

ORIGINAL PLAT

VOL. 11960, PG. 55

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 12965, Page 168, 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 intended.

STATE OF TEXAS
COUNTY OF BRAZOS
KEVIN J. PFUNTER
MY COMMISSION EXPIRES
FEBRUARY 13, 2018

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 10th day of December, 2015.
Notary Public, Brazos County, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION
I, Bobby Gutierrez, 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 30th day of December, 2015 and same was duly approved on the 30th day of December, 2015 by said Commission.

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 29th day of January, 2016.

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 29th day of January, 2016.

APPROVAL OF THE COUNTY CLERK
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 10th day of December, 2015 in the Official Records of Brazos County, Texas in Volume 11960, Page 55.

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 10th day of December, 2015 in the Official Records of Brazos County, Texas in Volume 11960, Page 55.

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 29th day of January, 2016.

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 29th day of January, 2016.

APPROVAL OF THE COUNTY CLERK
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 10th day of December, 2015 in the Official Records of Brazos County, Texas in Volume 11960, Page 55.

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 10th day of December, 2015 in the Official Records of Brazos County, Texas in Volume 11960, Page 55.

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.



**Green Branch Ridge Phase Four
Lot 37 - 4.66 Acres
Richardson Perry Survey, A-44
Brazos County, Texas**

Field notes of a 4.66 acre tract or parcel of land, lying and being situated in the Richardson Perry Survey, Abstract No. 44, Brazos County, Texas, and being all of Lot 37, Green Branch Ridge Subdivision, Phase Four, according to the plat recorded in Volume 11960, Page 55, of the Official Records of Brazos County, Texas, and said 4.66 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod and cap found marking the common corner between the aforementioned Lot 37, and Lot 36 - 1.41 acres, said iron rod and cap also lying in the west right-of-way line of Olivia Trail - 70' wide right-of-way, same being a curve, concave to the east, having a radius of 540.00 feet;

THENCE S 65° 33' 24" W along the common line between the aforementioned Lot 37 and Lot 36, at a distance of 255.55 feet, pass a 1/2" iron rod and cap found for reference, continue on, for a total distance of 330.65 feet and corner in the centerline of Steep Hollow Branch, same being the northeast line of 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 centerline of Steep Hollow Branch, same being the common line between the aforementioned Lot 37, and the aforementioned 250.158 acre tract, as follows:

