

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 follows:

BEGINNING at a 1/2" iron rod and cap found marking the common corner between the 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 a radius of 540.00 feet;

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 1/2" 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 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 beforementioned Lot 37, and the beforementioned 250.158 acre tract, as follows:

LINE	BEARING	DISTANCE
L1	N42°47'29"W	16.19'
L2	S80°35'23"W	19.62'
L3	S31°46'03"W	10.07'
L4	S59°39'17"W	55.81'
L5	S40°05'05"W	41.79'
L6	S23°06'30"W	28.82'
L7	S00°49'01"E	18.43'
L8	S28°01'23"W	24.46'
L9	S71°22'05"W	81.98'
L10	N63°16'45"W	24.15'
L11	N13°19'36"W	29.30'
L12	N26°23'38"E	59.78'
L13	N27°59'04"E	49.54'
L14	N61°09'27"E	25.40'
L15	N27°23'44"E	101.54'
L16	N55°40'30"W	118.07'
L17	N35°08'02"W	31.56'
L18	N14°36'21"E	16.94'
L19	N20°17'35"W	76.96'
L20	N23°17'30"E	44.21'
L21	N68°38'21"E	40.91'
L22	S62°58'09"E	47.64'
L23	S75°55'44"E	49.33'
L24	S84°36'49"E	16.34'
L25	N84°36'49"E	44.52'
L26	N38°49'41"E	55.18'
L27	S87°37'06"E	54.47'
L28	S06°01'50"E	27.51'
L29	S54°52'56"E	30.66'
L30	N89°08'10"E	20.39'
L31	N18°49'24"E	72.71'
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 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 55.18 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, for a distance of 50.12 feet to the common corner between the beforementioned Lot 37 and Lot 38 - 1.83 acres;

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 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 beforementioned Olivia Trail;

THENCE along the west right-of-way line of the beforementioned 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.

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 23rd day of November, 2016.

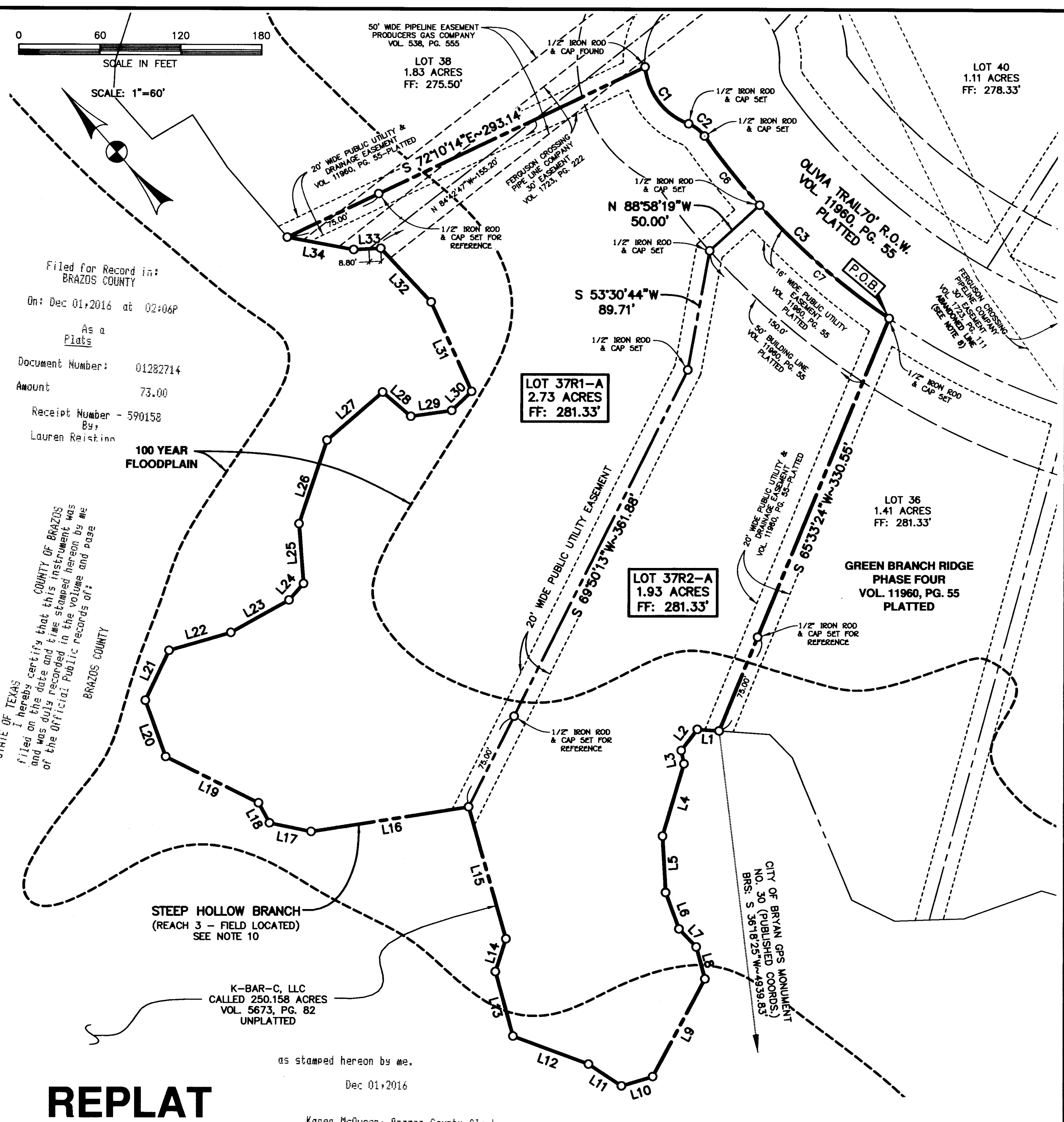
APPROVAL OF THE CITY PLANNER

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 23rd day of November, 2016.

