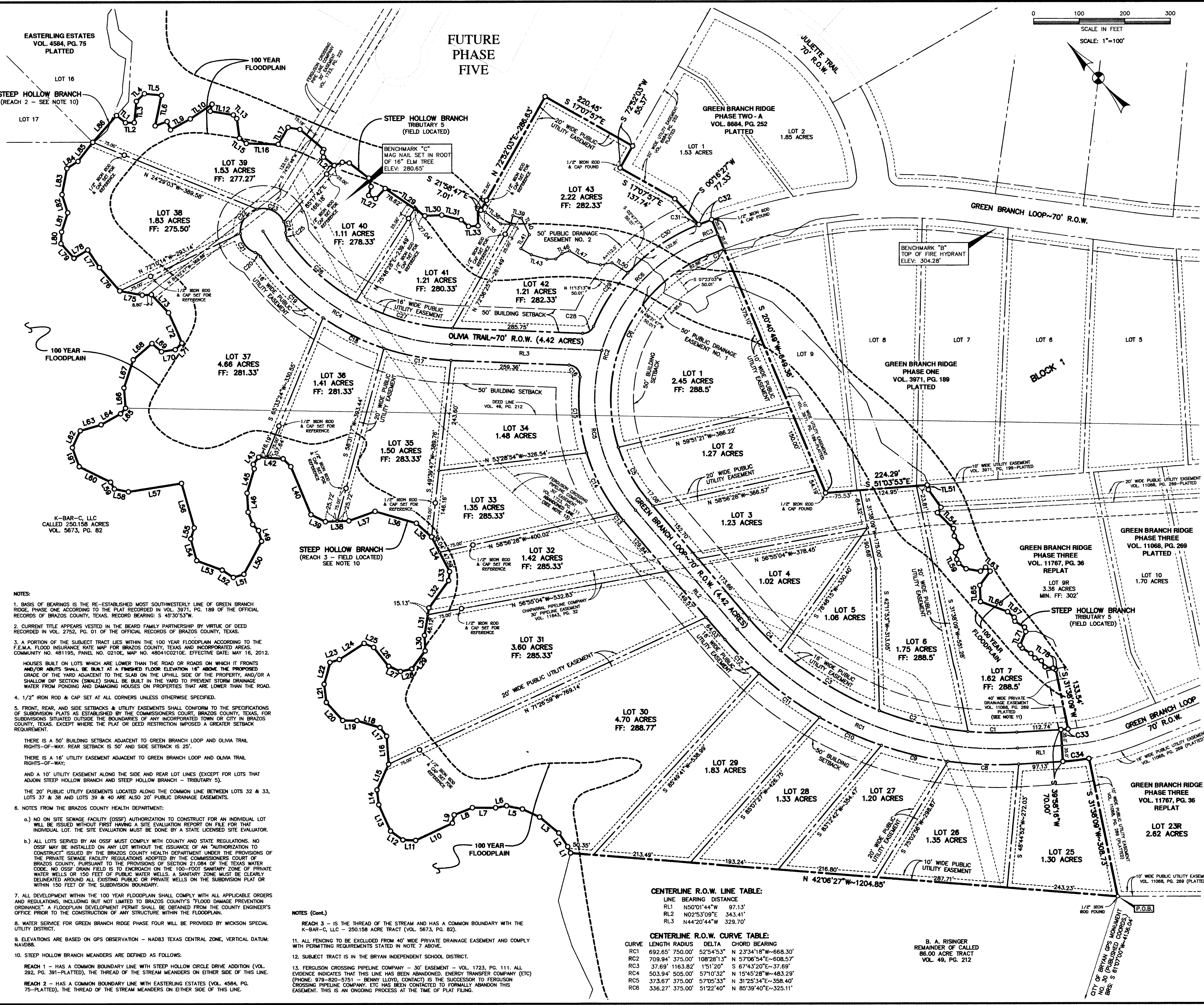


H:\Land Projects\RG\041\Bry Richardson A-44\Green Branch Ridge\043\Draw\Plotting\Phase 4-44\Final Plat.dwg 4/1/2014 11:21:56 AM CDT



STEEP HOLLOW BRANCH (REACH 3) LINE TABLE:

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N19°20'31"E | 15.27' |
| L2 | N10°09'21"E | 35.63' |
| L3 | N06°52'46"W | 54.75' |
| L4 | N21°22'23"W | 41.56' |
| L5 | N34°58'54"W | 35.43' |
| L6 | N56°59'36"W | 24.52' |
| L7 | N46°27'01"W | 50.80' |
| L8 | N68°08'55"W | 43.02' |
| L9 | S55°38'50"W | 18.46' |
| L10 | N71°51'19"W | 89.17' |
| L11 | N44°33'09"W | 28.08' |
| L12 | N11°55'54"W | 33.40' |
| L13 | N19°24'06"E | 63.44' |
| L14 | N36°32'25"E | 32.71' |
| L15 | N67°37'41"E | 61.95' |
| L16 | S39°27'41"E | 61.66' |
| L17 | N05°53'58"E | 23.67' |
| L18 | N29°52'44"W | 52.99' |
| L19 | N46°01'18"W | 31.11' |
| L20 | N01°14'30"E | 53.43' |
| L21 | N36°26'41"E | 40.30' |
| L22 | N59°15'42"E | 50.53' |
| L23 | S63°38'26"E | 21.70' |
| L24 | N52°32'14"E | 64.85' |
| L25 | S23°50'12"E | 22.87' |
| L26 | S05°12'40"W | 52.71' |
| L27 | S20°52'55"E | 27.51' |
| L28 | S59°25'07"E | 25.86' |
| L29 | N80°28'33"E | 50.10' |
| L30 | N40°46'26"E | 34.05' |
| L31 | N52°32'14"E | 61.24' |
| L32 | N79°07'57"E | 73.93' |
| L33 | N49°16'43"E | 19.83' |
| L34 | N15°52'40"E | 85.63' |
| L35 | N04°42'26"W | 44.84' |
| L36 | N30°37'32"W | 94.21' |
| L37 | N66°28'29"W | 61.25' |
| L38 | N48°39'40"W | 61.44' |
| L39 | N20°39'50"W | 35.38' |
| L40 | N20°31'26"E | 114.24' |
| L41 | N00°51'44"W | 24.05' |
| L42 | N42°47'29"W | 53.83' |
| L43 | S80°35'23"W | 19.62' |
| L44 | S31°46'03"W | 10.07' |
| L45 | S59°39'17"W | 55.81' |
| L46 | S40°05'05"W | 41.79' |
| L47 | S23°06'30"W | 28.82' |
| L48 | S00°49'01"E | 18.43' |
| L49 | S28°01'23"W | 24.46' |
| L50 | S71°22'05"W | 81.98' |
| L51 | N63°16'45"W | 24.15' |
| L52 | N1°31'36"W | 29.30' |
| L53 | N26°33'38"W | 59.78' |
| L54 | N27°59'04"E | 49.54' |
| L55 | N61°09'27"E | 25.40' |
| L56 | N27°34'44"E | 101.54' |
| L57 | N55°40'30"W | 118.07' |
| L58 | N30°08'02"W | 31.56' |
| L59 | N14°36'21"E | 18.94' |
| L60 | N20°17'35"W | 76.96' |
| L61 | N23°17'30"E | 44.21' |
| L62 | N68°38'21"E | 40.91' |
| L63 | S62°58'09"E | 47.64' |
| L64 | S75°55'44"E | 49.33' |
| L65 | N84°36'49"E | 16.34' |
| L66 | N38°49'41"E | 44.52' |
| L67 | N61°40'47"E | 65.18' |
| L68 | S87°37'06"E | 29.81' |
| L69 | S06°01'50"E | 27.51' |
| L70 | S54°52'56"E | 30.66' |
| L71 | N89°08'10"E | 20.39' |
| L72 | N18°49'24"E | 72.71' |
| L73 | N00°34'37"W | 54.56' |
| L74 | N49°32'45"W | 20.06' |
| L75 | N36°17'39"W | 50.12' |
| L76 | N20°21'44"E | 68.47' |
| L77 | N09°39'31"E | 46.18' |
| L78 | N77°38'46"W | 35.04' |
| L79 | N01°23'56"E | 43.12' |
| L80 | N46°24'57"E | 25.79' |
| L81 | N61°05'46"E | 44.15' |
| L82 | N26°01'58"E | 41.70' |
| L83 | N53°52'17"E | 58.44' |
| L84 | S79°19'37"E | 28.99' |
| L85 | N81°04'39"E | 52.89' |

CURVE TABLE:

| CURVE | LENGTH | RADIUS | DELTA | CHORD BEARING |
|-------|---------|----------|-----------|----------------------|
| C1 | 107.17' | 715.00' | 8°35'17" | N 45°44'06"W-107.07' |
| C2 | 200.66' | 715.00' | 16°04'48" | N 33°24'04"W-200.00' |
| C3 | 265.13' | 715.00' | 20°26'39" | N 15°06'21"W-253.77' |
| C4 | 91.33' | 715.00' | 7°48'11" | N 01°00'56"W-97.30' |
| C5 | 132.92' | 340.00' | 22°23'56" | N 14°05'07"E-132.07' |
| C6 | 510.72' | 340.00' | 86°03'55" | N 68°19'03"E-464.04' |
| C7 | 38.10' | 1128.82' | 1°56'02" | S 67°40'58"E-38.10' |
| C8 | 155.73' | 785.00' | 11°22'00" | N 44°20'44"W-155.48' |
| C9 | 150.34' | 785.00' | 10°58'22" | N 33°10'33"W-150.11' |
| C10 | 146.04' | 785.00' | 10°52'42" | N 22°15'01"W-148.82' |
| C11 | 184.54' | 785.00' | 12°00'34" | N 10°48'24"W-184.24' |
| C12 | 105.33' | 785.00' | 7°41'16" | N 00°57'29"W-105.25' |
| C13 | 20.16' | 410.00' | 2°49'00" | N 04°17'36"E-20.15' |
| C14 | 150.00' | 410.00' | 20°57'43" | N 16°10'57"E-149.17' |
| C15 | 168.67' | 410.00' | 23°34'15" | N 38°26'56"E-167.48' |
| C16 | 39.27' | 25.00' | 90°00'00" | N 00°39'16"E-35.36' |
| C17 | 150.00' | 540.00' | 15°54'55" | N 36°23'16"W-149.52' |
| C18 | 150.00' | 540.00' | 15°54'55" | N 20°28'21"W-149.52' |
| C19 | 193.36' | 540.00' | 20°31'00" | N 02°15'23"W-192.33' |
| C20 | 15.06' | 25.00' | 34°31'25" | N 09°15'36"W-14.84' |
| C21 | 55.84' | 50.00' | 63°59'32" | N 05°28'28"E-52.99' |
| C22 | 70.51' | 50.00' | 80°47'48" | N 77°52'08"E-64.81' |
| C23 | 70.51' | 50.00' | 80°47'38" | N 21°20'09"E-64.81' |
| C24 | 24.44' | 50.00' | 28°00'17" | S 33°03'47"E-24.20' |
| C25 | 17.31' | 25.00' | 39°40'35" | S 27°13'38"W-16.97' |
| C26 | 202.26' | 470.00' | 24°39'26" | N 04°56'22"E-200.71' |
| C27 | 222.12' | 470.00' | 27°04'39" | S 30°48'24"E-220.06' |
| C28 | 30.30' | 25.00' | 69°26'38" | S 79°04'03"E-28.48' |
| C29 | 171.64' | 410.00' | 23°59'10" | N 78°12'13"E-170.39' |
| C30 | 151.37' | 410.00' | 21°09'13" | S 79°13'36"E-150.51' |
| C31 | 7.29' | 1198.50' | 0°20'54" | S 68°26'33"E-7.29' |

