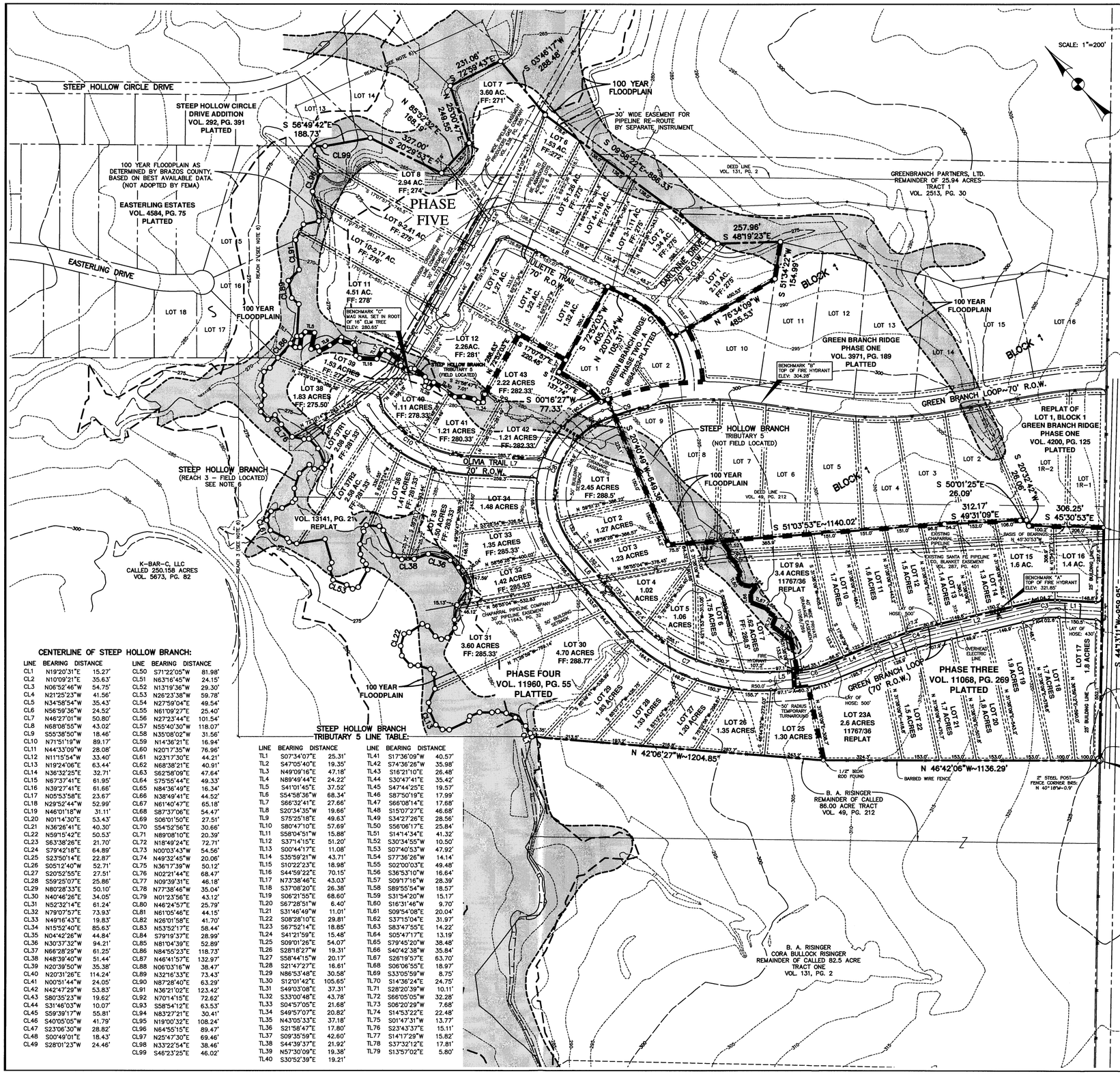


NOTES:

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 DOES LIE 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.

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

5. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. NO DEED RESEARCH WAS CONDUCTED TO DETERMINE APPLICABLE EASEMENTS. THIS SURVEY DOES NOT REPRESENT THAT ALL APPLICABLE EASEMENTS ARE SHOWN HEREON.

