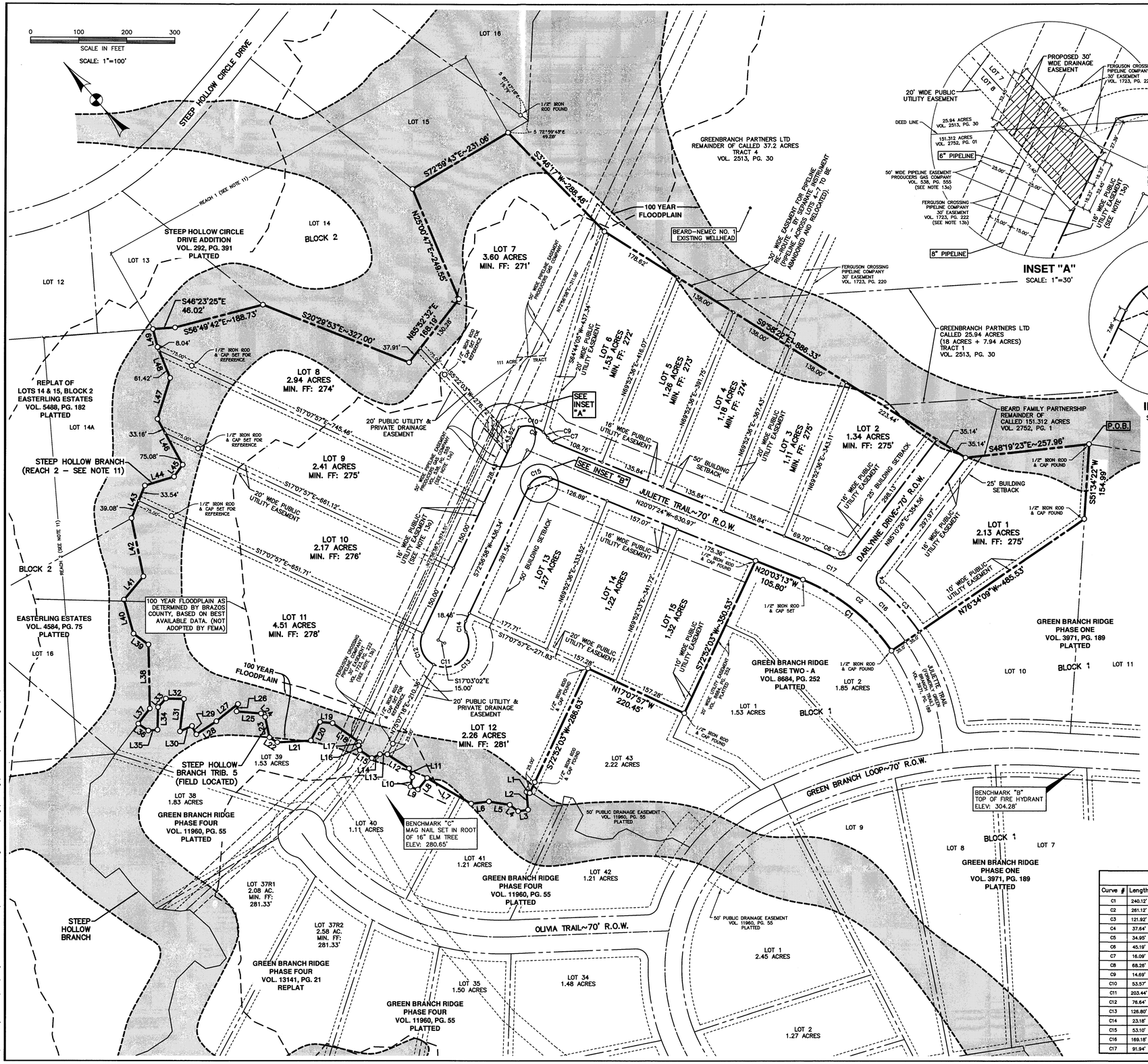


NOTES:

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;
- GREENBRANCH PARTNERS, LTD. BY VIRTUE OF DEED RECORDED IN VOL. 2513, PG. 30 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

3. A PORTION OF THE SUBJECT TRACT LIES WITHIN THE 100–YR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NUMBER 481195 PANEL 0210E, MAP NUMBER 48041C0210E. EFFECTIVE DATE: MAY 16, 2012. NO BASE FLOOD ELEVATIONS ARE PROVIDED ON THE F.E.M.A. MAP.

4. 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.

