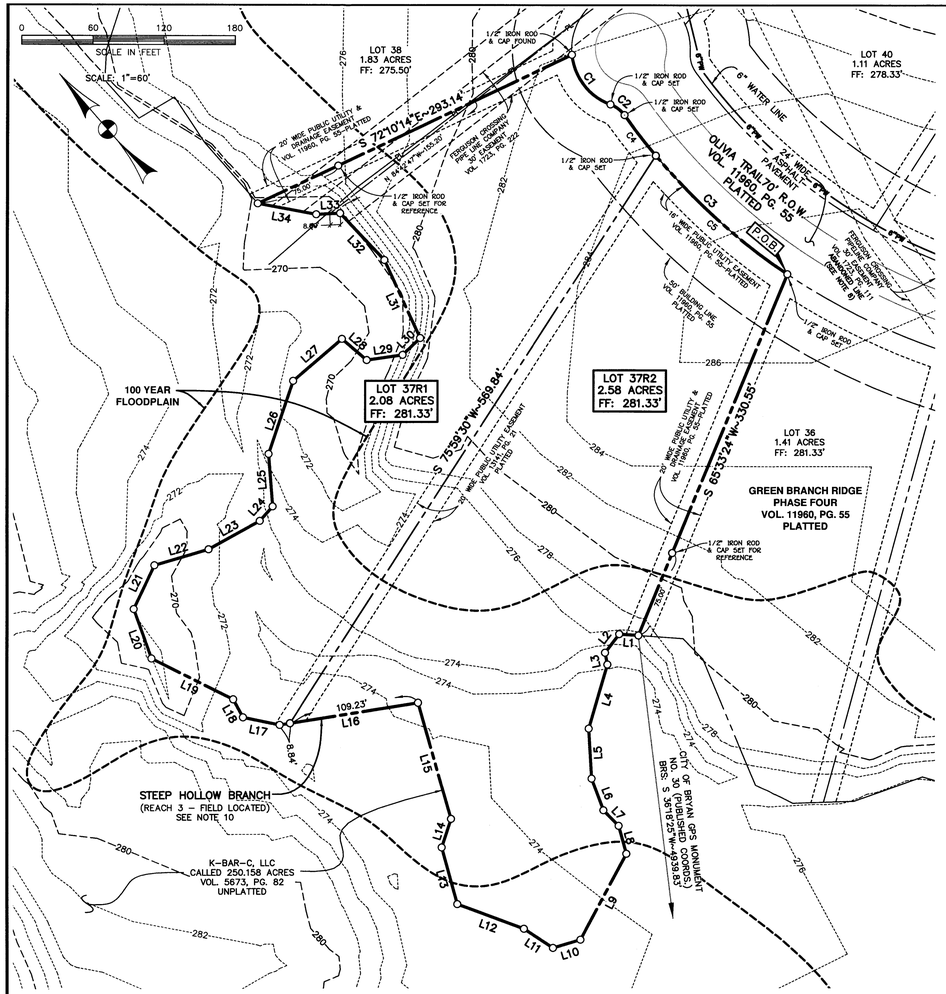


ORIGINAL PLAT

VOL. 13141, PG. 21

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 12965, Page 168, 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 _____, 2016.

_____
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 _____, 2016 and same was duly approved on the ____ day of _____, 2016 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 _____, 2016.

_____
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 _____, 2016, 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 _____, 2016.

_____
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 _____, 2016.

_____
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

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

Green Branch Ridge Phase Four
Replat of Lot 37 - 4.66 Acres
Richardson Perry Survey, A-44
Brazos County, Texas

Field notes of a 4.66 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 37, Green Branch Ridge Subdivision, Phase Four, according to the plat recorded in Volume 11960, Page 55, of the Official Records of Brazos County, Texas, and said 4.66 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 37, and Lot 36 - 1.41 acres, said iron rod and cap also lying in the west right-of-way line of Olivia Trail - 70' wide right-of-way, same being a curve, concave to the east, having a radius of 540.00 feet;

