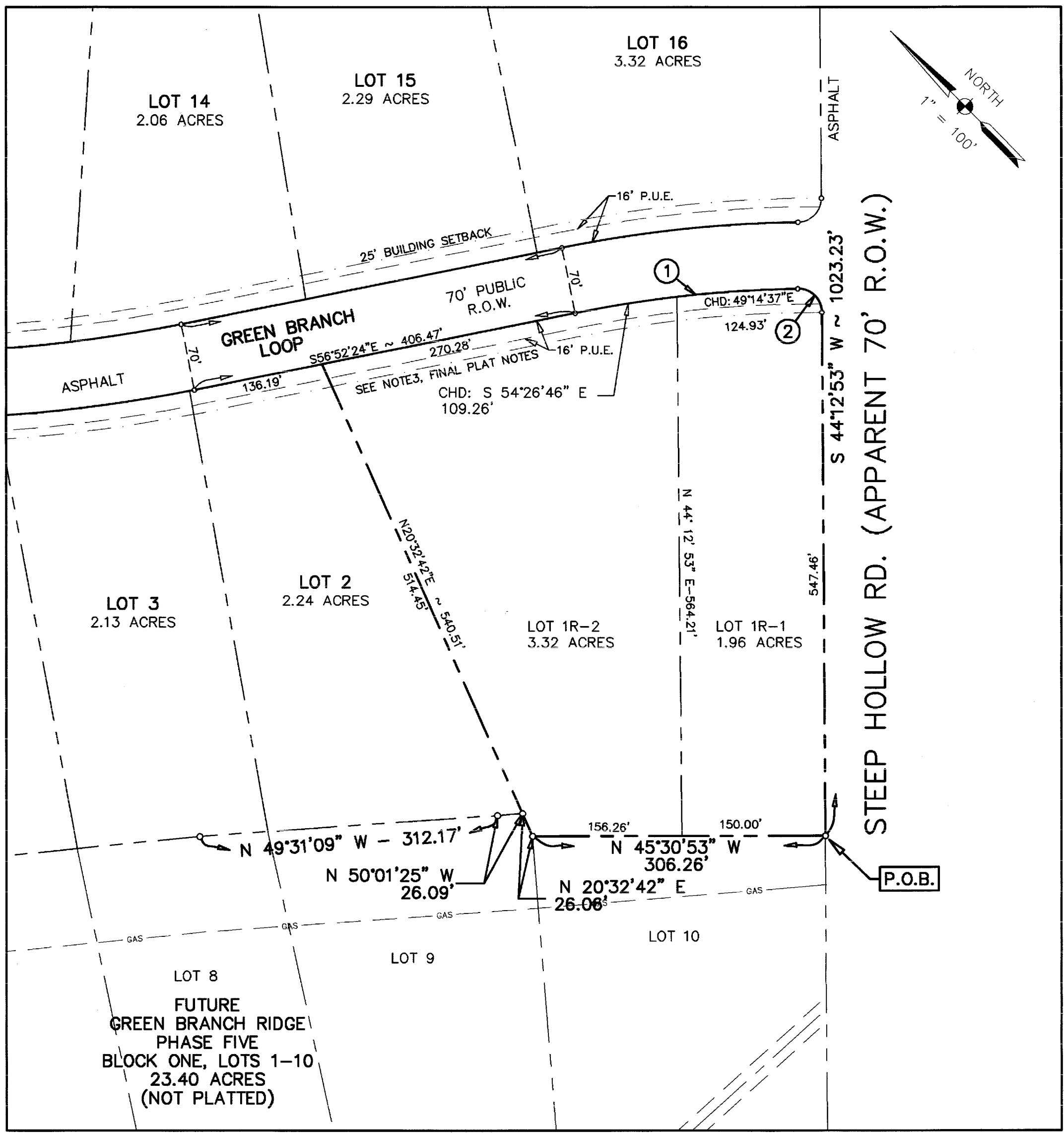


ORIGINAL PLAT
VOLUME 3971 PAGE 189



RESUBDIVISION PLAT

0746967

Filed for Record in:
BRAZOS COUNTY,
On: Jun 22, 2001 at 03:03PM
As a
Plat
Document Number: 0746967
Amount: \$5.00
Receipt Number - 174779
By:
Barbara Johnson

STATE OF TEXAS COUNTY OF
I hereby certify that this instrument was
filed on the date and time stamped herein by me
and was duly recorded in the volume and page
of the record books of:
BRAZOS COUNTY,
as stamped herein by me.
Jun 22, 2001

