Filed for Record in:

On: Nov 02,2000 at 03:20PM

As a

BRAZOS COUNTY.

<u>Plats</u>

Jaime Kelley

Amount

BLOCK

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

man, Planning & Zoning Commission, Bryan, Texas

PROJECT LOCATION

(We), Beard Farmly Fartnership the owner(s) and developer(s) of the land shown

on this plan, being (part of) the tract of land as conveyed to me (us, it) in the Deed Records of Brazos County in Volume 2752. Page 21 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.

Before me, the undersigned authority; on this day personally appeared Jim L Bears

I, A. WAYNE KESSLER Registered Professional Land Surveyor No.1852 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

Chairman of the Planning & Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planing & Zoning Commission of the City of Bryan on the ______ day of ______ day of ______ and same was duly approved on the _______ day of ______, 2000 by said Commission.

Aministrator, P

Planhing Administrator, Bryan, Texas

and acknowledged to me that he executed the same for the purpose stated.

known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument,

Wells

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

VICINITY MAP

APPROVAL BY BRAZOS COUNTY COMMISSIONER'S COURT (for subdivisions in extraterritorial jurisdiction areas)

This the 17 TH day of 1/44, 2000

APPROVAL OF THE PLANNING & ZONING COMMISSION

APPROVAL OF THE PLANNING ADMINISTRATOR

APPROVAL OF THE CITY ENGINEER

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, <u>ALVIN W JoNES</u>, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County Commissioners' Court on the <u>仏</u> day of **JuNE**, 20*0*0.

County Judge, Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK (STATE OF TEXAS) (COUNTY OF BRAZOS)

certify that this plat together with its certificates of authorization was filed for record in my office the day of the condition, 2000 in the Official Records of brazos county in Volume page 189

