

Green Branch Ridge Subdivision - Phase 3
27.88 Acre Tract
Richardson Perry Survey, A-44
Brazos County, Texas

Field notes of a 27.88 acre tract or parcel of land, lying and being situated in the Richardson Perry Survey, Abstract No. 44, Brazos County, Texas, and being part of the 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, and said 27.88 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the base of a 2" steel fence corner marking the south corner of the aforementioned 151.312 acre tract and in the northwest line of Steep Hollow Road, the intersection of the southwest line of an 86.0 acre tract described in the deed to B. A. Risinger, recorded in Volume 49, Page 212, of the Deed Records of Brazos County, Texas, with the northwest line Steep Hollow Road bears S 44° 13' W - 343 feet plus or minus;

THENCE N 46° 42' 06" W along the southwest line of the aforementioned 151.312 acre tract and through the 86.0 acre tract, adjacent to a fence, for a distance of 1136.29 feet to a 1/2" iron rod found marking an angle point in the said 151.312 acre tract;

THENCE N 31° 38' 09" E for a distance of 308.73 feet to a 1/2" iron rod and cap set in the southwest line of Green Branch Loop - 70' wide right-of-way, same being a curve, concave to the northeast, having a radius of 535.00 feet;

THENCE Northwesterly along said curve, same being the southwest right-of-way line of Green Branch Loop, for an arc distance of 57.85 feet to a 1/2" iron rod and cap set at the end of this curve, the chord bears N 53° 06' 58" W - 57.83 feet;

THENCE N 39° 58' 16" E crossing Green Branch Loop, for a distance of 70.00 feet to a 1/2" iron rod and cap set in the northeast right-of-way line of Green Branch Loop, same being a curve, concave to the northeast, having a radius of 465.00 feet;

THENCE Southeasterly along said curve, same being the northeast right-of-way line of the aforementioned Green Branch Loop, for an arc distance of 15.61 feet to a 1/2" iron rod and cap set, the chord bears S 50° 59' 27" E - 15.61 feet;

THENCE N 31° 38' 09" E for a distance of 563.09 feet to a 1/2" iron rod and cap set in the southwest line of Block 1, Green Branch Ridge, Phase One, according to the plat recorded in Volume 3971, Page 189, of the Official Records of Brazos County, Texas;

THENCE along the southwest line of the aforementioned Block 1, Green Branch Ridge, Phase One, as follows:

S 51° 03' 53" E for a distance of 721.71 feet to a 1/2" iron rod and cap set,

S 49° 31' 09" E for a distance of 312.17 feet to a 1/2" iron rod and cap set,

S 50° 01' 25" E for a distance of 26.09 feet and corner in the northwest line of Lot 1R-2,

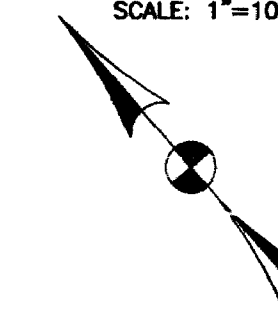
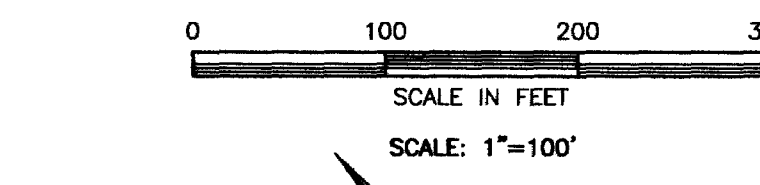
according to the Replat of Lot 1, Block 1, Green Branch Ridge, Phase One, recorded in Volume 4200, Page 125, of the Official Records of Brazos County, Texas, from which a 1/2" iron rod and cap found bears N 04° 26' E - 0.25 feet;

THENCE along the northwest and southwest lines of the aforementioned Replat of Lot 1, Block 1, Green Branch Ridge, Phase One, as follows:

S 20° 32' 42" W for a distance of 26.06 feet, from which a 1/2" iron rod and cap found bears N 14° 23' E - 0.28 feet,