PHASE 4 PERIMETER CURVE TABLE:

| CURVE | LENGTH | RADIUS | DELTA | CHORD BEARING |
|-------|--------|----------|----------|---------------------|
| C32 | 30.00' | 1198.83' | 1°26'01" | S 67°35'06"E-30.00' |
| C33 | 15.61' | 465.00' | 1°55'26" | S 50°59'27"W-15.61' |
| C34 | 57.65' | 535.00' | 6°10'28" | S 53°06'58"E-57.63' |

STEEP HOLLOW BRANCH TRIBUTARY 5 LINE TABLE:

| LINE | BEARING | DISTANCE | LINE | BEARING | DISTANCE |
|------|-------------|----------|------|-------------|----------|
| TL1 | S07°34'07"E | 25.31' | TL40 | S17°36'09"W | 40.57' |
| TL2 | S47°05'40"E | 19.35' | TL41 | S74°36'26"W | 35.98' |
| TL3 | N49°09'16"E | 47.18' | TL42 | S16°21'10"E | 26.48' |
| TL4 | N83°49'44"E | 24.22' | TL43 | S30°17'41"E | 35.42' |
| TL5 | S41°01'45"E | 37.52' | TL44 | S47°44'25"E | 19.57' |
| TL6 | S54°58'36"W | 68.34' | TL45 | S87°50'19"E | 17.99' |
| TL7 | S66°32'41"E | 27.66' | TL46 | S66°08'14"E | 17.68' |
| TL8 | S20°34'35"W | 19.66' | TL47 | S15°07'27"E | 46.68' |
| TL9 | S75°25'18"E | 49.63' | TL48 | S34°27'26"E | 28.56' |
| TL10 | S80°47'10"E | 57.69' | TL49 | S56°06'17"E | 25.84' |
| TL11 | S58°01'51"W | 15.88' | TL50 | S14°14'34"E | 41.32' |
| TL12 | S37°14'15"E | 51.20' | TL51 | S30°34'55"W | 10.50' |
| TL13 | S00°44'17"E | 11.08' | TL52 | S07°40'53"W | 48.00' |
| TL14 | S35°59'21"W | 43.71' | TL53 | S77°52'44"W | 14.12' |
| TL15 | S10°22'23"E | 18.98' | TL54 | S02°00'03"E | 49.48' |
| TL16 | S44°59'22"E | 70.15' | TL55 | S36°53'10"W | 16.64' |
| TL17 | N73°38'46"E | 43.03' | TL56 | S09°47'17"E | 13.19' |
| TL18 | S33°09'20"E | 28.38' | TL57 | S89°55'54"W | 18.57' |
| TL19 | S06°21'55"E | 68.60' | TL58 | S31°54'20"W | 15.17' |
| TL20 | S44°45'24"W | 16.64' | TL59 | S16°31'46"W | 9.70' |
| TL21 | S08°28'10"E | 29.81' | TL60 | S09°54'08"E | 20.04' |
| TL22 | S67°52'14"E | 18.85' | TL61 | S37°15'04"E | 31.97' |
| TL23 | S41°21'59"E | 15.48' | TL62 | S83°47'55"E | 14.22' |
| TL24 | S09°01'26"E | 54.07' | TL63 | S05°47'17"E | 13.19' |
| TL25 | S28°19'27"W | 19.11' | TL64 | S79°45'20"W | 38.48' |
| TL26 | S58°44'15"W | 20.17' | TL65 | S40°42'38"W | 35.84' |
| TL27 | S21°47'27"E | 16.61' | TL66 | S26°19'57"E | 63.70' |
| TL28 | N86°53'48"E | 30.58' | TL67 | S06°06'55"E | 18.97' |
| TL29 | S12°01'42"E | 105.65' | TL68 | S33°05'59"W | 8.75' |
| TL30 | S49°03'08"E | 37.31' | TL69 | S14°38'24"E | 24.75' |
| TL31 | S33°00'48"E | 43.78' | TL70 | S28°20'39"W | 10.11' |
| TL32 | S04°57'06"E | 21.68' | TL71 | S69°05'05"W | 32.28' |
| TL33 | S49°57'07"E | 20.82' | TL72 | S06°20'29"W | 7.68' |
| TL34 | N43°05'33"E | 37.18' | TL73 | S14°53'22"E | 22.48' |
| TL35 | S21°58'47"E | 17.80' | TL74 | S01°47'31"W | 13.77' |
| TL36 | S09°35'59"E | 42.60' | TL75 | S23°43'27"E | 15.11' |
| TL37 | S44°39'37"E | 21.92' | TL76 | S14°17'29"W | 15.82' |
| TL38 | N57°32'09"E | 19.38' | TL77 | S37°32'22"E | 17.81' |
| TL39 | S30°52'39"E | 19.21' | TL78 | S13°57'02"E | 5.80' |

