

FINAL PLAT NOTES:

- NO PORTION OF THIS TRACT LIES WITHIN THE FLOOD PLAIN (ZONE A) AS GRAPHICALLY DEPICTED ON FEMA-A FIRM COMMUNITY PANEL NO. 4804100150C, JULY 2, 1992.
- MINIMUM FRONT SETBACKS ARE 25 FEET, SIDE SETBACKS ARE 10 FEET AND REAR SETBACKS ARE 16 FEET UNLESS OTHERWISE SPECIFIED.
- BASES OF BEARING: THE BEARING SYSTEM USED IS GREEN BRANCH RIDGE PHASE I: VOLUME 3971, PAGE 189.
- 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 WITH CAP STAMPED, "TAGGART RPLS 5676", UNLESS OTHERWISE NOTED.
- GREEN BRANCH RIDGE, PHASE TWO-A CONTAINS 2 LOTS, AVERAGING 1.89 ACRES PER LOT AND 0.00 ACRES OF RIGHT-OF-WAY.

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 GAS/ELECTRIC WIRE AND NECESSARY FOR GUY ANCHORS REQUIRED IN SUPPORTING OVERHEAD UTILITY LINES.

1. A "FLOOD PLAN 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: 2517 MAY 21 WEST BRYAN, TX 77803 (979) 822-5127

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 ENROACH 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 FLOATATION.
- ALL ELECTRICAL COMPONENTS (SUCH AS ALARMS, JUNCTION BOXES & COMPRESSORS) SHALL BE ELEVATED ABOVE THE FLOOD PLAN.
- TANKS & ELECTRICAL COMPONENTS, WHICH ARE BURIED, MAY NEED TO HAVE EXCESS SOIL REMOVED FROM SITE, DEPENDING ON FLOOD PLAN STATUS PER PROPERTY.

3. WICKSON CREEK S.U.D. SERVES THIS SUBDIVISION.

METES AND BOUNDS DESCRIPTION OF A 3.38 ACRE TRACT (GREEN BRANCH RIDGE PHASE TWO-A) RICHARDSON PERRY LEAGUE, A-44 BRAZOS COUNTY, TEXAS

Metes and bounds description of all that certain 3.38 acre tract or parcel of land lying and being situated in the Richardson Perry League, Abstract No. 44, Brazos County, Texas, and being a portion out of the remainder of that same 108.96 acre tract conveyed to the Beard Family Partnership, as described by deed recorded in VOLUME 2752, PAGE 001 of the Official Records of Brazos County, Texas, said 3.38 acre tract being more particularly described as follows:

BEGINNING: at a capped 1/2" iron rod (stamped MDG 1852) found marking the terminus of the northeast right-of-way line of Green Branch Loop, as depicted by plat of Green Branch Ridge Phase One, recorded in VOLUME 2971, PAGE 189 of said Official Records, and being the beginning of a curve to the left:

THENCE in a northwesterly direction for a distance of 30.00 feet along the arc of said curve (curve data: central angle = 01° 29' 01"; radius = 1198.83 feet, tangent = 15.00 feet, the chord bears N 67° 35' 04" W - 29.99 feet) to a capped 1/2" iron rod (stamped "Taggart RPLS 5676") set for end of said curve and corner.

THENCE N 00° 16' 27" E - 77.33 feet across said 108.96 acre tract to a capped 1/2" iron rod (stamped "Taggart RPLS 5676") set for angle point.

THENCE N 17° 07' 57" W - 137.74 feet across said tract to a capped 1/2" iron rod (stamped "Taggart RPLS 5676") set for corner.

THENCE N 72° 52' 03" E - 405.54 feet across said tract to a capped 1/2" iron rod (stamped "Taggart RPLS 5676") set for corner.

THENCE S 20° 07' 24" E - 105.75 feet across said tract to a capped 1/2" iron rod (stamped "Taggart RPLS 5676") set for beginning of a curve to the right:

THENCE in a southwesterly direction for a distance of 411.06 feet along the arc of said curve (Curve data: central angle = 57° 22' 15"; radius = 410.51 feet, tangent = 224.67 feet, the chord bears S 08° 35' 56" W - 394.06 feet) to a capped 1/2" iron rod (stamped "Taggart RPLS 5676") set for end of said curve, and being the beginning of a curve to the right and being the intersection of the northwest right-of-way line of Green Branch Trail with the said northeast right-of-way line of Green Branch Loop.