5. MINIMUM FINISHED FLOOR ELEVATIONS ON THIS PLAT ARE ESTIMATED TO BE 2 FEET ABOVE CONTOUR LINES WHERE THE 100 YEAR FLOODPLAIN LINE IS SHOWN. THEY REPRESENT THE LOWEST POSSIBLE ELEVATION AT WHICH A STRUCTURE CAN BE CONSTRUCTED.

OTHER FACTORS ALSO CONTROL MINIMUM FINISHED FLOOR ELEVATIONS THAT MAY RAISE IT ABOVE THOSE SHOWN ON THIS PLAT. HOUSES BUILT ON LOTS WHICH ARE LOWER THAN THE ROAD OR ROADS ON WHICH IT FRONTS AND/OR ABUTS SHALL BE CONSTRUCTED AT A FINISHED FLOOR ELEVATION 16 INCHES ABOVE THE NATURAL GROUND ELEVATION OF THE YARD ADJACENT TO THE SLAB ON THE UPHILL SIDE OF THE PROPERTY.

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

7. 1/2" IRON ROD & CAP SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.

8. 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 JULIETTE TRAIL RIGHT–OF–WAY. REAR SETBACK IS 50' AND SIDE SETBACK IS 25'.

THERE IS A 16' UTILITY EASEMENT ADJACENT TO JULIETTE TRAIL RIGHT–OF–WAY;

AND A 10' UTILITY EASEMENT ALONG THE SIDE AND REAR LOT LINES (EXCEPT FOR LOTS THAT ADJOIN STEEP HOLLOW BRANCH AND STEEP HOLLOW BRANCH – TRIBUTARY 5).

9. 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.

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

11. 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. 75–PLATTED), THE THREAD OF THE STREAM MEANDERS ON EITHER SIDE OF THIS LINE.

12. SUBJECT TRACT IS IN THE BRYAN INDEPENDENT SCHOOL DISTRICT.

13a. THE SOUTHEAST LINE OF THE 50' WIDE PIPELINE EASEMENT (PRODUCERS GAS COMPANY – VOL. 538, PG. 555) DOES NOT ENCROACH INTO THE NORTHWEST LINE OF THE 16' WIDE PUBLIC UTILITY EASEMENT.

13b. TO DETERMINE THE LIMITS OF THE THE FERGUSON CROSSING PIPELINE COMPANY – 30' WIDE EASEMENT – VOL. 1723, PG. 222, A DISTANCE OF 1221' (CALLED FOR IN THIS INSTRUMENT) WAS HELD FROM STEEP HOLLOW BRANCH TO THE 151.312 ACRE TRACT DEED LINE.

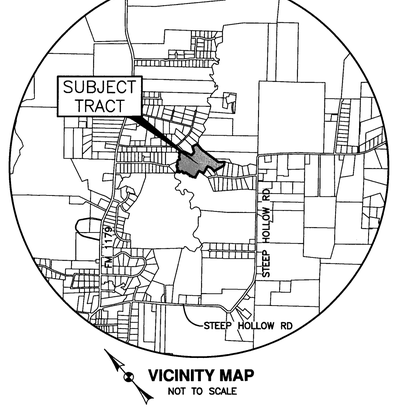
STEEP HOLLOW BRANCH TRIBUTARY 5 (FIELD LOCATED)

LINE TABLE:		
Line #	Direction	Length
L1	N21°58'47"W	7.01'
L2	S43°05'33"W	37.18'
L3	N49°57'07"W	20.82'
L4	N04°57'05"W	21.68'
L5	N33°00'48"W	43.78'
L6	N49°03'08"W	37.31'
L7	N12°01'42"W	105.65'
L8	S86°53'48"W	30.58'
L9	N21°47'27"W	16.61'
L10	N58°44'15"E	20.17'
L11	N28°18'27"E	19.31'
L12	N09°01'26"W	54.07'
L13	N41°21'59"W	15.46'
L14	N67°52'14"W	18.85'
L15	N08°28'10"W	29.81'
L16	N31°46'49"E	11.01'
L17	N67°28'51"E	6.40'
L18	N06°21'55"W	68.60'
L19	N37°08'20"W	26.38'
L20	S73°38'46"W	43.03'
L21	N44°56'22"W	70.15'
L22	N10°22'23"W	18.98'
L23	N35°59'21"E	43.71'
L24	N00°44'17"W	11.08'
L25	N37°14'15"W	51.20'
L26	N58°04'51"E	15.88'
L27	N86°47'10"W	57.69'
L28	N75°25'18"W	48.63'
L29	N20°34'35"E	19.66'
L30	N66°32'41"W	27.66'
L31	N54°58'36"E	68.34'
L32	N41°01'45"W	37.52'
L33	S89°49'44"W	24.22'
L34	S49°09'16"W	47.18'
L35	N47°05'40"W	19.35'
L36	N07°34'07"W	25.31'