HONORABLE KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY,

FINAL PLAT NOTES:

- NO PORTION OF THIS TRACT LIES WITHIN THE FLOOD PLAIN (ZONE A) AS GRAPHICALLY DEPICTED ON F.E.M.A.- FIRM COMMUNITY PANEL NO. 48041C0155C, JULY 2, 1992.
- NO INFRASTRUCTURE IS REQUIRED FOR THIS SUBDIVISION.
- ACTUAL SETBACKS ARE DEFINED IN THE DEED RESTRICTIONS RECORDED IN VOLUME 3927, PAGE 111, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. CITY OF BRYAN REQUIRES A MIN. OF 25' FRONT.
- BASIS OF BEARINGS: PER PLAT OF GREEN BRANCH RIDGE, PHASE ONE
- NEITHER PARKLAND DEDICATION NOR OVERSIZE PARTICIPATION APPLIES TO THIS SUBDIVISION.
- ALL PROPERTY CORNERS, P.C.'S AND P.T.'S ARE MONUMENTED BY 1/2" IRON RODS, UNLESS OTHERWISE NOTED.
- ALL BEARINGS AND DISTANCES ALONG ARC ARE CHORD BEARINGS AND DISTANCES.
- ALL LOTS ARE RESTRICTED TO SINGLE FAMILY USE AS DEFINED IN THE DEED RESTRICTIONS RECORDED IN VOLUME 3927, PAGE 111, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

HOMEOWNERS NOTE: COX COMMUNICATIONS REQUEST THAT CONDUIT IS PLACED IN SAME TRENCH WHERE UNDERGROUND ELECTRICAL IS TO BE PROVIDED. PLEASE CONTACT MIKE LAVENDER @ 846-1989 FOR REQUIREMENTS

BENCHMARK: ELEV. = 326.38

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.

CURVE DATA					
CURVE	DELTA	RADIUS	TAN. ARC	CHD. BEARING	CHD.
1	102°41'19"	1290.00'	117.46'	S 51°40'15" E	233.95'
2	90°40'58"	25.00'	25.30'	S 01°07'36" E	35.57'

1. BRAZOS COUNTY HEALTH DEPARTMENT NOTES:
- ALL LOTS SERVED BY OSSF 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.
 - ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE OSSF MAY BE CONSTRUCTED.
 - OSSF DISPOSAL AREAS SHALL NOT ENCRoACH THE 100-FOOT OR THE 150-FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
 - OSSF SHALL BE DESIGNED TO WHERE NO DAMAGE WILL OCCUR TO THE SYSTEM DURING A FLOOD.
 - A PROFESSIONAL ENGINEER MUST ADDRESS TANK FLOTATION.
 - ALL ELECTRICAL COMPONENTS (SUCH AS ALARMS, JUNCTION BOXES & COMPRESSORS) SHALL BE ELEVATED ABOVE THE FLOOD PLAIN.
 - TANKS & ELECTRICAL COMPONENTS, WHICH ARE BURIED, MAY NEED TO HAVE EXCESS SOIL REMOVED FROM SITE, DEPENDING ON FLOOD PLAN STATUS PER PROPERTY.
2. WIXON CREEK SPECIAL UTILITY DISTRICT WILL PROVIDE WATER SERVICE FOR THE SUBDIVISION.

IN ADDITION TO OTHER EASEMENTS WHICH MAY BE SHOWN OR SPECIFIED THE FOLLOWING EASEMENTS ARE ALSO GRANTED:

- A TEN (10) FOOT WIDE UTILITY EASEMENT ON EACH SIDE OF ANY AND ALL LOT LINES SHOWN ON THE PLAT AND ON EACH SIDE OF ANY AND ALL LOT LINES WHICH MAY BE ESTABLISHED IN THE FUTURE FOR ANY SIDE LOT LINES WHICH COINCIDE WITH THE R.O.W. OF STEEP HOLLOW RD. IN WHICH CASE THE EASEMENT WIDTH SHALL BE TWENTY (20) FEET.
- A FIVE (5) FOOT WIDE ANCHOR AND GUY EASEMENT EXTENDING TWENTY (20) FEET BEYOND ANY SPECIFIED UTILITY EASEMENTS WHERE AND WHEN NECESSARY FOR GUY ANCHORS REQUIRED IN SUPPORTING OVERHEAD UTILITY LINES.