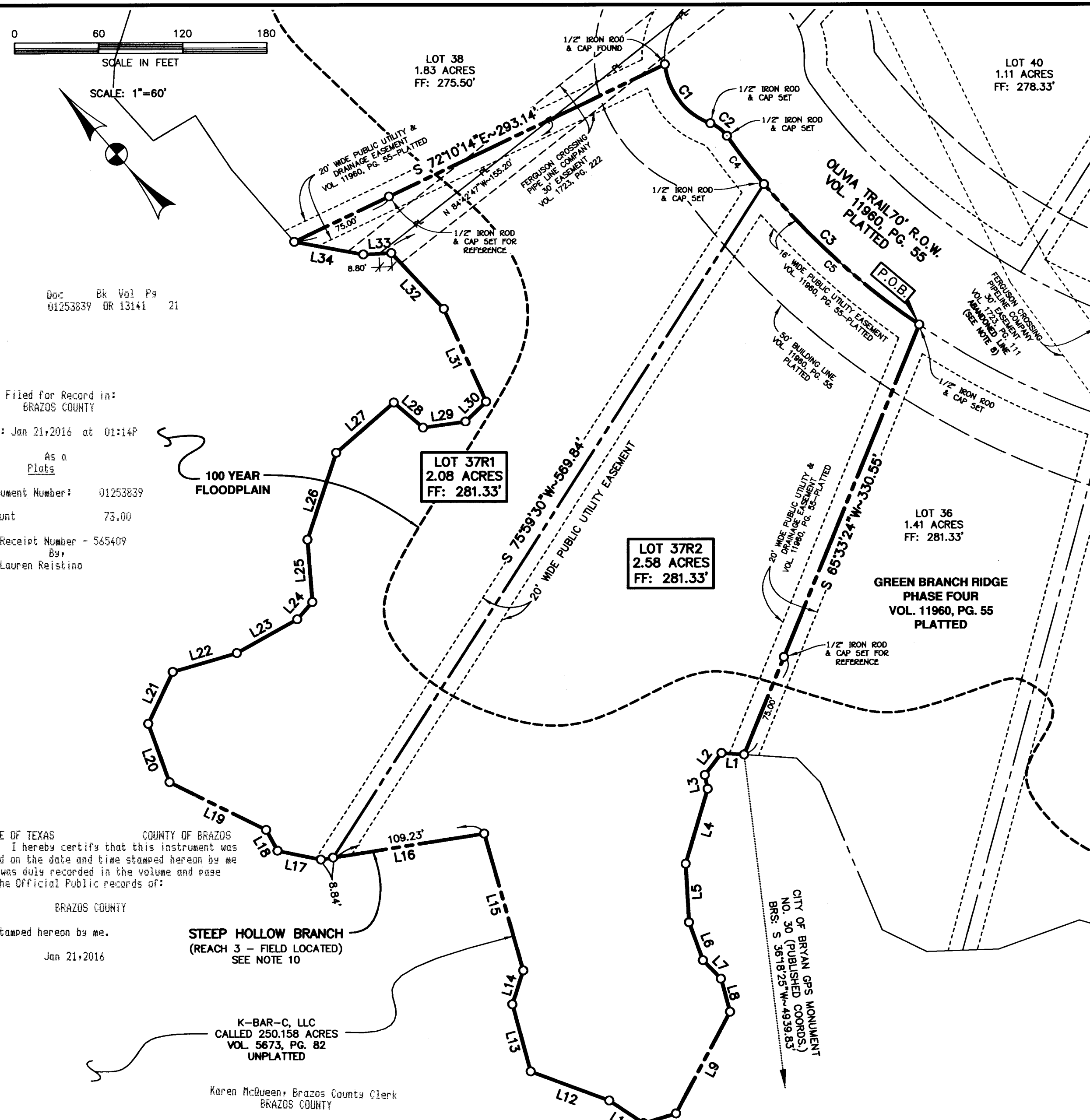
| LINE | BEARING | DISTANCE |
|------|-----------------|----------|
| L1 | N 42° 47' 29" W | 16.19 |
| L2 | S 80° 35' 23" W | 19.82 |
| L3 | S 31° 46' 03" W | 10.07 |
| L4 | S 59° 39' 17" W | 55.81 |
| L5 | S 40° 05' 05" W | 41.79 |
| L6 | S 23° 06' 30" W | 28.82 |
| L7 | S 00° 49' 01" E | 18.43 |
| L8 | S 28° 01' 23" W | 24.46 |
| L9 | S 71° 22' 05" W | 81.98 |
| L10 | N 63° 16' 45" W | 24.46 |
| L11 | N 13° 19' 36" W | 29.30 |
| L12 | N 26° 23' 38" W | 59.78 |
| L13 | N 27° 59' 04" E | 49.54 |
| L14 | N 61° 09' 27" E | 49.54 |
| L15 | N 27° 23' 44" E | 101.54 |
| L16 | N 55° 40' 30" W | 118.07 |
| L17 | N 35° 08' 02" W | 31.56 |
| L18 | N 14° 36' 21" E | 16.94 |
| L19 | N 20° 17' 35" W | 76.96 |
| L20 | N 23° 17' 30" E | 44.21 |
| L21 | N 68° 38' 21" E | 40.91 |
| L22 | S 62° 58' 09" E | 47.64 |
| L23 | S 75° 55' 44" E | 49.33 |
| L24 | N 84° 36' 49" E | 16.34 |
| L25 | N 84° 36' 49" E | 44.52 |
| L26 | N 61° 40' 47" E | 65.18 |
| L27 | S 87° 37' 06" E | 54.47 |
| L28 | S 06° 01' 50" E | 27.51 |
| L29 | S 54° 52' 56" E | 30.66 |
| L30 | N 89° 08' 10" E | 20.39 |
| L31 | N 18° 49' 24" E | 72.71 |
| L32 | N 00° 03' 43" W | 54.56 |
| L33 | N 49° 32' 45" W | 20.06 |
| L34 | N 36° 17' 39" W | 50.12 |