	NOW OR FORMERLY BEARD FAMILY PARTNERSHIP REMAINDER OF 20,00 ACRE TRACT 1-A (VOL. 2752, PG. 1) NOT PLATTED	NOW OR FORME GREENBRANCH PARTI REMAINDER OF 25.34 ACC	1/2	STATE OF TEXAS I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of: BRAZOS COUNTY, as stamped hereon by me.
FLOOD PLA (ZONE A)	N LINE - 180.16,	33°33'38" \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	s 56° 47'52" E s 18° 29'05' E s 32° 26'17" E ~ 279.74,	HONORABLE MARY ANN WARD, COUNTY CLERK
CREEN BRANCH TRAIL	E 315.57 289 259 1	EXISTING 50' EASEMENT PRODUCER'S GAS CO.	23.1.4	BRAZOS COUNTY,
GREEN DIVANCIA KIDGE	LOT 10 2.18 ACRES 4	LOT 12 2.52 ACRES LOT 13 3.08 ACRES LOT 14 2.06 ACRES	LOT 15 2.29 ACRES 1.2 2.29 ACRES	CERTIFICATE OF OWNERSHIP AND (STATE OF TEXAS) (COUNTY OF BRAZOS) I (We), Bray Family
PHASE TWO BLOCK ONE, LOTS 1-10 30.96 ACRES (NOT PLATTED) LOT 1		EEN BRANCH RIDGE PHASE ONE CK ONE, LOTS 1-16	25' BUILDING SEIL	on this plan, being (part of) the of Brazos County in Volume 21 hereby dedicate to the use of easements and public places seminary of the county of the places of the county of the coun
8 9 1) 10 8 549°32'58" E ~ 210.08'	25' BUILDING SETBACK 195.00' \$38°52'24"E ~ 353.59' GREEN \$38°52'24"E ~ 353.59' 105.11' 188.36'		247.7. A06.47, 70, PUBLIC P. 4	Before me, the undersigned aur known to me to be the person and acknowledged to me that Given under my hand and so
560° 48' 07' E ~ 232.60' 25' BUILDING SETBACK	108.36,	\$\frac{\$40\circ 49\circ 19\circ E}{10\circ 3.02\cdot }\$\frac{\$45\circ 53\cdot 31\circ E}{165\cdot 00\cdot }\$\frac{\$52\circ 50\cdot 44\circ E}{\$6\circ 202\cdot 49\cdot E}\$\frac{\$00\cdot 44\circ E}{\$6\cdot 202\cdot 49\cdot 202\cdot 49\cdot 202\cdot 49\cdot 202\cdot 49\cdot 40\cdot 40\c		CERTIFICATION OF THE SURVEYOR (STATE OF TEXAS) (COUNTY OF BRAZOS)
FUTURE GREEN BRANCH RIDGE PHASE THREE BLOCK ONE, LOTS 1–13 29.93 ACRES (NOT PLATTED) LOT 1 FUTURE CREEN BRANCH RIDGE PHASE THREE BLOCK ONE, LOTS 1–13 LOT 9 LOT 9 LOT 9	LOT 7 2.41 ACRES 2.29 ACRES 3.0	LOT 5 100 2.01 ACRES 100 2.13 ACRES 100 100 100 100 100 100 100 100 100 10	LOT 2 5.28 ACRES 5.28 ACRES 5.28 ACRES	I, A. WAYNE KESSLER Registered hereby certify that this plat is property and that property may ground, and that the metes are geometric form. This the 177 day of 1874
LOT 1 2.02 ACRES 2.02 ACRES 2.02 ACRES 2.02 ACRES 2.02 ACRES	S45°40'37	$\frac{32}{460.30}$		APPROVAL OF THE PLANNING &
LOT 7	179.12' N 51°03'53" W ~ 1140	230.83'	240.60' 49°31'09" W - 312.17' N 50°01'25" W 26.09' N 20°32'42" E 26.06'	I, <u>Kim Casey</u> Chair State of Texas, hereby certify Zoning Commission of the City approved on the
GREE	LOT 10 FUTURE ORAN LOT 11 IN BRANCH RIDGE	CO. BLANKET EASEMENT (VOL. 287, PG. 401) GAS LOT 8 LOT 6 FUTURE GREEN BRANCH PHASE FIVE	· , LOT LINES SHOWN ON THE PLAT AND ON EACH SIDE OF ANY AND ALL LOT	APPROVAL OF THE PLANNING AD I, the undersigned, Planning Ad Commission of the City of Bryd codes and ordinances of the C
BLOCI	PHASE FOUR (ONE, LOTS 1-11 33.36 ACRES NOT PLATTED)		1-10 WHICH COINCIDE WITH THE R.O.W. OF STEEP HOLLOW RD. IN WHICH CASE THE EASEMENT WIDTH SHALL BE TWENTY (20) FEET.	I, the undersigned, City Engined with the appropriate codes and of Ney, 2000.
A "FLOOD PLAIN PERMIT" WILL BE REQUIRED ON ALL TRACTS PRIOR TO THE CONSTRUCTION OF ANY STRUCTURE, THE PERMIT MAY BE OBTAINED FROM THE COUNTY ENGINEER'S OFFICE AT: 2617 HWY 21 WEST.	BENCHMARK: ELEV. = 326.38 BRAZOS COUNTY MONUMENT #BZ-170, LOCATED II	FINAL PLAT NOTES: 1. PORTIONS OF THIS TRACT LIE WITHIN THE FLOOD PLAIN	COMMENCING AT A 1/2" IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID 131.31 ACRE TRACT, AND LYING IN NORTHWEST RIGHT-OF-WAY LINE OF STEEP HOLLOW ROAD; THENCE N 44° 12' 53" E - 960.29 FEET WITH SAID RIGHT-OF-WAY LINE TO A 1/2" IRON ROD SET FOR THE PLACE OF E	

HE PERMIT MAY BE OBTAINED FROM THE COUNTY ENGINEER'S OFFICE AT: 2617 HWY 21 WEST BRYAN, TX 77803

(979) 822-2127

BRAZOS COUNTY HEALTH DEPARTMENT NOTES:

a) ALL LOTS SERVED BY OSSFs MUST COMPLY WITH COUNTY AND STATE OSSF REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN "AUTHORIZATION TO CONSTRUCT" PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT ENSURES COMPLIANCE WITH COUNTY ORDER ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE.

b) ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE OSSF MAY BE CONSTRUCTED.

c) OSSF DISPOSAL AREAS SHALL NOT ENCROACH THE 100-FOOT OR THE 150-FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.

d) OSSF SHALL BE DESIGNED TO WHERE NO DAMAGE WILL OCCUR TO THE SYSTEM DURING A FLOOD. e) A PROFESSIONAL ENGINEER MUST ADDRESS TANK FLOATATION.

f) ALL ELECTRICAL COMPONENTS (SUCH AS ALARMS, JUNCTION BOXES & COMPRESSORS) SHALL BE ÉLEVATED ABOVE THE FLOOD PLAIN.

