

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS

We, THE BEARD FAMILY PARTNERSHIP L.L.P., the 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



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 27+h day of OCTOBEF, 2016.

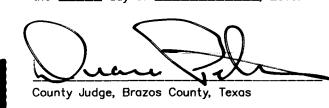
Notary Public, Brazos County, Texas

1, Bobby Gutiernez 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 day of _______, 2016 and same was duly approved on the 20th day of _______,

Chair, Planning & Zoning Commission

City of Bryan, Texas BRAZOS COUNTY COMMISSIONERS COURT

of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County, Commissioners' Court on the day of ________, 2016.



CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS

COUNTY OF BRAZOS , Karen McQueen, County Clerk in and for said county, do hereby certify that this plat together with its certificates of uthentication was filed for record in my office the day of Brazos County, Texas, in Volume 15135, Page 162.

with the appropriate codes and ordinances of the City of Bryan and was approved on the 22nd day

APPROVAL OF THE CITY PLANNER

of <u>November</u>, 2016.

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 215 day of

November

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 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



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 4. 1/2" IRON ROD & CAP SET AT ALL CORNERS

UNLESS OTHERWISE SPECIFIED (EXCEPT FOR THAT PORTION OF LOTS 37R1 & 37R2 THAT IS BOUNDED BY STEEP HOLLOW BRANCH).

1. BASIS OF BEARINGS IS THE RE-ESTABLISHED

MOST SOUTHWESTERLY LINE OF GREEN BRANCH

OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

RIDGE, PHASE ONE ACCORDING TO THE PLAT

RECORDED IN VOL. 3971, PG. 189 OF THE

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,

3. A PORTION OF THE SUBJECT TRACT LIES

PANEL NO. 0210E, MAP NO. 48041C0210E.

HOUSES BUILT ON LOTS WHICH ARE LOWER

FINISHED FLOOR ELEVATION 16" ABOVE THE

FRONTS AND/OR ABUTS SHALL BE BUILT AT A

PROPOSED GRADE OF THE YARD ADJACENT TO

THAN THE ROAD OR ROADS ON WHICH IT

THE SLAB ON THE UPHILL SIDE OF THE

WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP

INCORPORATED AREAS. COMMUNITY NO. 481195.

RECORD BEARING: S 45°30'53"W.

FOR BRAZOS COUNTY, TEXAS AND

EFFECTIVE DATE: MAY 16, 2012.

Green Branch Ridge Phase Four Replat of 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

beforementioned 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

line of a 250.158 acre tract described in the deed to K-BAR-C, LLC, recorded in Volume 5673, Page

line between the beforementioned Lot 37, and the beforementioned 250.158 acre tract, as follows:

for a distance of 16.19 feet

for a distance of 19.62 feet

for a distance of 10.07 feet

for a distance of 55.81 feet

for a distance of 41.79 feet

for a distance of 28.82 feet

for a distance of 18.43 feet

for a distance of 24.46 feet

for a distance of 81.98 feet.

for a distance of 24.15 feet.

for a distance of 29.30 feet

for a distance of 59.78 feet.

for a distance of 49.54 feet

for a distance of 25.40 feet,

for a distance of 101.54 feet

for a distance of 118.07 feet

for a distance of 31.56 feet,

for a distance of 16.94 feet,

for a distance of 76.96 feet,

for a distance of 44.21 feet,

for a distance of 40.91 feet,

for a distance of 47.64 feet,

for a distance of 49.33 feet,

for a distance of 16.34 feet,

for a distance of 44.52 feet,

for a distance of 65.18 feet

for a distance of 54.47 feet,

for a distance of 27.51 feet.

for a distance of 30.66 feet,

for a distance of 20.39 feet.

for a distance of 72.71 feet,

for a distance of 54.56 feet,

for a distance of 20.06 feet,

THENCE S 72° 10' 14" E along the common line between the beforementioned 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

Southerly along said curve, for an arc distance of 55.84 feet to a 1/2" iron rod and cap found

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

Southerly along said curve, for an arc distance of 193.36 feet to the PLACE OF BEGINNING

of 540.00 feet, the chord bears S 09° 15' 36" E - 14.84 feet,

marking the beginning of a reverse curve, concave to the southwest, having a

marking the beginning of a reverse curve, concave to the east, having a radius

containing 4.66 acres of land, more or less, the chord bears S 02° 15' 23" E -

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 ½" iron rod and cap also lying in the west right-of-way line of the beforementioned Olivia Trail;

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

a radius of 540.00 feet;

82, of the Official Records of Brazos County, Texas;