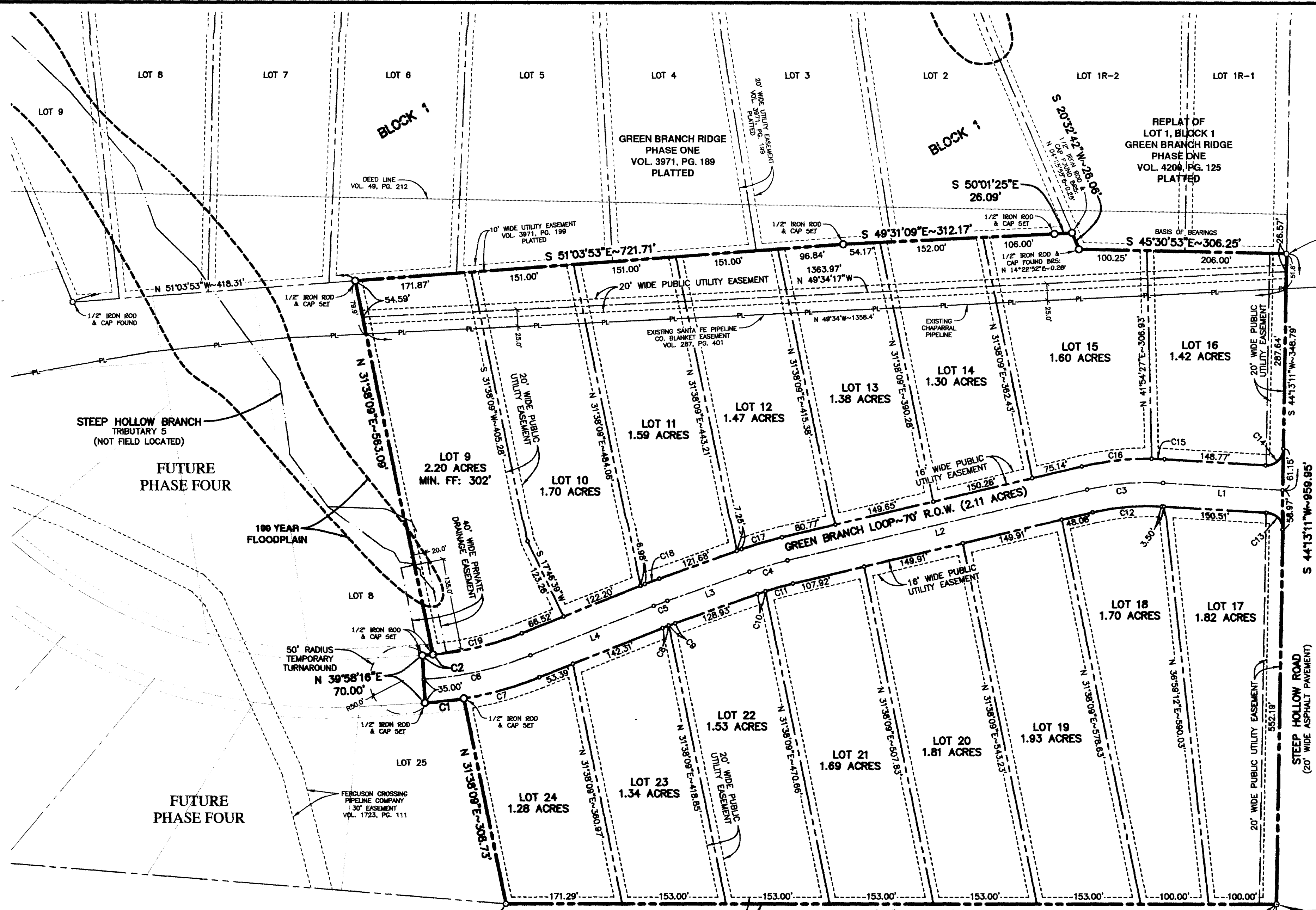
S 45° 30' 53" E for a distance of 306.25 feet to a 1/2" iron rod found at a 3" creosote post fence corner marking the south corner of Lot 1R-1, according to the Replat of Lot 1, Block 1, Green Branch Ridge Phase One, said 1/2" iron rod also lying in the northwest line of Steep Hollow Road;

THENCE S 44° 13' 11" W along the northwest fenced line of the aforementioned Steep Hollow Road, for a distance of 959.95 feet to the PLACE OF BEGINNING, containing 27.88 acres of land, more or less.



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.
- 3. A PORTION OF LOT 9 LIES 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. 4804100210E. EFFECTIVE DATE: MAY 16, 2012.
- 4. BASE FLOOD ELEVATION IS 300'. MINIMUM FINISH FLOOR FOR LOT 9 IS 302'.
- 5. 1/2" IRON ROD & CAP SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.
- 6. FRONT, REAR, AND SIDE SETBACKS 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.
- 7. 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 ENROACH 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.
- 8. 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.
- 9. WATER SERVICE FOR GREEN BRANCH RIDGE PHASE THREE WILL BE PROVIDED BY WICKSON SPECIAL UTILITY DISTRICT.
- 10. DRIVEWAY ACCESS TO LOTS 16 OR 17 FROM STEEP HOLLOW ROAD IS PERMITTED.
- 11. ELEVATIONS ARE BASED ON GPS OBSERVATION - NAD83 TEXAS CENTRAL ZONE, VERTICAL DATUM: NAVD83.