STEEP HOLLOW BRANCH (REACH 2)

LINE TABLE:		
Line #	Direction	Length
L37	N84°55'23"E	39.76'
L38	N46°41'57"E	132.97'
L39	N06°03'16"W	38.47'
L40	N32°16'33"E	73.43'
L41	N87°28'40"E	63.29'
L42	N36°21'02"E	123.42'
L43	N70°14'15"E	72.62'
L44	S58°54'12"E	63.53'
L45	N83°27'21"E	30.41'
L46	N19°00'32"E	108.24'
L47	N64°55'15"E	89.47'
L48	N25°47'30"E	69.46'
L49	N33°22'54"E	38.46'

CURVE TABLE:					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C1	240.12'	410.51'	33°30'52"	N03°17'47"W	236.71'
C2	261.13'	445.51'	33°34'55"	N03°18'57"W	257.40'
C3	121.92'	480.51'	14°32'16"	N06°11'15"E	121.59'
C4	37.64'	25.00'	86°15'19"	S43°02'46"W	34.18'
C5	34.95'	25.00'	80°05'30"	S54°46'49"E	32.17'
C6	45.19'	480.51'	5°23'20"	N17°25'44"W	45.18'
C7	16.09'	25.00'	36°52'11"	S01°41'18"E	15.81'
C8	68.28'	50.00'	78°13'26"	N22°21'56"W	63.08'
C9	14.69'	50.00'	16°50'00"	N08°19'48"E	14.64'
C10	53.57'	50.00'	61°23'27"	N30°46'55"W	51.05'
C11	203.44'	50.00'	233°07'48"	S43°36'56"E	89.44'
C12	76.64'	50.00'	87°49'40"	S29°02'08"W	69.36'
C13	126.80'	50.00'	145°18'09"	S87°31'46"E	95.45'
C14	23.18'	25.00'	53°07'48"	S46°23'04"W	22.36'
C15	53.10'	35.00'	86°55'38"	N63°35'13"W	48.15'
C16	169.18'	445.51'	21°45'26"	N02°34'48"E	168.18'
C17	91.94'	445.51'	11°49'29"	N14°12'40"W	91.78'



VICINITY MAP
NOT TO SCALE

FINAL PLAT
OF
GREEN BRANCH RIDGE SUBDIVISION
PHASE FIVE

33.04 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

SHEET 1 OF 2

SCALE: 1"=100' JUNE, 2016

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

H:\Land Projects R2\041\Perry Richardson A-44\Green Branch Ridge NAD83\dwg\Platting\Phase 5\Final Plat.dwg 6/27/2016 3:37:27 PM

Green Branch Ridge Subdivision
Phase 5
33.04 Acre Tract
Richardson Perry Survey, A-44
Brazos County, Texas

Field notes of a 33.04 acre tract or parcel of land, lying and being situated in the Richardson Perry Survey, Abstract No. 44, Brazos County, Texas, and consisting of the following tracts:

Part of the called 151.312 acre tract described in the deed from Berry Alvin Risinger, Jr., to The Beard Family Partnership, recorded in Volume 2752, Page 01, of the Official Records of Brazos County, Texas;

Part of the called 25.94 acre tract (18 acres and 7.94 acres) described as tract 1 and part of the called 37.2 acres described as Tract 4 in the deed from James B. Beard, et ux, to Greenbranch Partners, Ltd, as recorded in Volume 2513, Page 30, of the Official Records of Brazos County, Texas, and said 33.04 acre tract being more particularly described as follows:

BEGINNING at the ½" iron rod and cap found marking the north corner of Lot 11, Block 1 of Green Branch Ridge, Phase One, according to the plat recorded in Volume 3971, Page 189, of the Official Records of Brazos County, Texas;

THENCE S 51° 34' 22" W along the northwest line of the beforementioned Lot 11, Block 1 for a distance of 154.99 feet to a ½" iron rod and cap found at the east corner of Lot 10, Block 1, Green Branch Ridge, Phase One;