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FINAL PLAT OF GREEN BRANCH RIDGE SUBDIVISION PHASE FOUR

51.06 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

SHEET 1 OF 2
SCALE: 1"=100' MARCH, 2014

PREPARED BY:
KLING ENGINEERING & SURVEYING (A DIVISION OF)
CIVIL ENGINEERING CONSULTANTS
4101 S. TEXAS AVE., STE. A BRYAN, TX 77803/846-8212

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 49°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 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. HOUSES BUILT ON LOTS WHICH ARE LOWER THAN THE ROAD OR ROADS ON WHICH IT FRONTS AND/OR ADJUTS SHALL BE BUILT AT A FINISHED FLOOR ELEVATION 16" ABOVE THE PROPOSED GRADE OF THE YARD ADJACENT TO THE SLAB ON THE UPHILL SIDE OF THE PROPERTY, AND/OR A SHALLOW DIP SECTION (SWALE) SHALL BE BUILT IN THE YARD TO PREVENT STORM DRAINAGE WATER FROM PONDING AND DAMAGING WORKS ON PROPERTIES THAT ARE LOWER THAN THE ROAD.
4. 1/2" IRON ROD & CAP SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.
5. FRONT, REAR, AND SIDE SETBACKS & UTILITY EASEMENTS 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.
6. THERE IS A 50' BUILDING SETBACK ADJACENT TO GREEN BRANCH LOOP AND OLIVA TRAIL RIGHTS-OF-WAY. REAR SETBACK IS 50' AND SIDE SETBACK IS 25'.
THERE IS A 16' UTILITY EASEMENT ADJACENT TO GREEN BRANCH LOOP AND OLIVA TRAIL RIGHTS-OF-WAY.
AND A 10' UTILITY EASEMENT ALONG THE SIDE AND REAR LOT LINES (EXCEPT FOR LOTS THAT ADJOIN STEEP HOLLOW BRANCH AND STEEP HOLLOW BRANCH - TRIBUTARY 5).
THE 20' PUBLIC UTILITY EASEMENTS LOCATED ALONG THE COMMON LINE BETWEEN LOTS 32 & 33, LOTS 37 & 38 AND LOTS 39 & 40 ARE ALSO 20' PUBLIC DRAINAGE EASEMENTS.
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 ENCRICH 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 FOUR WILL BE PROVIDED BY WICKSON SPECIAL UTILITY DISTRICT.
10. ELEVATIONS ARE BASED ON GPS OBSERVATION - NAD83 TEXAS CENTRAL ZONE, VERTICAL DATUM: NAVD83.
11. ALL FENCING TO BE EXCLUDED FROM 40' WIDE PRIVATE DRAINAGE EASEMENT AND COMPLY WITH PERMITTING REQUIREMENTS STATED IN NOTE 7 ABOVE.
12. SUBJECT TRACT IS IN THE BRYAN INDEPENDENT SCHOOL DISTRICT.
13. FERGUSON CROSSING PIPELINE COMPANY - 30' EASEMENT - VOL. 1723, PG. 111. ALL EVIDENCE INDICATES THAT THIS LINE HAS BEEN ABANDONED. ENERGY TRANSFER COMPANY (ETC) (PHONE: 979-820-5751 - BENNY LLOYD, CONTACT) IS THE SUCCESSOR TO FERGUSON CROSSING PIPELINE COMPANY, ETC HAS BEEN CONTACTED TO FORMALLY ABANDON THIS EASEMENT. THIS IS AN ONGOING PROCESS AT THE TIME OF PLAT FILING.

CENTERLINE R.O.W. LINE TABLE:

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| RL1 | N50°01'44"W | 97.13' |
| RL2 | N02°53'09"E | 343.41' |
| RL3 | N44°20'44"W | 329.70' |

CENTERLINE R.O.W. CURVE TABLE:

| CURVE | LENGTH | RADIUS | DELTA | CHORD BEARING |
|-------|---------|----------|------------|----------------------|
| RC1 | 692.65' | 750.00' | 52°54'53" | N 23°34'18"W-668.30' |
| RC2 | 709.94' | 375.00' | 108°28'13" | N 57°06'54"E-608.57' |
| RC3 | 37.69' | 1163.82' | 1°51'20" | S 67°43'20"E-37.69' |
| RC4 | 503.94' | 505.00' | 57°10'32" | N 15°45'28"W-483.29' |
| RC5 | 373.67' | 375.00' | 57°05'33" | N 31°25'34"E-358.40' |
| RC6 | 336.27' | 375.00' | 51°22'40" | N 85°39'40"E-325.11' |