THENCE in a southwesterly direction for a distance of 39.43 feet along the arc of said curve (curve data: central angle = 00° 21' 44"; radius = 25.00 feet, tangent = 25.16 feet, the chord bears S 82° 40' 13" W - 35.47 feet) to a capped 1/2" iron rod (stamped "Taggart RPLS 5676") set for end of said curve, lying in the northeast right-of-way of Green Branch Loop, and being the beginning of a curve to the left:

THENCE in a northwesterly direction for a distance of 304.49 feet along the arc of said curve (curve data: central angle = 14° 33' 09"; radius = 1198.83 feet, tangent = 15.00 feet, the chord bears N 59° 35' 29" W - 303.67 feet) to the PLACE OF BEGINNING, and containing 3.38 acres of land.

BASES OF BEARING: The bearing system used in Green Branch Ridge, Phase One as depicted by plat recorded in VOLUME 3971, PAGE 189.

February 2008
Adams, Taggart and Associates
College Station, TX

Doc: 01002916 Bk: DR Vol: 2684 Ps: 252

Filed for Record in: BRAZOS COUNTY

On: Jul 02 2008 at 03:44P

As a Plats

Document Number: 01002916

Amount: 58.00

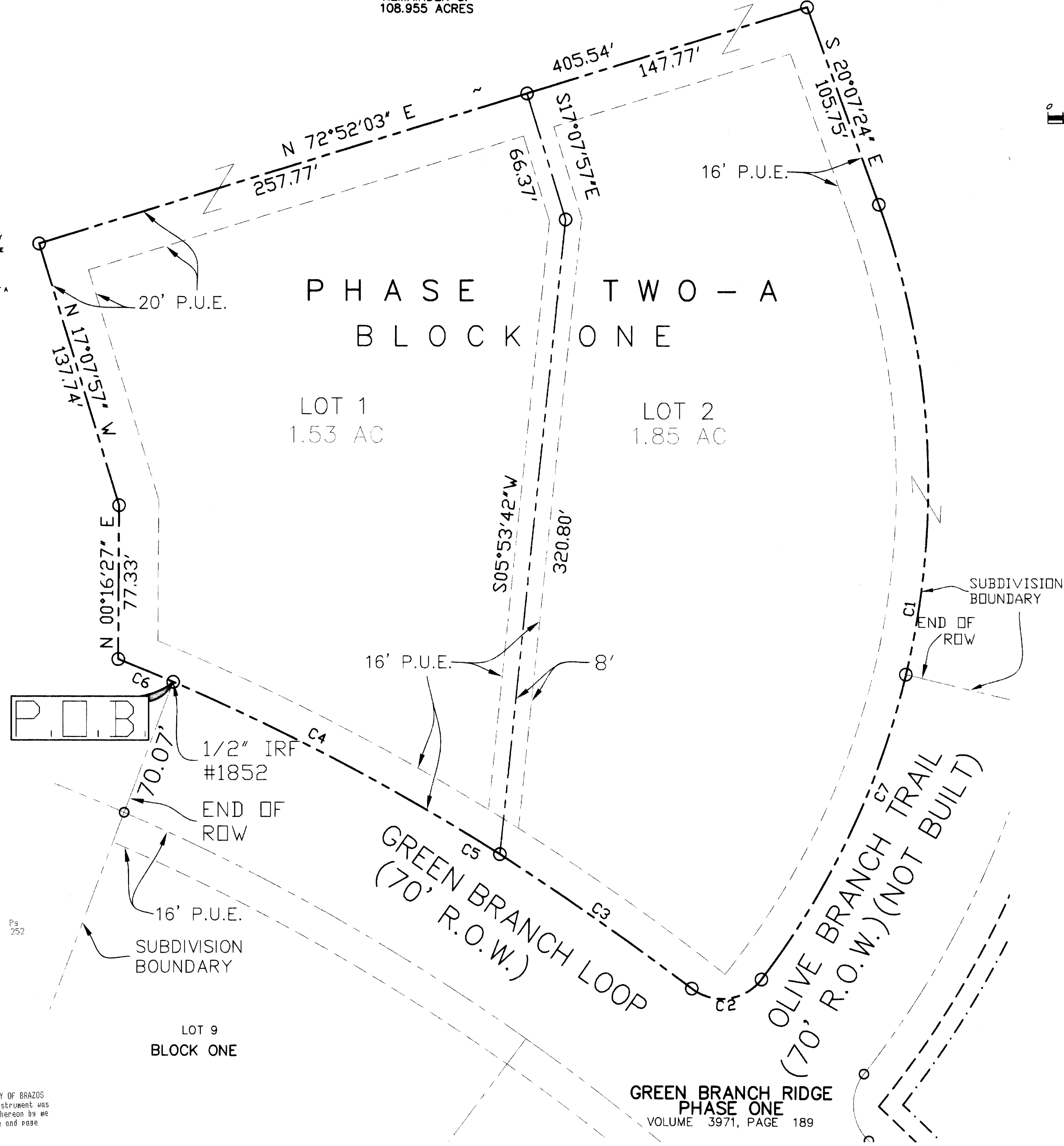
Receipt Number: 344086

By: Ashlie Peters

STATE OF TEXAS COUNTY OF BRAZOS
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 Official Public records of:

BRAZOS COUNTY
as stamped hereon by me.
Jul 02, 2008
HONORABLE KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY

NOW OR FORMERLY
BEARD FAMILY PARTNERSHIP
VOLUME 2752, PAGE 001
REMAINDER OF
108.955 ACRES



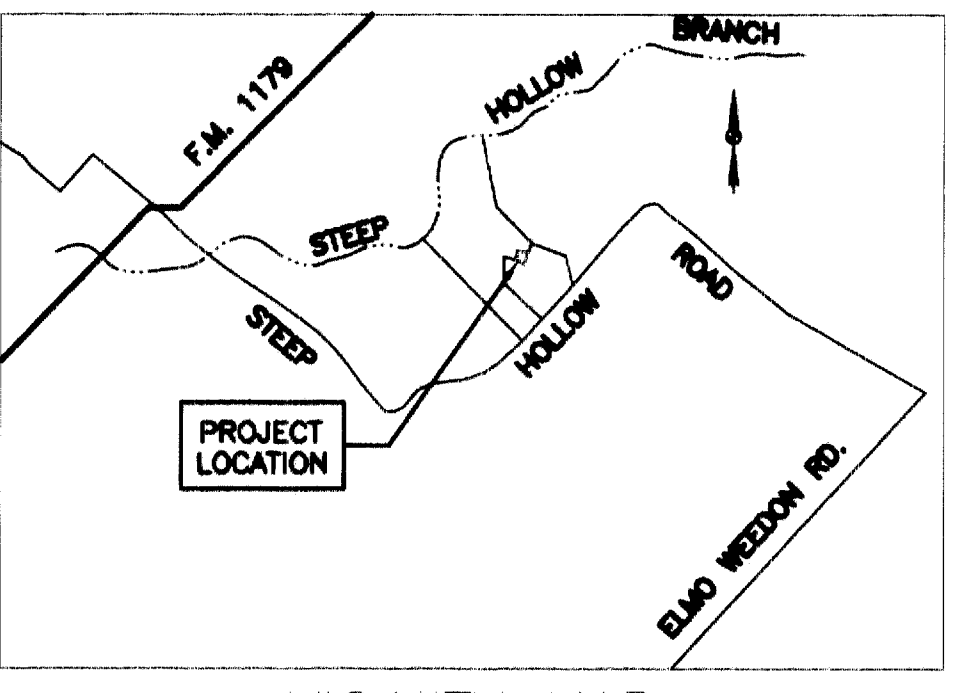
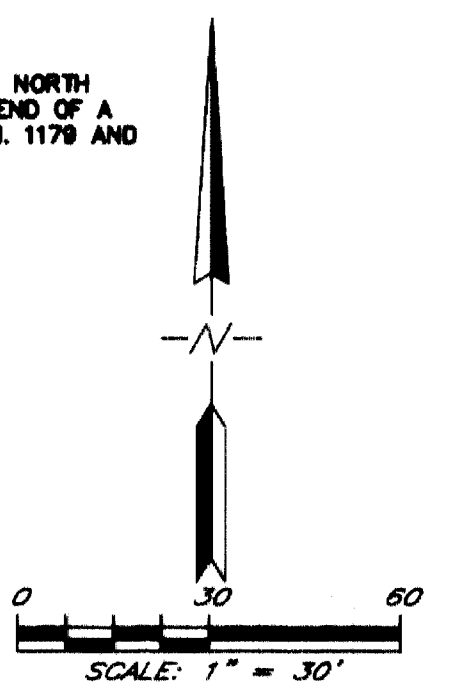
CURVE TABLE