METES & BOUNDS DESCRIPTION OF LOT 1R-1 & LOT 1R-2, GREEN BRANCH RIDGE, PHASE ONE

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN 5.28 ACRE TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN THE RICHARDSON PERRY LEAGUE, ABSTRACT NO. 44, BRAZOS COUNTY, TEXAS AND BEING ALL OF LOT ONE, GREEN BRANCH RIDGE, PHASE ONE, AS DEPICTED BY PLAT RECORDED IN VOLUME 3971 PAGE 189 OF THE OFFICIAL RECORDS, OF BRAZOS COUNTY, TEXAS, SAID 5.28 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND MARKING THE EAST CORNER OF SAID GREEN BRANCH RIDGE, PHASE ONE, AND LYING IN THE TRUE NORTHWEST RIGHT-OF-WAY LINE OF STEEP HOLLOW ROAD;

THENCE N 45° 30' 53" W - 306.26 FEET WITH THE SOUTHWEST LINE OF SAID LOT 1 TO A 1/2" IRON ROD FOUND FOR CORNER;

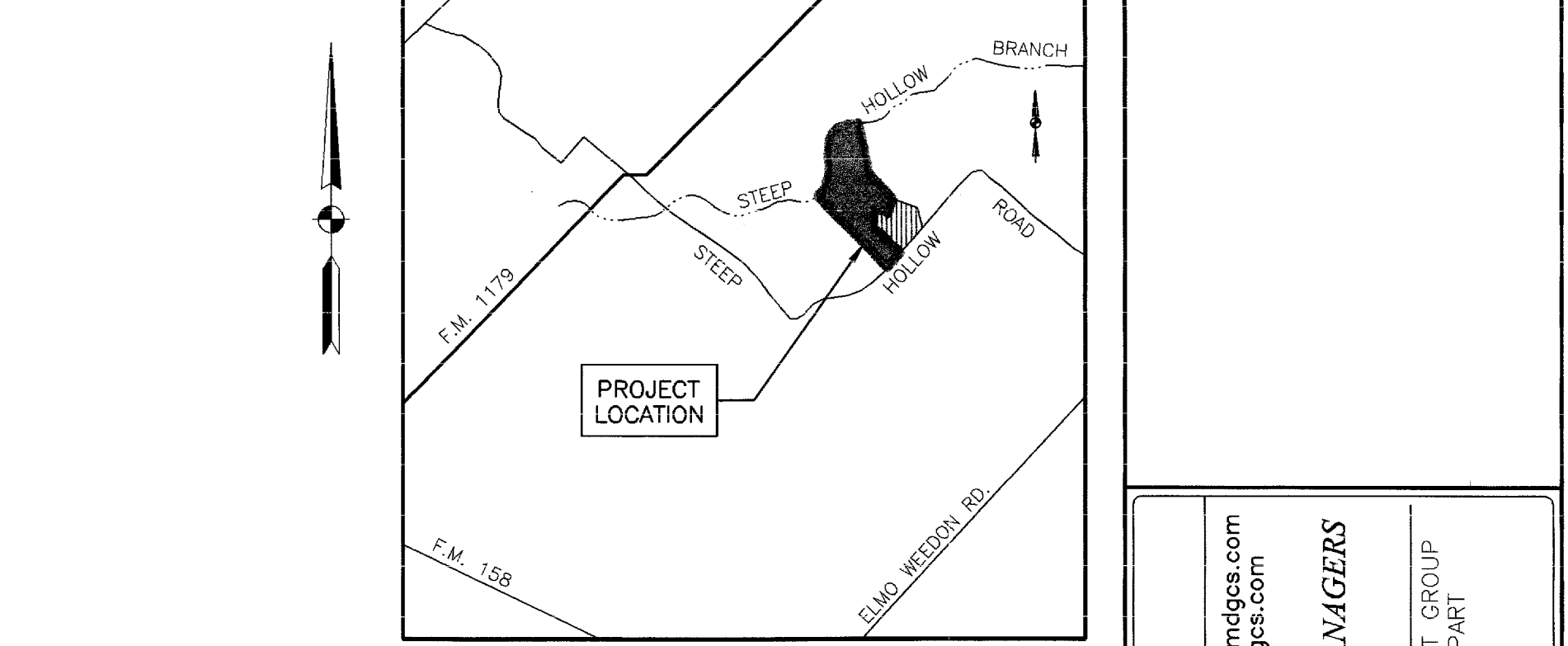
THENCE N 20° 32' 42" E - 540.51 FEET WITH THE NORTHWEST LINE OF SAID LOT 1 TO A 1/2" IRON ROD FOUND FOR CORNER IN THE SOUTHWEST RIGHT-OF-WAY LINE OF GREEN BRANCH LOOP;