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.

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).



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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 23rd day of November, 2016.

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.

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).

ORIGINAL PLAT

VOL. 13141, PG. 21

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 identified.

Jim Beard
 Jim Beard
 STATE OF TEXAS
 COUNTY OF BRAZOS
 KEVIN J. PFUNTER
 MY COMMISSION EXPIRES
 FEBRUARY 13, 2016

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 27th day of October, 2016.

Kevin J. Pfunter
 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 23rd day of November, 2016 and same was duly approved on the 23rd day of October, 2016 by said Commission.

Bobby Gutierrez
 Chair, Planning & Zoning Commission
 City of Bryan, 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 24th day of October, 2016.

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 authentication was filed for record in my office the 13th day of December, 2016, in the Official Records of Brazos County, Texas, in Volume 13141, Page 162.

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 23rd day of November, 2016.

Paul Wagner
 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 23rd day of November, 2016.

Guadalupe
 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



REPLAT

VOL. 5673, PG. 82

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 identified.

Jim Beard
 Jim Beard
 STATE OF TEXAS
 COUNTY OF BRAZOS
 KEVIN J. PFUNTER
 MY COMMISSION EXPIRES
 FEBRUARY 13, 2016

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 27th day of October, 2016.

Kevin J. Pfunter
 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 23rd day of November, 2016 and same was duly approved on the 23rd day of October, 2016 by said Commission.

Bobby Gutierrez
 Chair, Planning & Zoning Commission
 City of Bryan, 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 24th day of October, 2016.

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 authentication was filed for record in my office the 13th day of December, 2016, in the Official Records of Brazos County, Texas, in Volume 13141, Page 162.

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 23rd day of November, 2016.

Paul Wagner
 City Engineer, Bryan, Texas

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

A FINAL PLAT OF LOT 37R1-A AND 37R2-A OF THE GREEN BRANCH RIDGE SUBDIVISION PHASE FOUR BEING A REPLAT OF LOT 37R1 AND 37R2 OF THE GREEN BRANCH RIDGE SUBDIVISION PHASE FOUR

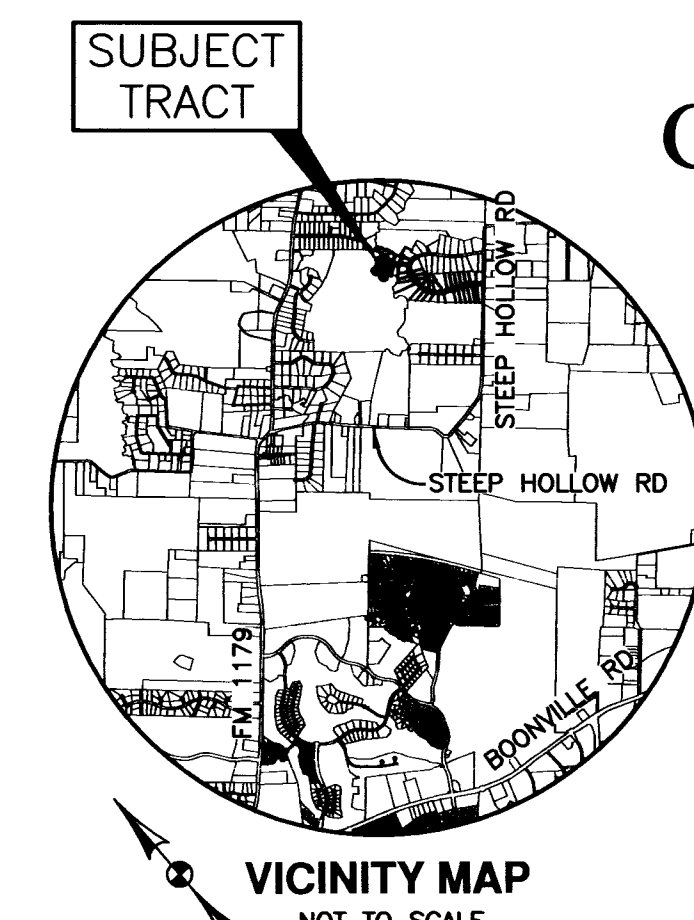
4.66 ACRES

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'
 OCTOBER, 2016

CIVIL ENGINEERING CONSULTANTS
 4151 S. TEXAS AV. STE A
 BRYAN, TX 77802
 TEXAS FIRM REGISTRATION NUMBERS
 ENG. P-2214 & SURVEYING 100410-00

CEC



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.