THENCE N 76° 34' 09" W along the north line of Lot 10, Block 1, adjacent to a fence, for a distance of 485.53 feet to the west right-of-way line of Juliette Trail (previously known as Green Branch Trail and as Olive Branch Trail), same being in the east line of Lot 2, Block 1, Green Branch Ridge, Phase Two-A according to the plat recorded in Volume 8684, Page 252, of the Official Records of Brazos County, Texas, and being in a curve, concave to the west, having a radius of 410.51 feet;

Northerly along the easterly line of Lot 2, Block 1, Green Branch Ridge, Phase Two-A, same being the proposed westerly right-of-way line of Juliette Trail (70' wide right-of-way), as follows:

Northerly along said curve, for an arc distance of 240.12 feet to a ½" iron rod set at the end of this curve, the chord bears N 03° 17' 47" W - 236.71 feet,
N 20° 03' 13" W for a distance of 105.80 feet to a ½" iron rod and cap found at the north corner of Lot 2, Block 1, (1.85 acres);

THENCE S 72° 52' 03" W along the north line of the beforementioned Lot 2, Block 1 and Lot 1, Block 1, Green Branch Ridge, Phase Two-A, for a distance of 350.53 feet to a ½" iron rod and cap found at the northerly and easterly southeast corner of Lot 43 of Green Branch Ridge, Phase Four, according to the plat recorded in Volume 11960, Page 55, of the Official Records of Brazos County, Texas;

THENCE along the lines of the beforementioned Lot 43, as follows:

N 17° 07' 57" W for a distance of 220.45 feet to a ½" iron rod and cap found,
S 72° 52' 03" W at a distance of 261.63 feet, pass a ½" iron rod and cap found, continue on, for a total distance of 286.63 feet to the northwest corner of Lot 43, same being a northeast corner of Lot 41, Green Branch Ridge, Phase Four and being in the center of Steep Hollow Branch Tributary 5;

THENCE along the centerline meanders of Steep Hollow Branch Tributary 5 as shown on the beforementioned plat of Green Branch Ridge, Phase Four, as follows:

N 21° 58' 47" W for a distance of 7.01 feet,
S 43° 05' 33" W for a distance of 37.18 feet,
N 49° 57' 07" W for a distance of 20.82 feet,
N 04° 57' 05" W for a distance of 21.68 feet,
N 33° 00' 48" W for a distance of 43.78 feet,
N 49° 03' 08" W for a distance of 37.31 feet,
N 12° 01' 42" W for a distance of 105.65 feet,
S 86° 53' 48" W for a distance of 30.58 feet,
N 21° 47' 27" W for a distance of 16.61 feet,
N 58° 44' 15" E for a distance of 20.17 feet,
N 28° 18' 27" E for a distance of 19.31 feet,
N 09° 01' 26" W for a distance of 54.07 feet,
N 41° 21' 59" W for a distance of 15.48 feet,
N 67° 52' 14" W for a distance of 18.85 feet,
N 08° 28' 10" W for a distance of 29.81 feet,
N 31° 46' 49" E for a distance of 11.01 feet,
N 67° 28' 51" E for a distance of 6.40 feet,
N 06° 21' 55" W for a distance of 68.60 feet,
N 37° 08' 20" W for a distance of 26.38 feet,
S 73° 38' 46" W for a distance of 43.03 feet,
N 44° 59' 22" W for a distance of 70.15 feet,
N 10° 22' 23" W for a distance of 18.98 feet,
N 35° 59' 21" E for a distance of 43.71 feet,
N 00° 44' 17" W for a distance of 11.08 feet,
N 37° 14' 15" W for a distance of 51.20 feet,
N 58° 04' 51" E for a distance of 15.88 feet,
N 80° 47' 10" W for a distance of 57.69 feet,
N 75° 25' 18" W for a distance of 49.63 feet,
N 20° 34' 35" E for a distance of 19.66 feet,
N 66° 32' 41" W for a distance of 27.66 feet,
N 54° 58' 36" E for a distance of 68.34 feet,
N 41° 01' 45" W for a distance of 37.52 feet,
S 89° 49' 44" W for a distance of 24.22 feet,
S 49° 09' 16" W for a distance of 47.18 feet,
N 47° 05' 40" W for a distance of 19.35 feet,
N 07° 34' 07" W for a distance of 25.31 feet to the northeast corner of Lot 39, Green Branch Ridge, Phase Four, same being in the southerly line of Lot 16, Block 2, Easterling Estates, according to the plat recorded in Volume 4584, Page 75, of the Official Records of Brazos County, Texas, and being at the junction of Steep Hollow Branch Tributary 5 and another Steep Hollow Branch Tributary as shown on said Easterling Estates plat;