THENCE S 72° 10' 14" E along the common line between the aforementioned Lot 37 and Lot 38, at a distance of 75.00 feet pass a 1/2" iron rod and cap found for reference, continue on, for a total distance of 293.14 feet to a 1/2" iron rod and cap found marking the common easterly corner between the said Lot 37 and Lot 38, same being in a curve, concave to the east, having a radius of 50.00 feet, said 1/2" iron rod and cap also lying in the west right-of-way line of the aforementioned Olivia Trail;

THENCE along the west right-of-way line of the aforementioned Olivia Trail, as follows:

- Southerly along said curve, for an arc distance of 55.84 feet to a 1/2" iron rod and cap found marking the beginning of a reverse curve, concave to the southwest, having a radius of 25.00 feet, the chord bears S 05° 28' 28" W - 52.99 feet,
- Southerly along said curve, for an arc distance of 15.06 feet to a 1/2" iron rod and cap found marking the beginning of a reverse curve, concave to the east, having a radius of 540.00 feet, the chord bears S 09° 15' 36" E - 14.84 feet,
- Southerly along said curve, for an arc distance of 193.36 feet to the **PLACE OF BEGINNING**, containing 4.66 acres of land, more or less, the chord bears S 02° 15' 23" E - 192.33 feet.

- 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. 5971, PG. 189 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. RECORD BEARING: S 45° 30' 53" W.
 2. CURRENT TITLE APPEARS VESTED IN THE BEARD FAMILY PARTNERSHIP BY VIRTUE OF DEED RECORDED IN VOL. 12965, PG. 168 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. 48041C0210E. EFFECTIVE DATE: MAY 16, 2012.
 4. HOUSES BUILT ON LOTS WHICH ARE LOWER THAN THE ROAD OR ROADS ON WHICH IT FRONTS AND/OR ABUTS 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 HOUSES ON PROPERTIES THAT ARE LOWER THAN THE ROAD.
 5. 1/2" IRON ROD & CAP SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED (EXCEPT FOR THAT PORTION OF LOT 37 THAT IS BOUNDED BY STEEP HOLLOW BRANCH).
 6. FRONT, REAR, AND SIDE SETBACKS & UTILITY



REPLAT

Doc: 01253839 OR 13141 21
On: Jan 21, 2016 at 01:14P
As a
Plat
Document Number: 01253839
Amount: 73.00
Receipt Number: 545409
By: Lauren Reistino

STATE OF TEXAS
COUNTY OF BRAZOS
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 Official Public Records of:

BRAZOS COUNTY
as stamped herein by me.
Jan 21, 2016

STATE OF TEXAS
COUNTY OF BRAZOS
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 Official Public Records of:

BRAZOS COUNTY
as stamped herein by me.
Jan 21, 2016

STATE OF TEXAS
COUNTY OF BRAZOS
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 Official Public Records of:

BRAZOS COUNTY
as stamped herein by me.
Jan 21, 2016

STATE OF TEXAS
COUNTY OF BRAZOS
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 Official Public Records of:

BRAZOS COUNTY
as stamped herein by me.
Jan 21, 2016

STATE OF TEXAS
COUNTY OF BRAZOS
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 Official Public Records of:

CURVE TABLE:

| CURVE | LENGTH | RADIUS | DELTA | CHORD BEARING |
|-------|---------|---------|-----------|----------------------|
| C1 | 55.84' | 50.00' | 63°59'32" | S 05°28'28"W-52.99' |
| C2 | 15.06' | 25.00' | 34°31'25" | S 09°15'36"E-14.84' |
| C3 | 193.36' | 540.00' | 20°31'00" | S 02°15'23"E-192.33' |
| C4 | 43.36' | 540.00' | 4°36'04" | S 05°42'04"W-43.35' |
| C5 | 150.00' | 540.00' | 15°54'55" | S 04°33'25"E-149.52' |

**A FINAL PLAT OF
LOT 37R1 AND 37R2
OF THE
GREEN BRANCH RIDGE
SUBDIVISION
PHASE FOUR
BEING A REPLAT OF
LOT 37
OF THE
GREEN BRANCH RIDGE
SUBDIVISION
PHASE FOUR
4.66 ACRES
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
SCALE: 1"=60' DECEMBER, 2015
PREPARED BY:
CIVIL ENGINEERING CONSULTANTS
4101 S. TEXAS AVE. STE A
BRYAN, TX PH. 979/846-6212**

DELINEATED AROUND ALL EXISTING PUBLIC OR PRIVATE WELLS ON THE SUBDIVISION PLAT OR WITHIN 150 FEET OF THE SUBDIVISION BOUNDARY.