6. 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.

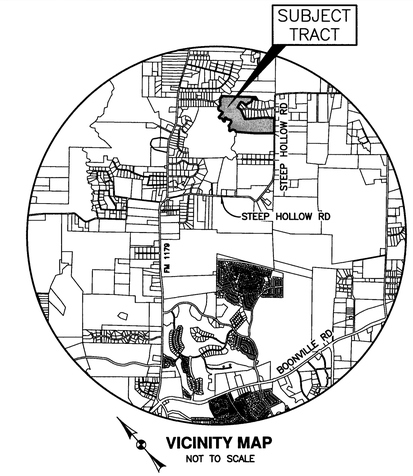
REACH 2 - HAS A COMMON BOUNDARY LINE WITH EASTERLING ESTATES (VOL. 4584, PG. 75-PLATTED), THE THREAD OF THE STREAM MEANDERS ON EITHER SIDE OF THIS LINE.

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).

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

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

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



VICINITY MAP
NOT TO SCALE

113.1 ACRE TRACT CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	240.62'	410.51'	33°35'03"	N 03°19'52"W~237.19'
C2	30.00'	1198.83'	1°26'01"	S 67°35'06"E~30.00'

CENTERLINE ROADWAY LINE TABLE:

LINE	BEARING	DISTANCE
L1	N43°16'49"W	176.41'
L2	N60°04'25"W	455.81'
L3	N66°19'03"W	128.93'
L4	N68°35'51"W	195.70'
L5	N50°01'44"W	97.13'
L6	N02°53'09"E	343.41'
L7	N44°20'44"W	329.70'
L8	N20°07'24"W	630.97'
L9	S72°56'58"W	436.34'
L10	S17°03'02"E	15.00'

CENTERLINE ROADWAY CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C3	112.84'	385.00'	16°47'36"	N 51°40'37"W~112.44'
C4	58.30'	535.00'	6°14'38"	N 63°11'44"W~58.27'
C5	21.29'	535.00'	2°16'47"	N 67°27'27"W~21.29'
C6	162.04'	500.00'	18°34'06"	N 59°18'47"W~161.33'
C7	692.65'	750.00'	52°54'53"	N 23°34'18"W~668.30'
C8	709.94'	375.00'	108°28'13"	N 57°06'54"E~608.57'
C9	39.28'	1163.82'	1°56'02"	S 67°40'59"E~39.28'
C10	503.94'	505.00'	57°10'32"	N 15°45'28"W~483.29'
C11	261.14'	445.51'	33°35'03"	N 03°19'52"W~257.42'

LEGEND

TELEPHONE PEDESTAL	
WATER METER	
WATER LINE	
WATER VALVE	
FIRE HYDRANT	
OVERHEAD ELECT. LINE	
POWER POLE	
LIGHT POLE	
PIPELINE	PL
WOOD FENCE (& FENCE CORNER)	
CHAIN LINK FENCE	
BARBED WIRE FENCE	
PHASE LINE	
PROPOSED WATER LINE	PW
PROPOSED UNDERGROUND ELECTRIC LINE	PE
VEHICLE LAY OF HOSE	

CENTERLINE OF STEEP HOLLOW BRANCH:

LINE	BEARING	DISTANCE
CL1	N19°20'31"E	15.27'
CL2	N10°09'21"E	35.63'
CL3	N06°52'46"W	54.75'
CL4	N21°25'23"W	41.56'
CL5	N34°58'54"W	35.43'
CL6	N56°59'36"W	24.52'
CL7	N46°27'01"W	50.80'
CL8	N68°08'55"W	43.02'
CL9	S55°38'50"W	18.46'
CL10	N71°51'19"W	89.17'
CL11	N44°33'09"W	28.08'
CL12	N11°15'54"W	33.40'
CL13	N19°24'06"E	63.44'
CL14	N36°32'25"E	32.71'
CL15	N67°37'41"E	61.95'
CL16	N39°27'41"E	61.66'
CL17	N05°53'58"E	23.67'
CL18	N29°52'44"W	52.99'
CL19	N46°01'18"W	31.11'
CL20	N01°14'30"E	53.43'
CL21	N36°26'41"E	40.30'
CL22	N59°15'42"E	50.53'
CL23	S63°38'26"E	21.70'
CL24	S79°42'18"E	64.89'
CL25	S23°50'14"E	22.87'
CL26	S05°12'40"W	52.71'
CL27	S20°52'55"E	27.51'
CL28	S59°25'07"E	25.86'
CL29	N80°28'33"E	50.10'
CL30	N40°46'26"E	34.05'
CL31	N52°32'14"E	61.24'
CL32	N79°07'57"E	73.93'
CL33	N49°16'43"E	19.83'
CL34	N15°52'40"E	85.63'
CL35	N04°42'26"W	44.84'
CL36	N30°37'32"W	94.21'
CL37	N66°28'29"W	61.25'
CL38	N48°39'40"W	51.44'
CL39	N20°39'50"W	35.38'
CL40	N20°31'26"E	114.24'
CL41	N00°51'44"W	24.05'
CL42	N42°47'29"W	53.83'
CL43	S80°35'23"W	19.62'
CL44	S31°46'03"W	10.07'
CL45	S59°39'17"W	55.81'
CL46	S40°05'05"W	41.79'
CL47	S23°06'30"W	28.82'
CL48	S00°49'01"E	18.43'
CL49	S28°01'23"W	24.46'
CL50	S71°22'05"W	81.98'
CL51	N63°16'45"W	24.15'
CL52	N13°19'36"W	29.30'
CL53	N26°23'38"W	59.78'
CL54	N27°59'04"E	49.54'
CL55	N61°09'27"E	25.40'
CL56	N27°23'44"E	101.54'
CL57	N55°40'30"W	118.07'
CL58	N35°08'02"W	31.56'
CL59	N14°36'21"E	16.94'
CL60	N20°17'35"W	76.96'
CL61	N23°17'30"E	44.21'
CL62	N68°38'21"E	40.91'
CL63	S62°58'09"E	47.64'
CL64	S75°55'44"E	49.33'
CL65	N84°36'49"E	16.34'
CL66	N38°49'41"E	44.52'
CL67	N61°40'47"E	65.18'
CL68	S87°37'06"E	54.47'
CL69	S06°01'50"E	27.51'
CL70	S54°52'56"E	30.66'
CL71	N89°08'10"E	20.39'
CL72	N18°49'24"E	72.71'
CL73	N00°03'43"W	54.56'
CL74	N49°32'45"W	20.06'
CL75	N36°17'39"W	50.12'
CL76	N02°21'44"E	68.47'
CL77	N09°39'31"E	46.18'
CL78	N77°38'46"W	35.04'
CL79	N01°23'56"E	43.12'
CL80	N46°24'57"E	25.79'
CL81	N61°05'46"E	44.15'
CL82	N26°01'58"E	41.70'
CL83	N53°52'17"E	58.44'
CL84	S79°19'37"E	28.99'
CL85	N81°04'39"E	52.89'
CL86	N84°55'23"E	118.73'
CL87	N46°41'57"E	132.97'
CL88	N06°03'16"W	38.47'
CL89	N32°16'33"E	73.43'
CL90	N87°28'40"E	63.29'
CL91	N36°21'02"E	123.42'
CL92	N70°14'15"E	72.62'
CL93	S58°54'12"E	63.53'
CL94	N83°27'21"E	30.41'
CL95	N19°00'32"E	108.24'
CL96	N64°55'15"E	89.47'
CL97	N25°47'30"E	69.46'
CL98	N33°22'54"E	38.46'
CL99	S46°23'25"E	46.02'

STEEP HOLLOW BRANCH TRIBUTARY 5 LINE TABLE:

LINE	BEARING	DISTANCE
TL1	S07°34'07"E	25.31'
TL2	S47°05'40"E	19.35'
TL3	N49°09'16"E	47.18'
TL4	N89°49'44"E	24.22'
TL5	S41°01'45"E	37.52'
TL6	S54°58'36"W	68.34'
TL7	S66°32'41"E	27.66'
TL8	S20°34'35"W	19.66'
TL9	S75°25'18"E	49.63'
TL10	S80°47'10"E	57.69'
TL11	S58°04'51"W	15.88'
TL12	S37°14'15"E	51.20'
TL13	S00°44'17"E	11.08'
TL14	S35°59'21"W	43.71'
TL15	S10°22'23"E	18.98'
TL16	S44°59'22"E	70.15'
TL17	N73°38'46"E	43.03'
TL18	S37°08'20"E	26.38'
TL19	S06°21'55"E	68.60'
TL20	S67°28'51"W	6.40'
TL21	S31°46'49"W	11.01'
TL22	S08°28'10"E	29.81'
TL23	S67°52'14"E	18.85'
TL24	S41°21'59"E	15.48'
TL25	S09°01'26"E	54.07'
TL26	S28°18'27"W	19.31'
TL27	S58°44'15"W	20.17'
TL28	S21°47'27"E	16.61'
TL29	N86°53'48"E	30.58'
TL30	S12°01'42"E	105.65'
TL31	S49°03'08"E	37.31'
TL32	S33°00'48"E	43.78'
TL33	S04°57'05"E	21.68'
TL34	S49°57'07"E	20.82'
TL35	N43°05'33"E	37.18'
TL36	S21°58'47"E	17.80'
TL37	S09°35'59"E	42.60'
TL38	S44°39'37"E	21.92'
TL39	N57°30'09"E	19.38'
TL40	S30°52'39"E	19.21'
TL41	S17°36'09"W	40.57'
TL42	S74°36'26"W	35.98'
TL43	S16°21'10"E	26.48'
TL44	S30°47'41"E	35.42'
TL45	S47°44'25"E	19.57'
TL46	S87°50'19"E	17.99'
TL47	S66°08'14"E	17.68'
TL48	S15°07'27"E	46.68'
TL49	S34°27'26"E	28.56'
TL50	S56°06'17"E	25.84'
TL51	S14°14'34"E	41.32'
TL52	S30°34'55"W	10.50'
TL53	S07°40'53"W	47.92'
TL54	S77°36'26"W	14.14'
TL55	S02°00'03"E	49.48'
TL56	S36°53'10"W	16.64'
TL57	S09°17'16"W	28.39'
TL58	S89°55'54"W	18.57'
TL59	S31°54'20"W	15.17'
TL60	S16°31'46"W	9.70'
TL61	S09°54'08"E	20.04'
TL62	S37°15'04"E	31.97'
TL63	S83°47'55"E	14.22'
TL64	S05°47'17"E	13.19'
TL65	S79°45'20"W	38.48'
TL66	S40°42'38"W	35.84'
TL67	S26°19'57"E	63.70'
TL68	S06°06'55"E	18.97'
TL69	S33°05'59"W	8.75'
TL70	S14°36'24"E	24.75'
TL71	S28°20'39"W	10.11'
TL72	S66°05'05"W	32.28'
TL73	S06°20'29"W	7.68'
TL74	S14°53'22"E	22.48'
TL75	S01°47'31"W	13.77'
TL76	S23°43'37"E	15.11'
TL77	S14°17'29"W	15.82'
TL78	S37°32'12"E	17.81'
TL79	S13°57'02"E	5.80'

REVISED: JUNE 27, 2016
MODIFIED PIPELINE EASEMENT AND JULIETTE TRAIL R.O.W.
CORRECTED LINE TABLES AND ADDED FLOOPLAIN HATCH.

REVISED: MARCH 24, 2016
PER COB SITE DEV. REVIEW - FIRST ACTION.

REVISED: FEBRUARY 29, 2016
FOR PHASE 5 PLATTING.

REVISED: MARCH 10, 2014
PER BRAZOS COUNTY REVIEW COMMENTS DATED: MARCH 3, 2014.

REVISED: FEBRUARY 12, 2014
FIELD LOCATED STEEP HOLLOW BRANCH, MODIFIED PHASES 4 & 5, REMOVED PHASE 6

REVISED: JULY 31, 2013
ADDED VEHICLE LAY OF HOSE

REVISED: APRIL 24, 2013
FOR REPLAT OF LOTS 9 & 23-24

FIFTH REVISED MASTER PRELIMINARY PLAN

OF

GREEN BRANCH RIDGE SUBDIVISION

113.1 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"=200' FEBRUARY, 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\Plotting\MPP\Master Preliminary Plan.dwg 6/20/2016 3:50:40 PM CDT