

**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 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  
Notary Public, Brazos County, Texas

**APPROVAL OF THE PLANNING AND ZONING COMMISSION**

I, A.S. HICKIE, 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 10th day of August, 2015 and same was duly approved on the 3rd day of September, 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 02nd day of October, 2015.

*By [Signature]*  
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 2nd day of October, 2015. SD

**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 5th day of October, 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 5th day of October, 2015, 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 02nd day of October, 2015.

*By [Signature]*  
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 2nd day of October, 2015. SD

**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 5th day of October, 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 the same geometrically.

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

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 1/2" 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 follows:

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 1/2" 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 One, adjacent to a fence, at a distance of 124.95 feet, pass a 1/2" 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:

LINE	BEARING	DISTANCE
L1	S30°34'55"W	10.50'
L2	S07°40'53"W	48.00'
L3	S77°52'44"W	14.12'
L4	S02°00'03"E	49.48'
L5	S38°53'10"W	16.64'
L6	S09°17'16"W	28.39'
L7	S09°17'16"W	28.39'
L8	S89°55'54"W	18.57'
L9	S16°31'48"W	9.70'
L10	S09°54'08"E	9.70'
L11	S37°15'04"E	20.04'
L12	S83°47'55"E	14.22'
L13	S05°47'17"E	13.19'
L14	S79°45'20"W	38.48'
L15	S40°42'38"W	35.84'
L16	S26°19'57"E	63.70'
L17	S06°06'55"E	18.97'
L18	S33°05'59"W	10.11'
L19	S14°36'24"E	24.75'
L20	S28°20'39"W	10.11'
L21	S66°05'05"W	32.28'
L22	S06°20'29"W	7.68'
L23	S14°53'22"E	22.48'
L24	S01°47'31"W	13.77'
L25	S23°43'37"E	15.11'
L26	S01°47'31"W	15.82'
L27	S37°32'12"E	17.81'
L28	S13°57'02"E	5.80'

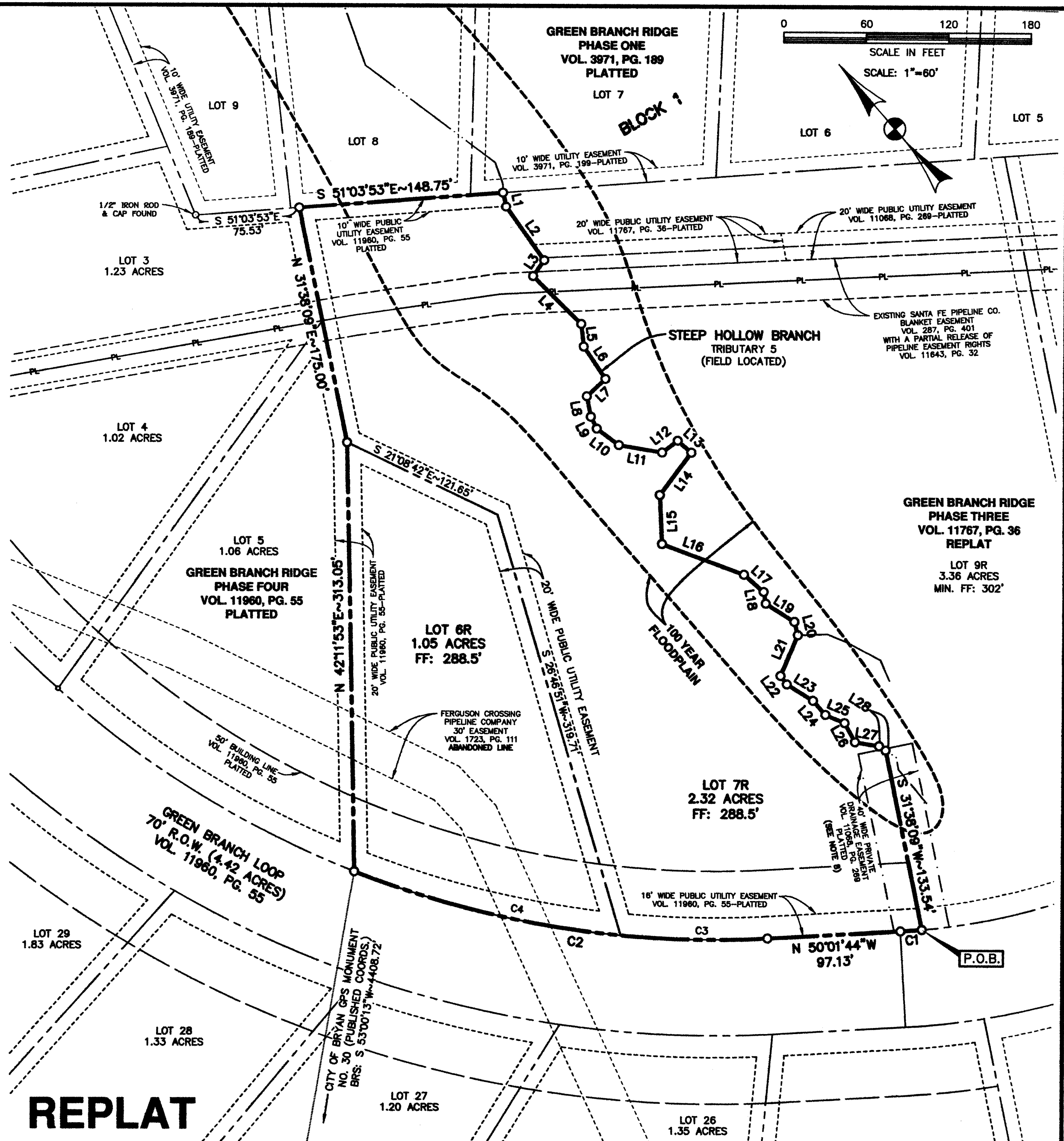
**THENCE** S 31° 38' 09" W, leaving said creek, for a distance of 133.54 feet to the south corner of Green Branch Ridge Subdivision, Phase Four, same being the west corner of Green Branch Ridge Subdivision, Phase Three in the northeast right-of-way line of Green Branch Loop, same being in a curve, concave 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 follows:

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 1/2" 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 acres of land, more or less.

**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°50'53"W.
2. CURRENT TITLE APPEARS VESTED IN THE BEARD FAMILY PARTNERSHIP L.L.P. BY DEED RECORDED IN VOL. 1252, 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 FEMA-4-FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 48183, PANEL NO. 0210E, MAP NO. 480410210E. EFFECTIVE DATE: MAY 16, 2012.
4. HOUSES BUILT ON LOTS WHICH ARE LOWER THAN THE ROAD OR ROADWAY ON WHICH IT FRONTS AND/OR ADJUTS SHALL BE BUILT AT A FINISHED FLOOR ELEVATION 18" ABOVE THE PROPOSED GRADE OF THE YARD ADJACENT TO THE SLAB ON THE UPRIAL 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 7R THAT IS BOUNDED BY STEEP HOLLOW BRANCH).
6. 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 SPECIFICALLY PROVIDES TO THE CONTRARY. SETBACKS SHALL BE RESTRICTED TO A GREATER SETBACK REQUIREMENT.
7. THERE IS A 50' BUILDING SETBACK ADJACENT TO GREEN BRANCH LOOP RIGHT-OF-WAY. REAR SETBACK IS 50' AND SIDE SETBACK IS 25'.
8. NOTES FROM THE BRAZOS COUNTY HEALTH DEPARTMENT:



**REPLAT**  
VOL. 11767, PG. 36

**CURVE TABLE:**

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	15.61'	465.00'	1°53'26"	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'

**STATE OF TEXAS** COUNTY OF BRAZOS

I, Karen McQueen, County Clerk in and for said county, do 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  
364205 COUNTY

as stamped hereon by me:

Doc: 01249272 BR 12890 22  
Filed for Record in: BRAZOS COUNTY  
On: Oct 05 2015 at 10:19A  
As a Plat

Document Number: 01249272  
Amount: 73.00  
Receipt Number: 557645  
By: Ashtie Peters-Bowman

Oct 05 2015

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

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