N 42° 47' 29" W

S 80° 35' 23" W

S 31° 46' 03" W

S 59° 39' 17" W

S 40° 05' 05" W

S 23° 06' 30" W

S 00° 49' 01" E

S 28° 01' 23" W

S 71° 22' 05" W

N 63° 16' 45" W

N 13° 19' 36" W

N 26° 23' 38" W

N 27° 59' 04" E

N 61° 09' 27" E

N 27° 23' 44" E

N 55° 40' 30" W

N 35° 08' 02" W

N 14° 36' 21" E

N 20° 17' 35" W

N 23° 17' 30" E

N 68° 38' 21" E

S 62° 58' 09" E

S 75° 55' 44" E

N 84° 36' 49" E

N 38° 49' 41" E

N 61° 40' 47" E

S 87° 37' 06" E

S 06° 01' 50" E

S 54° 52' 56" E

N 18° 49' 24" E

N 00° 03' 43" W

N 49° 32' 45" W

BEGINNING at a 1/2" iron rod and cap found marking the common corner between the

THENCE S 65° 33' 24" W along the common line between the beforementioned Lot 37 and Lot 36, at a distance of 255.55 feet, pass a ½" iron rod and cap found for reference, continue on, for a total distance of 330.55 feet and corner in the centerline of Steep Hollow Branch, same being the northeast

THENCE along the centerline of centerline of Steep Hollow Branch, same being the common

5. FRONT, REAR, AND SIDE SETBACKS & UTILITY

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. 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.

COMPLY WITH COUNTY AND STATE

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 SECTION 21.084 OF THE TEXAS WATER CODE. NO OSSF DRAIN FIELD IS TO FNCROACH ON THE 100-FOOT SANITARY ZONE OF PRIVATE WATER WELLS OR 150 FEET OF PUBLIC WATER WELLS. A SANITARY ZONE MUST BE CLEARLY

EASEMENTS SHALL CONFORM TO THE SPECIFICATIONS OF SUBDIVISION PLATS AS

LINE TABLE:

N42'47'29"W 16.19'

S80'35'23"W 19.62'

S31°46'03"W 10.07'

S59*39'17"W 55.81'

S40°05'05"W 41.79'

S23°06'30"W 28.82'

S00°49'01"E 18.43' S28'01'23"W 24.46'

S71°22'05"W 81.98'

N6316'45"W 24.15'

N1319'36"W 29.30'

N26°23'38"W 59.78'

N35°08'02"W 31.56'

N14'36'21"E 16.94'

N2017'35"W 76.96' N23"17'30"E 44.21'

N68'38'21"E 40.91'

S75'55'44"E 49.33'

N61°40'47"E 65.18'

S87°37'06"E 54.47'

N89°08'10"E 20.39'

N18'49'24"E 72.71'

L13 N27°59'04"E 49.54' N61°09'27"E 25.40'

L15 N27'23'44"E 101.54'

L16 N55*40'30"W 118.07'

S62*58'09"E

N84°36'49"E

N38°49'41"E

S06°01'50"E

L29 S54*52'56"E 30.66'

L32 N00°03'43"W 54.56'

L33 N49*32'45"W 20.06'

L34 N36"17'39"W 50.12'

for a distance of 50.12 feet to the common corner between the

LINE BEARING DISTANCE

THERE IS A 50' BUILDING SETBACK ADJACENT TO GREEN BRANCH LOOP RIGHT-OF-WAY. REAR SETBACK IS 50' AND SIDE SETBACK IS

b.) ALL LOTS SERVED BY AN OSSF MUST

REGULATIONS. NO OSSF MAY BE INSTALLED COUNTY, PURSUANT TO THE PROVISIONS OF

127.64' 540.00' 13'32'34" S 05'44'36"E~127.34' DELINEATED AROUND ALL EXISTING PUBLIC OR PRIVATE WELLS ON THE SUBDIVISION PLAT OR WITHIN 150 FEET OF THE SUBDIVISION BOUNDARY.

CURVE TABLE:

55.84' 50.00' 63'59'32" S 05'28'28"W~52.99

15.06' 25.00' 34'31'25" S 09"15'36"E~14.84'

193.36' 540.00' 20'31'00" S 02'15'23"E~192.33

43.36' 540.00' 4°36'04" S 05°42'04"W~43.35

150.00' 540.00' 15'54'55" S 04'33'25"E~149.52

65.73' 540.00' 6'58'25" S 04'30'54"W~65.68'

SUBJECT

TRACT

CURVE LENGTH RADIUS DELTA CHORD BEARING

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

SCALE: 1"=60"