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
Jim Beard
Notary Public, Brazos County, Texas

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 11th day of DECEMBER 2012.

KEVIN J. PFUNTNER
MY COMMISSION EXPIRES
FEBRUARY 13, 2014

Kevin J. Pfuntner
Kevin J. Pfuntner
Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS
We, EASTERLING HOMES, LLC, 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 10925, Page 43, 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.

Marty Easterling
Marty Easterling
Notary Public, Brazos County, Texas

Before me, the undersigned authority, on this day personally appeared Marty Easterling, 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 12th day of DECEMBER 2012.

KEVIN J. PFUNTNER
MY COMMISSION EXPIRES
FEBRUARY 13, 2014

Kevin J. Pfuntner
Kevin J. Pfuntner
Notary Public, Brazos County, Texas

BRAZOS COUNTY COMMISSIONERS COURT
I, Duane Peters, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County, Commissioners' Court on the 4th day of DECEMBER 2012.

Duane Peters
Duane Peters
County Judge, Brazos County, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION
I, Michael Beckendorf, 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 10th day of DECEMBER 2012 and same was duly approved on the 15th day of DECEMBER 2012 by said Commission.

Michael Beckendorf
Michael Beckendorf
Chair, Planning & Zoning Commission
City of Bryan, 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 the certificate of authentication was filed for record in my office this 10th day of DECEMBER 2012, in the Official Records of Brazos County, Texas, in Volume 4200, Page 125.

Karen McQueen-Cocle
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 12th day of DECEMBER 2012.

W.P. [Signature]
City Engineer, Bryan, Texas

CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	57.85'	535.00'	67°10'28"	S 53°06'58"W-57.83'
C2	15.81'	465.00'	15°52'28"	S 50°59'27"E-15.81'
C3	112.84'	385.00'	16°47'36"	N 51°40'37"W-112.44'
C4	58.30'	535.00'	61°43'38"	N 63°11'44"W-58.27'
C5	21.29'	535.00'	21°6'47"	N 67°27'27"W-21.29'
C6	162.04'	500.00'	18°34'06"	N 59°18'47"W-161.33'
C7	115.73'	535.00'	12°23'39"	S 62°24'01"E-115.50'
C8	9.93'	500.00'	1°08'17"	S 68°01'42"E-9.93'
C9	9.96'	500.00'	1°08'30"	S 65°31'07"E-9.96'
C10	12.40'	500.00'	1°25'14"	S 65°36'26"E-12.40'
C11	42.09'	500.00'	4°49'24"	S 62°29'07"E-42.08'
C12	102.58'	350.00'	16°47'36"	S 51°40'37"E-102.22'
C13	38.18'	25.00'	87°30'01"	S 00°28'11"W-34.58'
C14	40.36'	25.00'	92°30'00"	N 89°31'49"W-36.12'
C15	18.90'	420.00'	2°34'43"	N 44°34'10"W-18.90'
C16	104.20'	420.00'	14°12'53"	N 52°57'58"W-103.93'
C17	62.12'	570.00'	6°14'38"	N 63°11'44"W-62.09'
C18	22.68'	570.00'	21°6'47"	N 67°27'27"W-22.68'
C19	135.08'	465.00'	16°38'41"	N 60°16'30"W-134.61'

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 12th day of DECEMBER 2012.

Luisen [Signature]
City Planner, City of Bryan, Texas

I, S. M. King, 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 system form.

S.M. King
S. M. King, R.P.L.S. No. 2003

Doc: BH Vol: Ps
01141104 OR 11083 269

Filed for Record in:
BRAZOS COUNTY
On: Dec 20, 2012 at 09:07:04

As a
Plat
Documents Number: 01141104
Amount: \$7.00
Receipt Number: 492795
By: Winstonia Davernort