THENCE S 65° 33' 24" W along the common line between the beforementioned Lot 37 and Lot 36, at a distance of 255.55 feet, pass a ½" iron rod and cap found for reference, continue on, for a total distance of 330.55 feet and corner in the centerline of Steep Hollow Branch, same being the northeast line of a 250.158 acre tract described in the deed to K-BAR-C, LLC, recorded in Volume 5673, Page 82, of the Official Records of Brazos County, Texas;

THENCE along the centerline of centerline of Steep Hollow Branch, same being the common line between the beforementioned Lot 37, and the beforementioned 250.158 acre tract, as follows:

N 42° 47' 29" W	for a distance of 16.19 feet,
S 80° 35' 23" W	for a distance of 19.62 feet,
S 31° 46' 03" W	for a distance of 10.07 feet,
S 59° 39' 17" W	for a distance of 55.81 feet,
S 40° 05' 05" W	for a distance of 41.79 feet,
S 23° 06' 30" W	for a distance of 28.82 feet,
S 00° 49' 01" E	for a distance of 18.43 feet,
S 28° 01' 23" W	for a distance of 24.46 feet,
S 71° 22' 05" W	for a distance of 81.98 feet,
N 63° 16' 45" W	for a distance of 24.15 feet,
N 13° 19' 36" W	for a distance of 29.30 feet,
N 26° 23' 38" W	for a distance of 59.78 feet,
N 27° 59' 04" E	for a distance of 49.54 feet,
N 61° 09' 27" E	for a distance of 25.40 feet,
N 27° 23' 44" E	for a distance of 101.54 feet,
N 55° 40' 30" W	for a distance of 118.07 feet,
N 35° 08' 02" W	for a distance of 31.56 feet,
N 14° 36' 21" E	for a distance of 16.94 feet,
N 20° 17' 35" W	for a distance of 76.96 feet,
N 23° 17' 30" E	for a distance of 44.21 feet,
N 68° 38' 21" E	for a distance of 40.91 feet,
S 62° 58' 09" E	for a distance of 47.64 feet,
S 75° 55' 44" E	for a distance of 49.33 feet,
N 84° 36' 49" E	for a distance of 16.34 feet,
N 38° 49' 41" E	for a distance of 44.52 feet,
N 61° 40' 47" E	for a distance of 65.18 feet,
S 87° 37' 06" E	for a distance of 54.47 feet,
S 06° 01' 50" E	for a distance of 27.51 feet,
S 54° 52' 56" E	for a distance of 30.66 feet,
N 89° 08' 10" E	for a distance of 20.39 feet,
N 18° 49' 24" E	for a distance of 72.71 feet,
N 00° 03' 43" W	for a distance of 54.56 feet,
N 49° 32' 45" W	for a distance of 20.06 feet,
N 36° 17' 39" W	for a distance of 50.12 feet to the common corner between the beforementioned Lot 37 and Lot 38 - 1.83 acres;

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N42°47'29"W	16.19'
L2	S80°35'23"W	19.62'
L3	S31°46'03"W	10.07'
L4	S59°39'17"W	55.81'
L5	S40°05'05"W	41.79'
L6	S23°06'30"W	28.82'
L7	S00°49'01"E	18.43'
L8	S28°01'23"W	24.46'
L9	S71°22'05"W	81.98'
L10	N63°16'45"W	24.15'
L11	N13°19'36"W	29.30'
L12	N26°23'38"W	59.78'
L13	N27°59'04"E	49.54'
L14	N61°09'27"E	25.40'
L15	N27°23'44"E	101.54'
L16	N55°40'30"W	118.07'
L17	N35°08'02"W	31.56'
L18	N14°36'21"E	16.94'
L19	N20°17'35"W	76.96'
L20	N23°17'30"E	44.21'
L21	N68°38'21"E	40.91'
L22	S62°58'09"E	47.64'
L23	S75°55'44"E	49.33'
L24	N84°36'49"E	16.34'
L25	N38°49'41"E	44.52'
L26	N61°40'47"E	65.18'
L27	S87°37'06"E	54.47'
L28	S06°01'50"E	27.51'
L29	S54°52'56"E	30.66'
L30	N89°08'10"E	20.39'
L31	N18°49'24"E	72.71'
L32	N00°03'43"W	54.56'
L33	N49°32'45"W	20.06'
L34	N36°17'39"W	50.12'