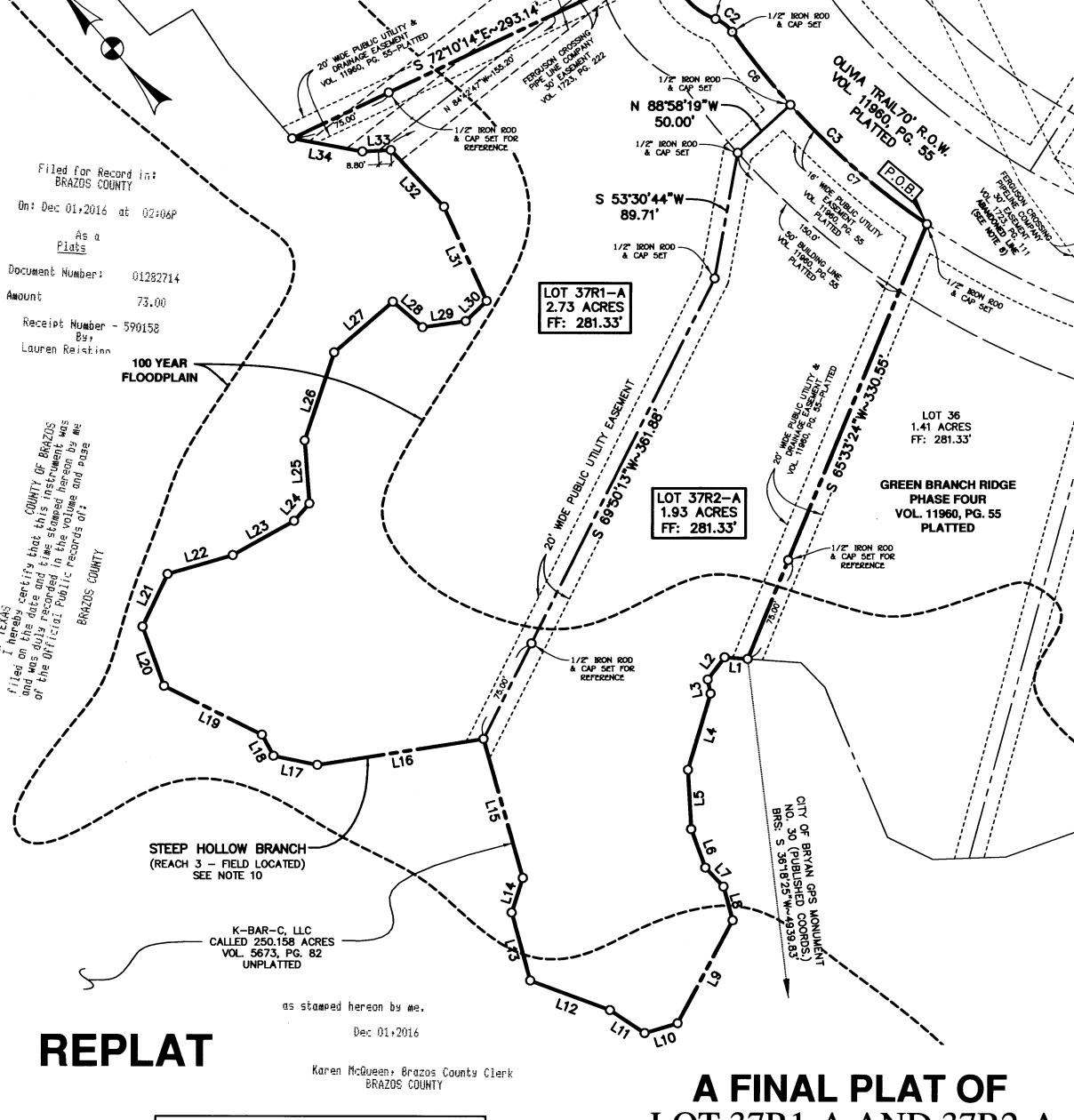
8. FERGUSON CROSSING PIPELINE COMPANY -30' EASEMENT - VOL. 1723, PG. 111. ALL EVIDENCE INDICATES THAT THIS LINE HAS BEEN ABANDONED. ENERGY TRANSFER COMPANY (ETC) (PHONE: 979-820-5751 - BENNY LLOYD, CONTACT) IS THE SUCCESSOR TO FERGUSON CROSSING PIPELINE COMPANY. ETC HAS BEEN CONTACTED TO FORMALLY ABANDON 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.



1.83 ACRES

FF: 275.50'

LOT 37R1-A AND 37R2-A

LOT 40 1.11 ACRES

GREEN BRANCH RIDGE **SUBDIVISION** PHASE FOUR

BEING A REPLAT OF LOT 37R1 AND 37R2

GREEN BRANCH RIDGE **SUBDIVISION** PHASE FOUR

4.66 ACRES

RICHARDSON PERRY SURVEY, A-44

BRAZOS COUNTY, TEXAS OWNED AND DEVELOPED BY:

9471 STEEP HOLLOW ROAD BRYAN, TEXAS 77808 (979) 774-1535

THE BEARD FAMILY PARTNERSHIP L.I.P.

SCALE: 1"=60' OCTOBER, 2016 CIVIL ENGINEERING CONSULTANTS BRYAN, TX 77802 -- (979)846-6212 TEXAS FIRM REGISTRATION NUMBERS