B. A. RISINGER
REMAINDER OF CALLED
86.00 ACRE TRACT
VOL. 49, PG. 212

Green Branch Ridge Subdivision
Phase Four
51.06 Acres
Richardson Perry Survey, A-44
Brazos County, Texas

Field notes of a 51.06 acre tract 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 51.06 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at a 2" steel fence post marking an angle point in the southwest line of the aforementioned 151.312 acre tract located N 46° 42' 06" W - 1136.29 feet from a 1/2" iron rod found near a 2" steel post fence corner marking the south corner of the said 151.312 acre tract and in the northwest fenced line of Steep Hollow Road, said 1/2" iron rod also being the west corner of Lot 23R - 2.62 acres, according to the Replat of Green Branch Ridge Subdivision, Phase Three, recorded in Volume 11767, Page 36, of the Official Records of Brazos County, Texas;

THENCE N 42° 06' 27" W continuing along the southwest line of the aforementioned 151.312 acre tract, same being a common line with the remainder 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, at a distance of 1154.5 feet pass a 1/2" iron rod and cap set, continue on, for a total distance of 1204.85 feet and corner in the centerline of Steep Hollow Branch, same being in the common line between the said 151.312 acre tract and a 250.158 acre tract described in the deed to K-Bar-C, LLC, recorded in Volume 5673, Page 82, of the Official Records of Brazos County, Texas;

THENCE along the centerline of Steep Hollow Branch, same being the common line between the aforementioned 151.312 acre tract and the 250.158 acre tract, as follows:

N 19° 20' 31" E for a distance of 15.27 feet,
N 10° 09' 21" E for a distance of 35.63 feet,
N 06° 52' 46" W for a distance of 54.75 feet,
N 21° 25' 23" W for a distance of 41.56 feet,
N 34° 58' 54" W for a distance of 35.43 feet,
N 56° 59' 36" W for a distance of 24.52 feet,
N 46° 27' 01" W for a distance of 50.80 feet,
N 68° 08' 55" W for a distance of 43.02 feet,
S 55° 38' 50" W for a distance of 18.46 feet,
N 71° 51' 19" W for a distance of 89.17 feet,
N 44° 33' 09" W for a distance of 28.08 feet,
N 11° 15' 54" W for a distance of 33.40 feet,
N 19° 24' 06" E for a distance of 63.44 feet,
N 36° 32' 25" E for a distance of 32.71 feet,
N 67° 37' 41" E for a distance of 61.95 feet,
N 39° 27' 41" E for a distance of 61.66 feet,
N 05° 53' 58" E for a distance of 23.67 feet,
N 29° 52' 44" W for a distance of 52.99 feet,
N 46° 01' 18" W for a distance of 31.11 feet,
N 01° 14' 30" E for a distance of 53.43 feet,
N 36° 26' 41" E for a distance of 40.30 feet,
N 59° 15' 42" E for a distance of 50.53 feet,
S 63° 38' 26" E for a distance of 21.70 feet,
S 79° 42' 18" E for a distance of 64.89 feet,
S 23° 50' 14" E for a distance of 22.87 feet,
S 05° 12' 40" W for a distance of 52.71 feet,
S 20° 52' 55" E for a distance of 27.51 feet,
S 59° 25' 07" E for a distance of 25.86 feet,
N 80° 28' 33" E for a distance of 50.10 feet,
N 40° 46' 26" E for a distance of 34.05 feet,
N 52° 32' 14" E for a distance of 61.24 feet,
N 79° 07' 57" E for a distance of 73.93 feet,
N 49° 16' 43" E for a distance of 19.83 feet,
N 15° 52' 40" E for a distance of 85.63 feet,
N 04° 42' 26" W for a distance of 44.84 feet,
N 30° 37' 32" W for a distance of 94.21 feet,
N 66° 28' 29" W for a distance of 61.25 feet,
N 48° 39' 40" W for a distance of 51.44 feet,
N 20° 39' 50" W for a distance of 35.38 feet,
N 20° 31' 26" E for a distance of 114.24 feet,
N 00° 51' 44" W for a distance of 24.05 feet,
N 42° 47' 29" W for a distance of 53.83 feet,
S 80° 35' 23" W for a distance of 19.62 feet,
S 31° 46' 03" W for a distance of 10.07 feet,
S 59° 39' 17" W for a distance of 55.81 feet,
S 40° 05' 05" W for a distance of 41.79 feet,
S 23° 06' 30" W for a distance of 28.82 feet,
S 00° 49' 01" E for a distance of 16.43 feet,
S 28° 01' 23" W for a distance of 24.46 feet,
S 71° 22' 05" W for a distance of 81.98 feet,
N 63° 16' 45" W for a distance of 24.15 feet,
N 13° 19' 36" W for a distance of 29.30 feet,
N 26° 23' 38" W for a distance of 59.78 feet,
N 27° 59' 04" E for a distance of 49.54 feet,
N 61° 09' 27" E for a distance of 25.40 feet,
N 27° 23' 44" E for a distance of 101.54 feet,
N 55° 40' 30" W for a distance of 118.07 feet,
N 35° 08' 02" W for a distance of 31.56 feet,
N 14° 36' 21" E for a distance of 16.94 feet,
N 20° 17' 35" W for a distance of 76.96 feet,
N 23° 17' 30" E for a distance of 44.21 feet,
N 68° 38' 21" E for a distance of 40.91 feet,
S 62° 58' 09" E for a distance of 47.64 feet,
S 75° 55' 44" E for a distance of 49.33 feet,
N 84° 36' 49" E for a distance of 16.34 feet,
N 38° 49' 41" E for a distance of 44.52 feet,
N 61° 40' 47" E for a distance of 65.18 feet,
S 87° 37' 06" E for a distance of 54.47 feet,
S 06° 01' 50" E for a distance of 27.51 feet,
S 54° 52' 56" E for a distance of 30.66 feet,
N 89° 08' 10" E for a distance of 20.39 feet,
N 18° 49' 24" E for a distance of 72.71 feet,
N 00° 03' 43" W for a distance of 54.56 feet,
N 49° 32' 45" W for a distance of 20.06 feet,
N 36° 17' 39" W for a distance of 50.12 feet,
N 02° 21' 44" E for a distance of 68.47 feet,
N 09° 39' 31" E for a distance of 46.18 feet,
N 77° 38' 46" W for a distance of 35.04 feet,
N 01° 23' 56" E for a distance of 43.12 feet,
N 46° 24' 57" E for a distance of 25.79 feet,
N 61° 05' 46" E for a distance of 44.15 feet,
N 26° 01' 58" E for a distance of 41.70 feet,