THENCE S 72° 10' 14" E along the common line between the beforementioned Lot 37 and Lot 38, at a distance of 75.00 feet pass a ½" iron rod and cap found for reference, continue on, for a total distance of 293.14 feet to a ½" iron rod and cap found marking the common easterly corner between the said Lot 37 and Lot 38, same being in a curve, concave to the east, having a radius of 50.00 feet, said ½" iron rod and cap also lying in the west right-of-way line of the beforementioned Olivia Trail;

THENCE along the west right-of-way line of the beforementioned Olivia Trail, as follows:

Southerly along said curve, for an arc distance of 55.84 feet to a ½" iron rod and cap found marking the beginning of a reverse curve, concave to the southwest, having a radius of 25.00 feet, the chord bears S 05° 28' 28" W - 52.99 feet,

Southerly along said curve, for an arc distance of 15.06 feet to a ½" iron rod and cap found marking the beginning of a reverse curve, concave to the east, having a radius of 540.00 feet, the chord bears S 09° 15' 36" E - 14.84 feet,

Southerly along said curve, for an arc distance of 193.36 feet to the **PLACE OF BEGINNING**, containing 4.66 acres of land, more or less, the chord bears S 02° 15' 23" E - 192.33 feet.

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. 12965, PG. 168 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.

HOUSES BUILT ON LOTS WHICH ARE LOWER THAN THE ROAD OR BOADS ON WHICH IT FRONTS AND/OR ABUTS SHALL BE BUILT AT A FINISHED FLOOR ELEVATION 16" 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 LOTS 37R1 & 37R2 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.

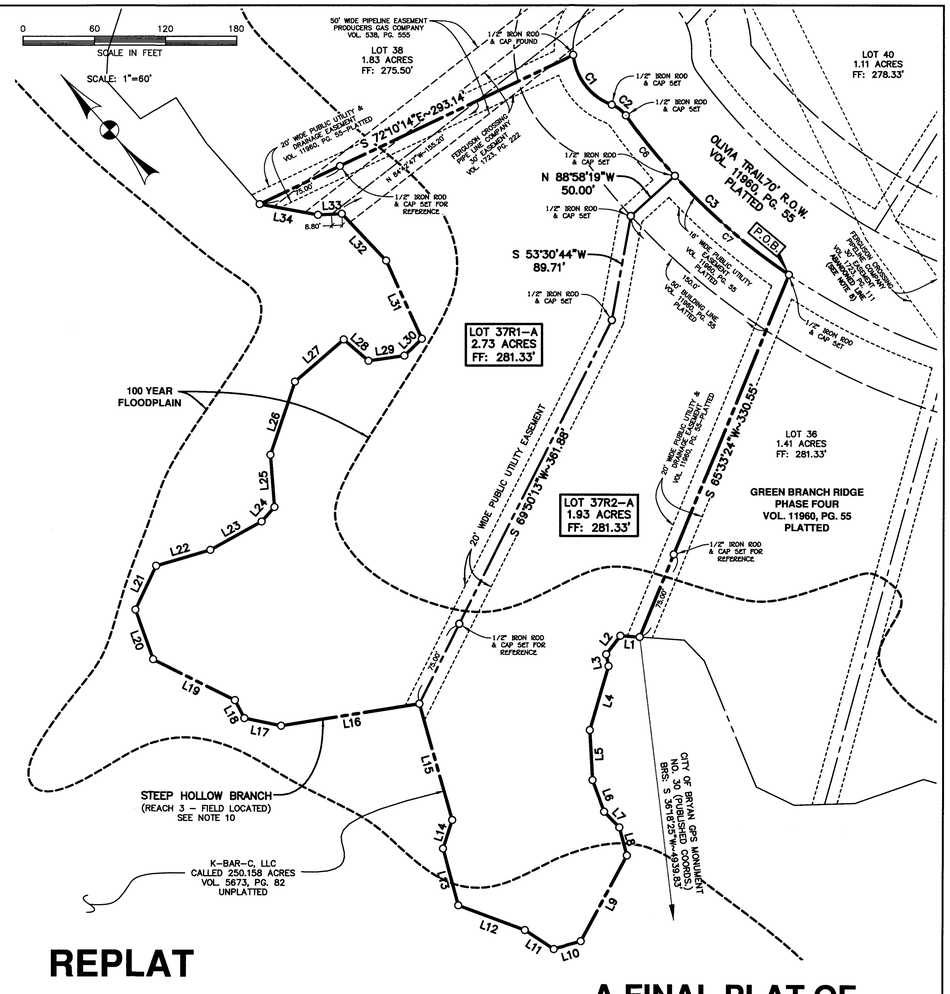
8. FERGUSON CROSSING PIPELINE COMPANY – 30' EASEMENT – VOL. 1723, PG. 111. ALL EVIDENCE INDICATES THAT THIS LINE HAS BEEN ABANDONED. ENERGY TRANSFER COMPANY (ETC) (PHONE: 979-820-5751 – BENNY LLOYD, CONTACT) IS THE SUCCESSOR TO FERGUSON CROSSING PIPELINE COMPANY. ETC HAS BEEN CONTACTED TO FORMALLY ABANDON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