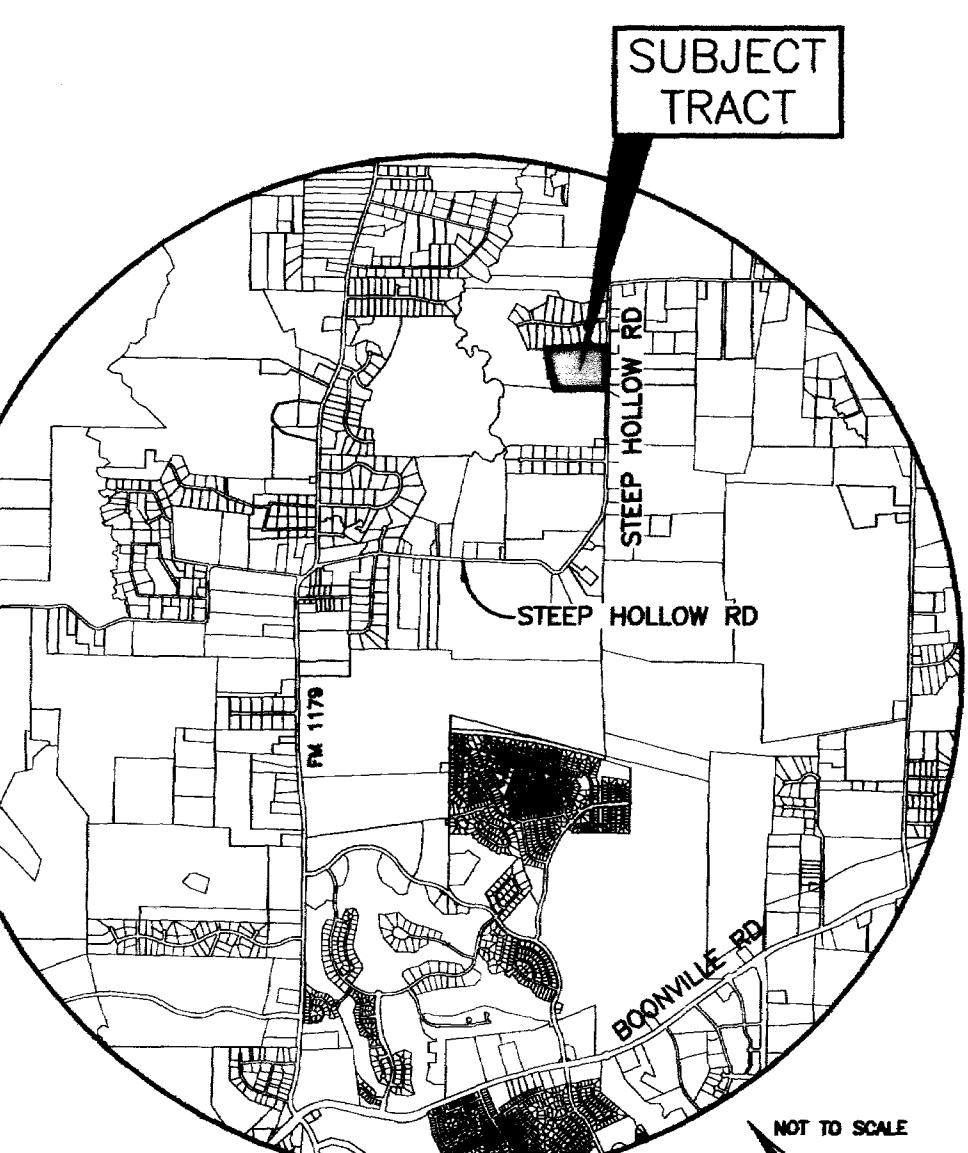
STATE OF TEXAS
COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped hereon to me and was duly recorded in the volume and page of the Official Public Records of:

BRAZOS COUNTY
as stamped hereon by me,
Dec 20, 2012
Karen McQueen, Brazos County Clerk,
BRAZOS COUNTY

Karen McQueen
Karen McQueen, Brazos County Clerk,
Brazos County, Texas

Luisen [Signature]
City Planner, City of Bryan, Texas

STATE OF TEXAS
REGISTERED
LAND SURVEYOR
S.M. KING
2003



FINAL PLAT OF GREEN BRANCH RIDGE SUBDIVISION PHASE THREE 27.88 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) 774-1555
EASTERLING HOMES, LLC
2466 STONE CASTLE CIRCLE
COLLEGE STATION, TEXAS 77845

SCALE: 1"=100'
NOVEMBER, 2012
PREPARED BY:
KLING ENGINEERING & SURVEYING
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH: 979/846-6212

H:\Land Projects R2\041\Perry Richardson A-44\Green Branch Ridge NAD83\Draw\Plotting\Phase 3\Final Plat.dwg 12/16/2012 2:31:54 PM CST