THENCE S 56° 52' 24" E - 270.28 FEET WITH SAID RIGHT-OF-WAY LINE TO A 1/2" IRON ROD FOUND FOR BEGINNING OF A CURVE TO THE RIGHT;

THENCE IN A SOUTHEASTERLY DIRECTION 234.27 FEET ALONG THE ARC OF SAID CURVE (CURVE DATA: CENTRAL ANGLE = 10° 24' 19", RADIUS = 1290.00 FEET, TANGENT = 117.46 FEET, THE CHORD BEARS S 51° 40' 15" E - 233.95 FEET) TO A 1/2" IRON ROD FOUND FOR END OF SAID CURVE, AND BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE IN A SOUTHEASTERLY DIRECTION 39.57 FEET ALONG THE ARC OF SAID CURVE (CURVE DATA: CENTRAL ANGLE = 90° 40' 58", RADIUS = 25.00 FEET, TANGENT = 25.30 FEET, THE CHORD BEARS S 01° 07' 36" E - 35.57 FEET) TO A 1/2" IRON ROD FOUND FOR END OF SAID CURVE AND CORNER, AND LYING IN THE NORTHWEST RIGHT-OF-WAY LINE OF STEEP HOLLOW ROAD;

THENCE S 44° 12' 53" W - 547.46 FEET WITH SAID RIGHT-OF-WAY LINE TO THE PLACE OF BEGINNING, AND CONTAINING 5.28 ACRES OF LAND.



CERTIFICATE OF OWNERSHIP AND DEDICATION
(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I (We), Beard Family Partnership, L.P. 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 official Records of Brazos County in Volume 3971, Page 189 and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

(STATE OF TEXAS)
(COUNTY OF BRAZOS)

Before me, the undersigned authority, on this day personally appeared Jim L. Beard known to me to be the person(s) whose name(s) is/are 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 11th day of June, 2001

Jim L. Beard
OWNER
President, Beard Family Partnership

2551 TEXAS AVENUE SOUTH, SUITE A
COLLEGE STATION, TX 77840
PH: (979) 693-5359
FX: (979) 693-4243
EMAIL: mdcgs@mdcgs.com
WEB: www.mdcgs.com

ENGINEERS, CONSULTANTS, MANAGERS

VICINITY MAP
N.T.S.

CERTIFICATION OF THE SURVEYOR
(STATE OF TEXAS)
(COUNTY OF BRAZOS)

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 geometric form.

This the 21st day of May, 2001.

A. Wayne Kessler
Registered Professional Land Surveyor
R.P.L.S. 1852

APPROVAL OF THE PLANNING & ZONING COMMISSION

I, Kim Casey, 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 Planning & Zoning Commission of the City of Bryan on the 22nd day of May, 2001 and same was duly approved on the 22nd day of June, 2001 by said Commission.

Kim Casey
Chairman, Planning & Zoning Commission, Bryan, Texas

APPROVAL OF THE PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator and/or designated Secretary of the Planning & 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 22nd day of June, 2001.

Jim L. Beard
Planning Administrator, Bryan, 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 22nd day of June, 2001.

Paul Johnson
City Engineer, Bryan, Texas

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

I, Al Jones, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County Commissioners' Court on the 22nd day of June, 2001.

Al Jones
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 authorization was filed for record in my office the 22nd day of June, 2001, in the Official Records of Brazos County in Volume 3971, Page 189.

Karen McQueen by Barbara Johnson
County Clerk, Brazos County, Texas
Deputy Clerk

REV.	DATE	BY	COMMENT
B	6/7/01	CAW	BRYAN SDRC MAY 29 CORRECTIONS
A	5/14/01	BKT	INITIAL SUBMISSION TO BRYAN DEVELOPMENT SERVICES

PREPARED FOR:
BEARD FAMILY PARTNERSHIP
9471 STEEP HOLLOW RD.
BRYAN TX 77808
(979) 822-7431

Scale AS NOTED File name: 3250FPO18
Project Date: MAY, 2001
Drawn By: CAW
Field Bk:
Checked By: G.K.T.

A REPLAT
OF
LOT 1, BLOCK 1
GREEN BRANCH RIDGE, PHASE ONE
VOLUME 3971, PAGE 189
5.28 ACRES
INTO
LOT 1R-1 & LOT 1R-2
RICHARDSON PERRY LEAGUE, ABSTRACT NO. 44
BRAZOS COUNTY, TEXAS

MUNICIPAL DEVELOPMENT GROUP
FILE NUMBER
000699-3362
SHEET 1 OF 1