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

10. STEEP HOLLOW BRANCH MEANDERS ARE DEFINED AS FOLLOWS:

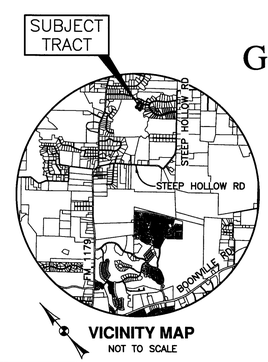
REACH 3 – IS THE THREAD OF THE STREAM AND HAS A COMMON BOUNDARY WITH THE K-BAR-C, LLC – 250.158 ACRE TRACT (VOL. 5673, PG. 82).

11. CONTOURS SHOWN HEREON ARE TAKEN FROM BRAZOS COUNTY ELECTRONIC DATA.



REPLAT

CURVE TABLE:				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	55.84'	50.00'	63°59'32"	S 05°28'28"W-52.99'
C2	15.06'	25.00'	34°31'25"	S 09°15'36"E-14.84'
C3	193.36'	540.00'	20°31'00"	S 02°15'23"E-192.33'
C4	43.36'	540.00'	4°36'04"	S 05°42'04"W-43.35'
C5	150.00'	540.00'	15°54'55"	S 04°33'25"E-149.52'
C6	65.73'	540.00'	6°58'25"	S 04°30'54"W-65.68'
C7	127.64'	540.00'	13°32'34"	S 05°44'36"E-127.34'



A FINAL PLAT OF
LOT 37R1-A AND 37R2-A
OF THE
GREEN BRANCH RIDGE
SUBDIVISION
PHASE FOUR
BEING A REPLAT OF
LOT 37R1 AND 37R2
OF THE
GREEN BRANCH RIDGE
SUBDIVISION
PHASE FOUR

4.66 ACRES

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' OCTOBER, 2016

CIVIL ENGINEERING CONSULTANTS
4101 S. TEXAS AV. STE A
BRYAN, TX 77802 – (979)846-6212
TEXAS FIRM REGISTRATION NUMBERS
ENG. F-2214 & SURVEYING 100410-00

OCT 05 2016
RECEIVED

H:\Land Projects R2\041\Perry Richardson A-44\Green Branch Ridge NAD83\dwg\Platting\Phase 4\Replat Lot 37R1 & 37R2\Replat Lot 37R1 & 37R2.dwg 10/5/2016 10:12:21 AM CDT