CURVE	RADIUS	DELTA	TAN	LENGTH	CH. BEARING	CHORD
C1	410.51'	57°22'35"	224.67'	411.06'	S08°35'56"W	394.06'
C2	25.00'	0°21'44"	25.16'	39.43'	S82°40'13"W	35.47'
C3	1198.83'	05°38'46"	118.14'	119.83'	N55°08'22"W	118.10'
C4	1198.83'	10°20'24"	108.46'	216.34'	N63°08'08"W	216.05'

CURVE TABLE

CURVE	RADIUS	DELTA	TAN	LENGTH	CH. BEARING	CHORD
C5	1198.83'	14°33'09"	153.07'	304.49'	N59°35'29"W	303.67'
C6	1198.83'	01°26'01"	15.00'	30.00'	N67°35'04"W	29.99'
C7	410.51'	23°51'42"	86.74'	170.96'	S25°23'30"W	169.73'

BENCHMARK: ELEV. = 328.36
BRAZOS COUNTY MONUMENT #82-170, 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.



CERTIFICATE OF OWNERSHIP AND DEDICATION

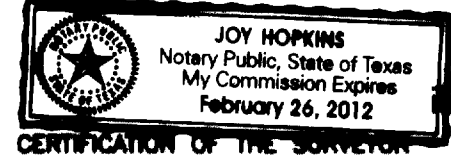
(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I (We), Jim L. Beard 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 2752, Page 001 and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, paths, 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 10 day of April, 2008.



CERTIFICATION OF THE SURVEYOR

(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, Gregory K. Taggart, Registered Professional Land Surveyor No. 58278 in the State of Texas, hereby certify that this plot 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.

Gregory K. Taggart
Registered Professional Land Surveyor
R.P.L.S. 5676
10 APR 2008
A.D.

APPROVAL OF THE PLANNING & ZONING COMMISSION

I, John E. Clark 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 10 day of April, 2008 and same was duly approved on the 10 day of April, 2008 by said Commission.

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 10 day of April, 2008.

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 10 day of April, 2008.

APPROVAL BY BRAZOS COUNTY COMMISSIONER'S COURT

I, Randy Sims County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County Commissioners' Court on the 10 day of April, 2008.

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 certificate of authorization was filed for record in my office on the 10 day of April, 2008 in the Official Records of Brazos County in Volume 2752, Page 001.

Karen McQueen
County Clerk, Brazos County, Texas
By: Ashlie Peters

2551 TEXAS AVENUE SOUTH, SUITE A
COLLEGE STATION, TX 77840
Ph: (979) 693-5359 EMAIL: mdgcab@yahoo.com
Fax: (979) 693-4243

ENGINEERS, SURVEYORS, PLANNERS
CONSULTANTS, MANAGERS

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REV.	DATE	BY	COMMENT
1	02/26/08	GME	FEEL CITY COMMENTS
2	02/17/08	GME	CLIENT PICK UP & SUBMITTAL TO CITY

PREPARED FOR:
BEARD FAMILY PARTNERSHIP
8971 STEEP HOLLOW RD.
BRYAN, TEXAS 77803
(979) 822-7431

Scale: 1" = 30' File Name: 40411.P01A
Project No: JANUARY_03_2008
Drawn By: GME
Checked By: G.K.T.

FINAL PLAT
OF
GREEN BRANCH RIDGE
PHASE TWO - A
BLOCK ONE, LOTS 1 & 2
3.38 ACRES

RICHARDSON PERRY LEAGUE, ABSTRACT NO. 44
BRAZOS COUNTY, TEXAS (BRYAN E.U.)

ADAMS, TAGGART, AND ASSOCIATES
FILE NUMBER
000699-4041

SHEET 1 OF 1