WIXON WATER SUPPLY CORP. WILL PROVIDE WATER SERVICE FOR THE SUBDIVISION.

g) TANKS & ELECTRICAL COMPONENTS, WHICH ARE BURIED, MAY NEED TO HAVE EXCESS SOIL REMOVED FROM SITE, DEPENDING ON FLOOD PLAIN STATUS PER PROPERTY.

BRAZOS COUNTY MONUMENT #BZ-170, LOCATED IN THE NORTH RIGHT-OF-WAY OF STEEP HOLLOW ROAD AND INSIDE BEND OF A 90° CURVE APPROXIMATELY 1.1 MILE SOUTHEAST OF F.M. 1179 AND STEEP HOLLOW ROAD INTERSECTION.

		С	URVE	DATA		
CURVE	DELTA	RADIUS	TAN.	ARC	CHD. BEARING	CHD.
1	89°22'35"	25.00'	24.73'	39.00'	N 88°54'10" E	35.16'
2	90°40′58"	25.00'	25.30'	39.57'	S 01°07'36" E	35.57'
3	10°27'51"	1360.00'	124.54	248.39	S 51°38'28" E	248.04
4	10°24'48"	1290.00'	117.46'	234.27	S 51°40'15" E	233.95'
5	18°00'00"	1445.00'	228.87	453.96'	S 47°52'24" E	452.10
6	18°00'00"	1515.00'	239.95'	475.95'	S 47°52'24" E	475.00'
7	07°48'54"	1198.83	81.89*	163.52'	S 42°46'52" E	163.39
8	14°33'09"	1198.83'	153.07'	304.49	S 59°35'29" E	303.67
9	27°50'32"	1128.83'	279.82	548.54	S 52°47'40" E	543.16'
10	84°45'55"	25.00'	22.81'	36.99	S 04°18'20" E	33.70'
11	90°21'44"	25.00'	25.16	39.43'	N 82°30'13" E	35.47'
12	24°37'14"	480.51	104.86	206.48	S 25°46'00" W	204.90
13	23°51'42"	410.51'	86.74	170.96'	N 25°23'30" E	169.73

PORTIONS OF THIS TRACT LIE WITHIN THE FLOOD PLAIN (ZONE A) AS GRAPHICALLY DEPICTED ON F.E.M.A. - FIRM COMMUNITY PANEL NO. 48041C0155C, JULY 2, 1992.

2. A TEMPORARY TURN-AROUND CUL-DE-SAC SHALL BE LOCATED AT THE END OF PHASE ONE. MINIMUM FRONT SETBACKS ARE 25 FEET, SIDE SETBACKS ARE 10 FEET AND REAR SETBACKS ARE 16 FEET

UNLESS OTHERWISE SPECIFIED. BASIS OF BEARING: A COUNTER-CLOCKWISE ROTATION OF 00"16'14" OF THE NORTH-WEST RIGHT OF WAY LINE OF STEEP HOLLOW RD, CALLED S 44°29'07" W IN VOLUME 2752, PAGE 1 OF THE OFFICIAL RECORDS OF BRAZOS

NEITHER PARKLAND DEDICATION NOR OVERSIZE

DEVELOPMENT FOR GREEN BRANCH RIDGE SUBDIVISION SHALL HAVE 70' R.O.W. WITH 24' WIDE ASPHALT SURFACE ROADS WITH 3:1 BAR DITCHES FOR DRAINAGE UNLESS

ALL PROPERTY CORNERS, P.C.'S AND P.T.'S ARE

8. GREEN BRANCH RIDGE, PHASE ONE CONTAINS 16 LOTS, AVERAGING 2.57 ACRES PER LOT AND 3.66 ACRES OF

COUNTY, TEXAS.

PARTICIPATION APPLIES TO THIS SUBDIVISION OTHERWISE SHOWN.