N 53° 52' 17" E for a distance of 58.44 feet,
S 79° 19' 37" E for a distance of 28.99 feet,
N 81° 04' 39" E for a distance of 52.89 feet to the common corner between Lot 16 and Lot 17, Easterling Estates, according to the plat recorded in Volume 4584, Page 75, of the Official Records of Brazos County, Texas;

THENCE N 84° 55' 23" E along the common south line of Lot 16, Easterling Estates, (the thread of the stream meanders on either side of this line), for a distance of 78.97 feet to the intersection of the south line of the said Lot 16, Easterling Estates, with the centerline of Steep Hollow Branch - Tributary 5;

THENCE along the centerline of the aforementioned Steep Hollow Branch - Tributary 5, as follows:

S 07° 34' 07" E for a distance of 25.31 feet,
S 47° 05' 40" E for a distance of 19.35 feet,
N 49° 09' 16" E for a distance of 47.18 feet,
N 89° 49' 44" E for a distance of 24.22 feet,
S 41° 01' 45" E for a distance of 37.52 feet,
S 54° 58' 36" W for a distance of 68.34 feet,
S 66° 32' 41" E for a distance of 27.66 feet,
S 20° 34' 35" W for a distance of 19.66 feet,
S 75° 25' 18" E for a distance of 49.63 feet,
S 80° 47' 10" E for a distance of 57.69 feet,
S 58° 04' 51" W for a distance of 15.88 feet,
S 37° 14' 15" E for a distance of 51.20 feet,
S 00° 44' 17" E for a distance of 11.08 feet,
S 35° 59' 21" W for a distance of 43.71 feet,
S 10° 22' 23" E for a distance of 18.98 feet,
S 44° 59' 22" E for a distance of 70.15 feet,
N 73° 38' 46" E for a distance of 43.03 feet,
S 37° 08' 20" E for a distance of 26.38 feet,
S 06° 21' 55" E for a distance of 68.60 feet,
S 67° 28' 51" W for a distance of 6.40 feet,
S 31° 46' 49" W for a distance of 11.01 feet,
S 08° 28' 10" E for a distance of 29.81 feet,
S 67° 52' 14" E for a distance of 18.85 feet,
S 41° 21' 59" E for a distance of 15.48 feet,
S 09° 01' 26" E for a distance of 54.07 feet,
S 28° 18' 27" W for a distance of 19.31 feet,
S 58° 44' 15" W for a distance of 20.17 feet,
S 21° 47' 27" E for a distance of 16.61 feet,
N 86° 53' 48" E for a distance of 30.58 feet,
S 12° 01' 42" E for a distance of 105.65 feet,
S 49° 03' 08" E for a distance of 37.31 feet,
S 33° 00' 48" E for a distance of 43.78 feet,
S 04° 57' 05" E for a distance of 21.68 feet,
S 49° 57' 07" E for a distance of 20.82 feet,
N 43° 05' 33" E for a distance of 37.18 feet,
S 21° 58' 47" E for a distance of 7.01 feet;

THENCE through the aforementioned 151.312 acre tract, as follows:

N 72° 52' 03" E at a distance of 50.0 feet pass a 1/2" iron rod and cap set, continue on, for a total distance of 286.63 feet to a 1/2" iron rod and cap set,
S 17° 07' 57" E for a distance of 220.45 feet to a 1/2" iron rod and cap set in the northwest line of Lot 1 - 1.53 acres, Green Branch Ridge, Phase Two-A, according to the plat recorded in Volume 8684, Page 252, of the Official Records of Brazos County, Texas;

THENCE along the northwest and west lines of the aforementioned Lot 1 - 1.53 acres, as follows:

S 72° 52' 03" W for a distance of 55.37 feet to a 1/2" iron rod and cap found marking the west corner of the said Lot 1 - 1.53 acres,
S 17° 07' 57" E for a distance of 137.74 feet to a 1/2" iron rod and cap set,
S 00° 16' 27" W for a distance of 77.33 feet to a 1/2" iron rod and cap set in the northeast right-of-way line of Green Branch Loop - 70' wide right-of-way, same being a curve, concave to the south, having a radius of 1198.83 feet;