THENCE along the lines of the beforementioned Easterling Estates and Easterling Estates Replat, recorded in Volume 5488, Page 182, of the Official Records of Brazos County, Texas, called to be being along said Steep Hollow Tributary (the thread of the stream meanders on either side of this line), and same being along the northwesterly line of the beforementioned 151.312 acre and 18 acre tracts, as follows:

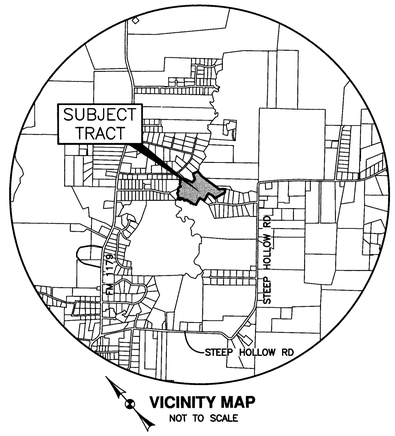
N 84° 55' 23" E for a distance of 39.76 feet,
N 46° 41' 57" E for a distance of 132.97 feet,
N 06° 03' 16" W for a distance of 38.47 feet,
N 32° 16' 33" E for a distance of 73.43 feet,
N 87° 28' 40" E for a distance of 63.29 feet,
N 36° 21' 02" E for a distance of 123.42 feet to the common corner of Lot 16, Block 2, Easterling Estates, and Lot 14A, Block 2, Easterling Estates Replat (5488/182),
N 70° 14' 15" E for a distance of 72.62 feet,
S 58° 54' 12" E for a distance of 63.53 feet,
N 83° 27' 21" E for a distance of 30.41 feet,
N 19° 00' 32" E for a distance of 108.24 feet,
N 64° 55' 15" E for a distance of 89.47 feet,
N 25° 47' 30" E for a distance of 69.46 feet,
N 33° 22' 54" E for a distance of 38.46 feet to the east corner of Lot 14A, Block 2, Easterling Estates Replat (5488/182), and being in the southwest line of Lot 13, Steep Hollow Circle Drive Addition, according to the plat recorded in Volume 292, Page 391, of the Deed Records of Brazos County, Texas;

THENCE along the southerly lines of Steep Hollow Circle Drive Addition, called to be along said Steep Hollow Branch Tributary (the thread of the stream meanders on either side of this line), same being along the northerly line of the beforementioned 18 acre and 37.2 acre tracts, as follows:

S 46° 23' 25" E for a distance of 46.02 feet,
S 56° 49' 42" E for a distance of 188.73 feet,
S 20° 29' 53" E for a distance of 327.00 feet,
N 85° 52' 32" E at a distance of 37.91 feet, pass proposed lot corner, from which a ½" iron rod set for reference bears S 05° 22' 03" E - 75.00 feet, continue on, for a total distance of 168.19 feet,
N 25° 00' 47" E for a distance of 249.55 feet,
S 72° 59' 43" E for a distance of 231.06 feet and corner, from which the southeast corner of Lot 15, Steep Hollow Circle Drive Addition bears S 72° 59' 43" E - 49.28 feet (and from said southeast corner of Lot 15, a ½" iron rod found bears N 07° 35' 15" W - 19.79 feet;

THENCE through the interior of the beforementioned 37.2 acre tract, the beforementioned 18 acre tract and the beforementioned 151.312 acre tract, as follows:

S 03° 46' 17" W for a distance of 288.48 feet,
S 09° 58' 22" E for a distance of 886.33 feet,
S 48° 19' 23" E for a distance of 257.96 feet to the **PLACE OF BEGINNING**, containing 33.04 acres of land, more or less.



VICINITY MAP
NOT TO SCALE

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, President
LHB, Inc., General Partner

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, GREENBRANCH PARTNERS, LTD., 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 2513, Page 30, 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, President
LHB, Inc., General Partner

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.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

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

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

FINAL PLAT
OF
GREEN BRANCH RIDGE SUBDIVISION
PHASE FIVE
33.04 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

SHEET 2 OF 2
SCALE: 1"=100' JUNE, 2016

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

H:\Land Projects R2\041\Perry Richardson A-44\Green Branch Ridge NAD83\dwg\Platting\Phase 5\Final Plat.dwg 6/27/2016 3:37:48 PM