MONUMENTED BY 1/2" IRON RODS, UNLESS OTHERWISE

9. ALL BEARINGS AND DISTANCES ALONG ARC ARE CHORD BEARINGS AND DISTANCES.

THENCE N 45° 30' 53" W - 306.26 FEET ACROSS SAID 131.31 ACRE TRACT TO A 1/2" IRON ROD SET FOR CORNER;

THENCE N 20° 32' 42" E - 26.06 FEET ACROSS SAID TRACT TO A 1/2" IRON ROD SET FOR CORNER; THENCE N 50° 01' 25" W - 26.09 FEET ACROSS SAID TRACT TO A 1/2" IRON ROD SET FOR ANGLE POINT;

THENCE N 49° 31' 09" W - 312.17 FEET ACROSS SAID TRACT TO A 1/2" IRON ROD SET FOR ANGLE POINT; THENCE N 51° 03' 53" W - 1140.02 FEET ACROSS SAID TRACT TO A 1/2" IRON ROD SET FOR CORNER; THENCE N 20° 40° 49" E - 649.36 FEET ACROSS SAID TRACT TO A 1/2" IRON ROD SET FOR CORNER, AND BEING THE BEGINNING OF A CURVE TO THE RIGHT, AND BEING THE PROPOSED NORTHEAST RIGHT-OF-WAY LINE OF GREEN BRANCH LOOP;

THENCE IN A SOUTHEASTERLY DIRECTION 304.49 FEET ALONG THE ARC OF SAID CURVE (CURVE DATA: CENTRAL ANGLE = 14° 33' 09", RADIUS = 1198.83 FEET, TANGENT = 153.07 FEET, THE CHORD BEARS S 59° 35' 30" E — 303.67 FEET) TO A 1/2" IRON ROD SET FOR END OF SAID CURVE, AND BEING THE BEGINNING OF A CURVE TO THE RIGHT; THENCE IN A NORTHEASTERLY DIRECTION 39.43 FEET ALONG THE ARC OF SAID CURVE (CURVE DATA: CENTRAL ANGLE = 90° 21' 44", RADIUS = 25.00 FEET, TANGENT = 25.16 FEET, THE CHORD BEARS N 82° 30' 13" E - 35.47 FEET) TO A 1/2" IRON ROD SET FOR END OF SAID CURVE, AND BEING THE BEGINNING OF A CURVE TO THE LEFT, AND BEING THE PROPOSED NORTHWEST RIGHT-OF-WAY

THENCE IN A NORTHEASTERLY DIRECTION 170.96 FEET ALONG THE ARC OF SAID CURVE (CURVE DATA: CENTRAL ANGLE = 23° 51' 42", RADIUS = 410.51 FEET, TANGENT = 86.74 FEET, THE CHORD BEARS N 25° 23' 30" E - 169.73 FEET) TO A 1/2" IRON ROD SET FOR END OF SAID CURVE AND CORNER;

THENCE S 76° 34' 09" E - 485.53 FEET ACROSS SAID 131.31 ACRE TRACT AND SAID 20.00 ACRE TRACT TO A 1/2" IRON ROD SET FOR CORNER;

THENCE N 51° 34' 22" E - 154.99 FEET ACROSS SAID TRACT TO A 1/2" IRON ROD SET FOR CORNER; THENCE S 33° 33' 38" E - 614.63 FEET TO A 1/2" IRON ROD SET FOR ANGLE POINT;

THENCE S 26° 27' 09" E - 152.82 FEET ACROSS SAID 25.94 ACRE TRACT TO A 1/2" IRON ROD SET FOR CORNER; THENCE S 56° 47' 52" E - 231.47 FEET ACROSS SAID TRACT TO A 1/2" IRON ROD SET FOR ANGLE POINT; THENCE S 78° 29' 05" E - 125.18 FEET ACROSS SAID TRACT TO A 1/2" IRON ROD SET FOR ANGLE POINT; THENCE S 32° 26' 17" E −279.74 FEET ACROSS SAID TRACT TO A 1/2" IRON ROD SET FOR CORNER IN SAID STEEP HOLLOW ROAD RIGHT-OF-WAY LINE;

THENCE S 44° 12' 53" W - 1023.23 FEET WITH SAID RIGHT-OF-WAY LINE TO THE PLACE OF BEGINNING, AND CONTAINING 44.68 ACRES OF LAND.

REFERENCE MONUMENT FROM P.O.B. CITY OF BRYAN MONUMENT GPS-30 BEARS N 75°21'30" E ~ 4579.21'

MUNICIPAL DEVELOPMENT GROUP FILE NUMBER 000699-3250 SHEET 1 OF 1