THENCE Southeasterly, along the northeast right-of-way line of the aforementioned Green Branch Loop, for an arc distance of 30.00 feet to a 1/2" iron rod and cap found marking the end of this curve, the chord bears S 67° 35' 06" E - 30.00 feet;

THENCE S 20° 40' 49" W crossing Green Branch Loop - 70' wide right-of-way, according to the plat of Green Branch Ridge, Phase One, recorded in Volume 3971, Page 189, of the Official Records of Brazos County, Texas, at a distance of 70.00 feet, pass a 1/2" iron rod and cap found marking the north corner of Lot 9 - 2.02 acres, Block 1, Green Branch Ridge, Phase One, continue on, for a total distance of 649.36 feet to a 1/2" iron rod and cap found marking the west corner of Green Branch Ridge, Phase One, same being the west corner of Lot 9 - 2.02 acres, Block 1;

THENCE S 51° 03' 53" E along the southwest line of Block 1, Green Branch Ridge, Phase One, at a distance of 200.48 feet, pass a 1/2" iron rod and cap set, continue on, for a total distance of 224.29 feet and corner in the centerline of Steep Hollow Branch - Tributary 5, same being the north corner of Lot 9R - 3.36 acres, as shown on the aforementioned Replat of Green Branch Ridge, Phase Three;

THENCE along the west line of the aforementioned Lot 9R - 3.36 acres, same being the centerline of the aforementioned Steep Hollow Branch - Tributary 5, as follows:

S 30° 34' 55" W for a distance of 10.50 feet,
S 07° 40' 53" W for a distance of 48.00 feet,
S 77° 52' 44" W for a distance of 14.12 feet,
S 02° 00' 03" E for a distance of 49.48 feet,
S 36° 53' 10" W for a distance of 16.64 feet,
S 09° 17' 16" W for a distance of 28.39 feet,
S 89° 55' 54" W for a distance of 18.57 feet,
S 31° 54' 20" W for a distance of 15.17 feet,
S 16° 31' 46" W for a distance of 9.70 feet,
S 09° 54' 08" E for a distance of 20.04 feet,
S 37° 15' 04" E for a distance of 31.97 feet,
S 83° 47' 55" E for a distance of 14.22 feet,
S 05° 47' 17" E for a distance of 13.19 feet,
S 79° 45' 20" W for a distance of 38.48 feet,
S 40° 42' 38" W for a distance of 35.84 feet,
S 26° 19' 57" E for a distance of 63.70 feet,
S 06° 06' 55" E for a distance of 18.97 feet,
S 33° 05' 59" W for a distance of 8.75 feet,
S 14° 36' 24" E for a distance of 24.75 feet,
S 28° 20' 39" W for a distance of 10.11 feet,
S 66° 05' 05" W for a distance of 32.28 feet,
S 06° 20' 29" W for a distance of 7.68 feet,
S 14° 53' 22" E for a distance of 22.48 feet

S 01° 47' 31" W for a distance of 13.77 feet,
S 23° 43' 37" E for a distance of 15.11 feet,
S 14° 17' 29" W for a distance of 15.82 feet,
S 37° 32' 12" E for a distance of 17.81 feet,
S 13° 57' 02" E for a distance of 5.80 feet;

THENCE S 31° 38' 09" W continuing along the west line of the aforementioned Lot 9R - 3.36 acres, for a distance of 133.54 feet to a 1/2" iron rod and cap found marking the west corner of the aforementioned Lot 9R - 3.36 acres, and in the northeast right-of-way line of Green Branch Loop - 70' wide right-of-way, same being a curve, concave to the north, having a radius of 465.00 feet;

THENCE along the northwest right-of-way line of Green Branch Loop, the terminus of Green Branch Loop, and the southwest right-of-way line of Green Branch Loop, as shown on the plat of Green Branch Ridge - Phase Three, recorded in Volume 11068, Page 269, of the Official Records of Brazos County, Texas, as follows:

Northwesterly along said curve for an arc distance of 15.61 feet, to a 1/2" iron rod and cap found marking the terminus of Green Branch Loop, the chord bears N 50° 59' 27" W - 15.61 feet,
S 39° 58' 16" W along the terminus of Green Branch Loop, for a distance of 70.00 feet to a 1/2" iron rod and cap found in the southwest right-of-way line of the aforementioned Green Branch Loop, same being in a curve, concave to the northeast, having a radius of 535.00 feet,
Southeasterly, along said curve, for an arc distance of 57.63 feet to a 1/2" iron rod and cap found marking the north corner of the aforementioned Lot 23R - 2.62 acres, the chord bears S 53° 06' 58" E - 57.63 feet;

THENCE S 31° 38' 09" W along the northwest line of the aforementioned Lot 23R - 2.62 acres, for a distance of 308.73 feet to the PLACE OF BEGINNING, containing 51.06 acres of land, more or less.

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 1st day of April, 2014.

Duane Peters
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 authentication was filed for record in my office the 1st day of April, 2014, in the Official Records of Brazos County, Texas, in Volume 11960, Page 55.

Karen McQueen
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 1st day of April, 2014.

W. Paul Clayton
City Engineer, Bryan, Texas

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 17th day of April, 2014.

