

Green Branch Ridge Subdivision Phase Four

Lots 6 & 7 - 3.37 Acre Tract Richardson Perry Survey, A-44 Brazos County, Texas

Field notes of a 3.37 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 6 (1.75 acres), and all of Lot 7 (1.62 acres), according to the plat of Green Branch Ridge Subdivision, Phase Four, recorded in Volume 11960, Page 55, of the Official Records of Brazos County, Texas, and said 3.37 acre tract being more particularly described as follows:

BEGINNING at the ½" iron rod found marking the west corner of the beforementioned Lot 6. same being the south corner of Lot 5 (1.06 acres), Green Branch Ridge Subdivision, Phase Four in the northeast line of Green Branch Loop:

THENCE along the common line between the beforementioned Lot 5, Lot 6 and Lot 3, as

N 42° 11' 53" E for a distance of 313.05 feet to a 1/2" iron rod found for angle point,

N 31° 38' 09" E for a distance of 175.00 feet to a ½" iron rod found at the north corner of Lot 6, same being the east corner of Lot 3 (1.23 acres), and being in the southwest line of Lot 7, Green Branch Ridge Subdivision, Phase One. according to the plat recorded in Volume 3971, Page 189, of the Official Records of Brazos County, Texas;

THENCE S 51° 03' 53" E along the northeast line of Green Branch Ridge Subdivision, Phase Four, same being the southwest line of the beforementioned Green Branch Ridge Subdivision, Phase One, adjacent to a fence, at a distance of 124.95 feet, pass a ½" iron rod found marking the common corner of Lots 7 and 8, Green Branch Ridge Subdivision, Phase One, continue on, for a total distance of 148.75 feet to the east corner of Green Branch Ridge Subdivision, Phase Four in the center of Steep Hollow Branch;

THENCE along the center of Steep Hollow Branch, same being the common line between Green Branch Ridge Subdivision, Phase Four and Green Branch Ridge Subdivision, Phase Three - Replat of Lot 9 and Lots 23-24, according to the plat recorded in Volume 11767, Page 36, of the Official Records of Brazos County, Texas, as follows:

S 30° 34' 55" W	for a distance of 10.50 feet,		I INC TADIC.	
S 07° 40' 53" W	for a distance of 48.00 feet,	LINE	LINE TABLE: BEARING DISTANCE	
S 77° 52' 44" W	for a distance of 14.12 feet,	L1	S30'34'55"W	10.50
S 02° 00' 03" E	•	L2	S07'40'53"W	48.00'
	for a distance of 49.48 feet,	L3	S77'52'44"W	14.12
S 36° 53' 10" W	for a distance of 16.64 feet,	L4	S02'00'03"E	49.48
S 09° 17′ 16″ W	for a distance of 28.39 feet,	L5	S36'53'10"W	16.64
S 89° 55′ 54" W	for a distance of 18.57 feet,	L6	S09"17'16"W	28.39'
S 31° 54' 20" W	for a distance of 15.17 feet,	L7	S89*55'54"W	18.57'
S 16° 31' 46" W	for a distance of 9.70 feet,	L8	S31°54'20"W	15.17
S 09° 54' 08" E	for a distance of 20.04 feet,	L9	S16°31'46"W	9.70'
	•	L10	S09°54'08"E	20.04
S 37° 15' 04" E	for a distance of 31.97 feet,	L11	S3715'04"E	31.97
S 83° 47′ 55″ E	for a distance of 14.22 feet,	L12	S83'47'55"E	14.22
S 05° 47' 17" E	for a distance of 13.19 feet,	L13	S05'47'17"E	13.19
S 79° 45′ 20″ W	for a distance of 38.48 feet,	L14	S79'45'20"W	38.48'
S 40° 42' 38" W	for a distance of 35.84 feet,	L15	S40'42'38"W	35.84
S 26° 19' 57" E	for a distance of 63.70 feet,	L16	S2619'57"E	63.70
S 06° 06' 55" E	for a distance of 18.97 feet,	L17 L18	S06'06'55"E	18.97
	•	L19	S33'05'59"W	8.75
S 33° 05' 59" W	for a distance of 8.75 feet,	L20	S14°36'24"E S28°20'39"W	24.75 ' 10.11'
S 14° 36′ 24″ E	for a distance of 24.75 feet,	L20 L21	S66°05'05"W	32.28
S 28° 20' 39" W	for a distance of 10.11 feet,	L22	S06'20'29"W	7.68'
S 66° 05' 05" W	for a distance of 32.28 feet,	L23	S14*53'22"E	22.48'
S 06° 20' 29" W	for a distance of 7.68 feet,	L24	S01°47°31"W	13.77
S 14° 53' 22" E	for a distance of 22.48 feet,	L25	S23'43'37"E	15.11
	•	L26	S14"17'29"W	15.82'
S 01° 47' 31" W	for a distance of 13.77 feet,	L27	S37'32'12"E	17.81
S 23° 43′ 37″ E	for a distance of 15.11 feet,	L28	S13°57'02"E	5.80'
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;			
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THENCE S 31° 38' 09" W, leaving said creek, for a distance of 133.54 feet to the south corner of Green Branch Ridge Subdivision, Phase Four, same being the west corner of Green Branch Ridge Subdivision, Phase Three in the northeast right-of-way line of Green Branch Loop, same being in a curve, concave to the northeast, having a radius of 465.00 feet:

THENCE along the northeast right-of-way line of Green Branch Loop (70' wide right-of-way), as

Northwesterly along said curve, for an arc distance of 15.61 feet to a 1/2" iron rod found at the end of this curve, the chord bears N 50° 59' 27" W - 15.61 feet,

N 50° 01' 44" W for a distance of 97.13 feet to a ½" iron rod found at the beginning of a curve concave to the northeast, having a radius of 715.00 feet, Northwesterly along said curve, for an arc distance of 307.83 feet to the PLACE OF BEGINNING (the chord bears N 37° 41' 43" W - 305.46 feet), containing 3.37

LOT 8 S 51103'53"E~148.75" S 51'03'53" LOT 3 1.23 ACRES STEEP HOLLOW BRANCH TRIBUTARY 5 (FIELD LOCATED) LOT 4 1.02 ACRES **GREEN BRANCH RIDGE** PHASE THREE VOL. 11767, PG. 36 LOT 5 1.06 ACRES REPLAT LOT 9R 3.36 ACRES GREEN BRANCH RIDGE PHASE FOUR VOL. 11960, PG. 55 MIN. FF: 302' PLATTED 1.05 ACRES FF: 288.5' 30' EASEMENT VOL. 1723, PG. 1 LOT 7R 2.32 ACRES FF: 288.5' LOT 29 1.83 ACRES N 50°01'44"W LOT 28 1.33 ACRES 1.35 ACRES 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 Karen McQueen⋅ Brazos County Clerk

GREEN BRANCH RIDGE

PHASE ONE

VOL. 3971, PG. 189

PLATTED

SCALE IN FEET

SCALE: 1"=60"

CURVE TABLE: CURVE LENGTH RADIUS DELTA CHORD BEARING 15.61' 465.00' 1'55'26" N 50'59'27"W~15.61' C2 307.83' 715.00' 24°40'03" N 37°41'43"W~305.46' C3 107.17' 715.00' 8'35'17" N 45'44'06"W~107.07' C4 200.66' 715.00' 16'04'46" N 33'24'04"W~200.00' Filed for Record in: Occument Mumber: BRAZOS COUNTY

73,00

On: Oct 05,2015 at 10:19A Receipt Number - 557645

as stamped hereon by me. Oct 05,2015

of the Official Public records of:

BRAZOS COUNTY

SUBJEC

TRACT

Ashlie Peters-Bowman

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 TILE FOR THAT INDIVIDUAL LOT. THE SITE EVALUATION AUST BE DONE BY A STATE LICENSED SITE EVALUATION 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 ENCROACH 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.

As a

<u>Plats</u>

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. ALL FENCING TO BE EXCLUDED FROM 40' WIDE PRIVATE DRAINAGE EASEMENT AND COMPLY WITH PERMITTING REQUIREMENTS STATED IN NOTE 7 ABOVE.

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

9. 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.

VICINITY MAP

NOT TO SCALE

REPLAT LOTS 6 & 7 GREEN BRANCH RIDGE **SUBDIVISION** PHASE FOUR

BRAZOS COUNTY .

3.37 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

SCALE: 1"=60' JULY, 2015

CIVIL ENGINEERING CONSULTANTS 4101 S. TEXAS AV. STE A+ BRYAN, TX +PH.979/846-6212

the Planning & Zoning Commission of the City of Bryan on the was duly approved on the 32 day of _____, 2015 by said Commission.

Chair, Planning & Zoning Commission City of Bryan, Texas

BRAZOS COUNTY COMMISSIONERS COURT

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

Volume 2752, Page 01, and whose name is subscribed hereto, hereby

Before me, the undersigned authority, on this day personally appeared

Jim Beard, known to me to be the person whose name is subscribed

KEVIN J. PFUNTNER MY COMMISSION EXPIRES

FEBRUARY 13, 2018

to the foregoing instrument, and acknowledged to me that he

executed the same for the purpose stated.

land as conveyed to us in the Official Records of Brazos County in

STATE OF TEXAS

TATE OF TEXAS

COUNTY OF BRAZOS

September, 2015.

Cercin Tent

Notary Public, Brazos County, Texas

COUNTY OF BRAZOS

, Duane Peters of Brazos County, Texas, do hereby certify that the attached plat

was duly approved by the Brazos County, Commissioners' Court on the 22 nd day of September 2015. 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 ______ day of _______ 2015, in the Official Brazos County, Texas, in Volume 13980, Page 3

Karen Mortion Karen McQueen, County Clerk, Brazos County, Texas with the appropriate codes and ordinances of the City of Bryan and was approved on the day of ________, 2015.

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 day of October 2015. 50

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.



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.

THERE IS A 50' BUILDING SETBACK ADJACENT TO GREEN

acres of land, more or less.

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. 4. 1/2" IRON ROD & CAP SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED (EXCEPT FOR THAT PORTION OF LOT 7R THAT IS BOUNDED BY STEEP HOLLOW BRANCH).

> BRANCH LOOP RIGHT-OF-WAY. REAR SETBACK IS 50' AND SIDE SETBACK IS 25'. . NOTES FROM THE BRAZOS COUNTY HEALTH DEPARTMENT

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 O THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. RECORD

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. 48041C0210E. EFFECTIVE DATE: MAY 16, 2012.

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