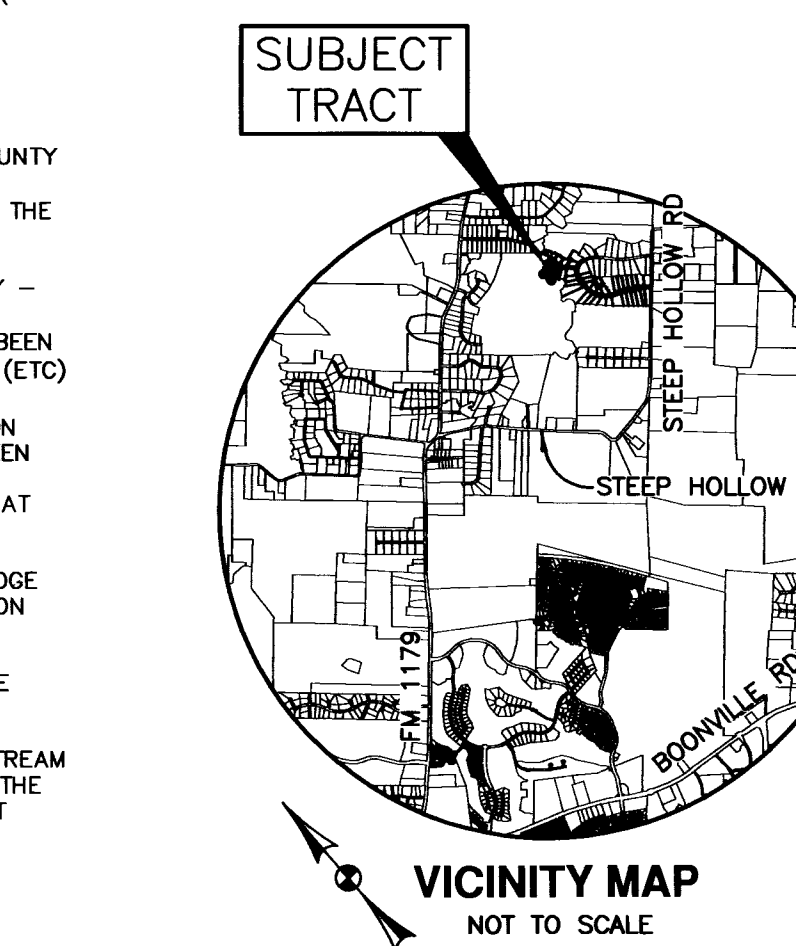
7. ALL DEVELOPMENT WITHIN THE 100 YEAR FLOODPLAIN SHALL COMPLY WITH ALL APPLICABLE ORDERS AND REGULATIONS, INCLUDING BUT NOT LIMITED TO BRAZOS COUNTY'S "FLOOD DAMAGE PREVENTION ORDINANCE". A FLOODPLAIN DEVELOPMENT PERMIT SHALL BE OBTAINED FROM THE COUNTY ENGINEER'S OFFICE PRIOR TO THE CONSTRUCTION OF ANY STRUCTURE WITHIN THE FLOODPLAIN.

8. 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.

9. WATER SERVICE FOR GREEN BRANCH RIDGE PHASE FOUR WILL BE PROVIDED BY WICKSON SPECIAL UTILITY DISTRICT.

10. STEEP HOLLOW BRANCH MEANDERS ARE DEFINED AS FOLLOWS:
REACH 3 - IS THE THREAD OF THE STREAM AND HAS A COMMON BOUNDARY WITH THE K-BAR-C, LLC - 250.158 ACRE TRACT (VOL. 5673, PG. 82).

11. CONTOURS SHOWN HEREON ARE TAKEN FROM BRAZOS COUNTY ELECTRONIC DATA.



**VICINITY MAP
NOT TO SCALE**