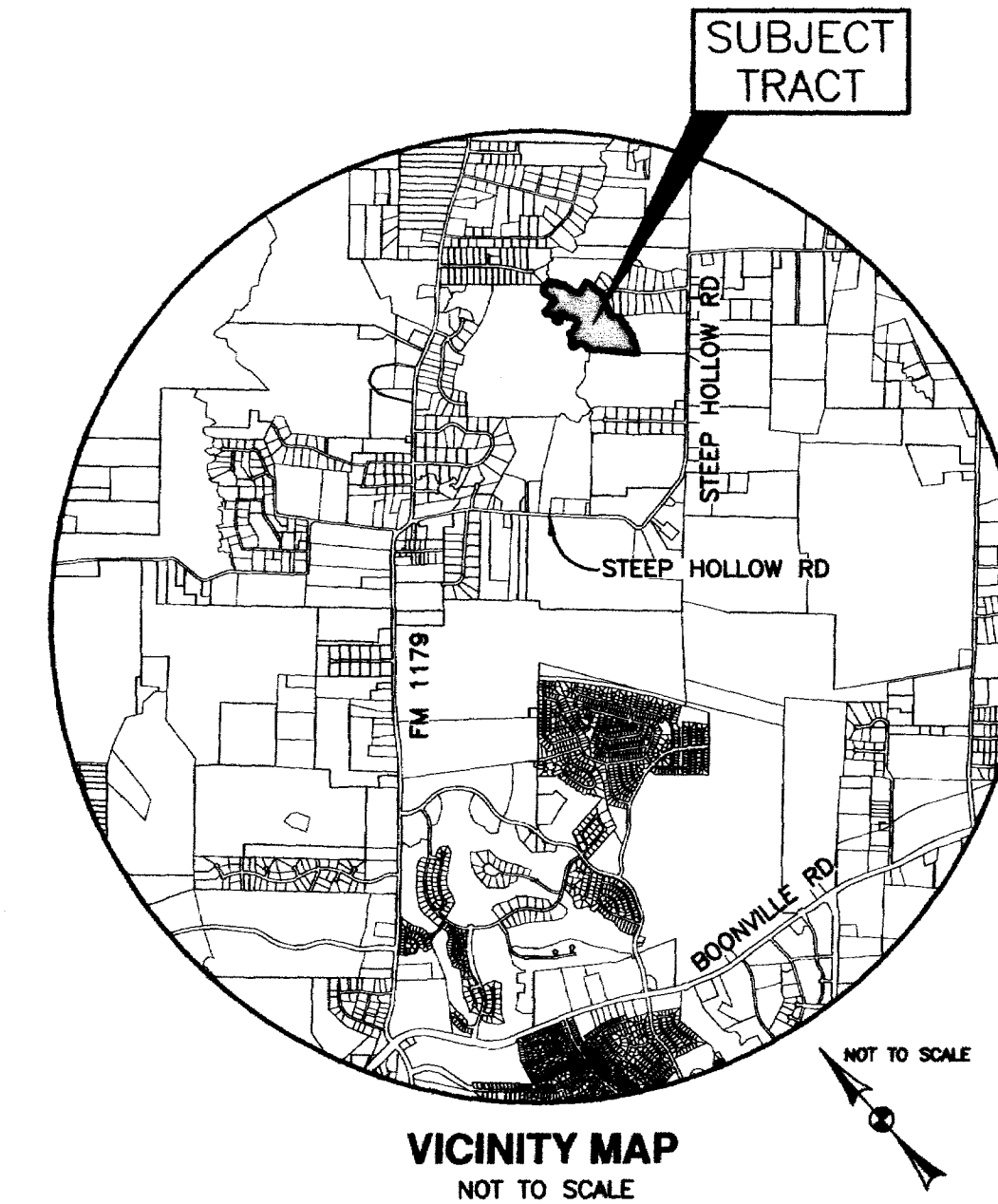
City Planner
City Planner, City of Bryan, Texas.

CERTIFICATION OF THE SURVEYOR

I, S. M. Kling, 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 geometric form.

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

A.S. Hickie
Chair, Planning & Zoning Commission
City of Bryan, Texas



Doc Bk Vol Pg
01190602 OR 11960 56

Filed for Record in:
BRAZOS COUNTY

On: Apr 17, 2014 at 02:27P

As a
Plats

Document Number: 01190602

Amount: 67.00

Receipt Number - 506151

By:
Kala Brunner

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.

Apr 17, 2014

Karla Brunner, Brazos County Clerk
BRAZOS COUNTY

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.

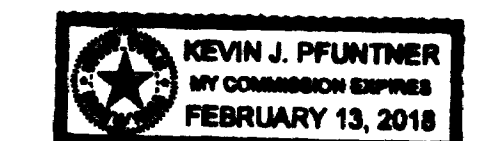
Jim Beard
Jim Beard

STATE OF TEXAS
COUNTY OF BRAZOS

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 4th day of APRIL, 2014.

Kevin J. Pfuntner
Notary Public, Brazos County, Texas



FINAL PLAT
OF
GREEN BRANCH RIDGE
SUBDIVISION
PHASE FOUR
51.06 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

SHEET 2 OF 2
SCALE: 1"=100' MARCH, 2014

PREPARED BY:
KLING ENGINEERING & SURVEYING (A DIVISION OF)
CIVIL ENGINEERING CONSULTANTS
4101 S. TEXAS AV. STE A + BRYAN, TX + PH. 979/846-6212

