

A FINAL PLAT OF
LOTS, 2R-1, 2R-2, 3R, 4R & 5R, BLOCK 2
OF THE
GREEN BRANCH RIDGE
SUBDIVISION
PHASES SIX & SEVEN A
BEING A REPLAT OF
LOTS 2-5, BLOCK 2
OF THE
GREEN BRANCH RIDGE
SUBDIVISION
PHASES SIX & SEVEN A
12.65 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' SEPTEMBER, 2020
 SHEET 1 OF 2
 SURVEYOR:
CEC
 CIVIL ENGINEERING CONSULTANTS
 1555 GREENS PRAIRIE ROAD
 COLLEGE STATION, TX 77845 - (979) 846-6212
 TEXAS FIRM REGISTRATION NUMBERS
 ENG. P-2214 & SURVEYING 100410-00

Line	Direction	Length
L1	N09°24'12"E	6.07
L2	N73°12'22"E	36.22
L3	S67°29'12"E	68.18
L4	S16°18'51"E	74.73
L5	N40°57'33"E	48.80
L6	N18°36'17"E	14.20
L7	S03°32'42"E	34.57
L8	S45°23'23"E	58.19
L9	N51°46'17"E	61.52
L10	N40°29'12"W	32.20
L11	N09°24'04"E	47.79
L12	N16°05'54"W	49.21
L13	N09°20'17"E	66.09

Curve	Length	Radius	Delta	Chord Bearing
C1	94.39	435.00	12°25'56"	S50°22'21"W-94.20'
C2	144.13	835.00	7°53'25"	S30°12'41"W-143.90'
C3	278.24	835.00	19°02'25"	S24°43'21"W-278.90'

Line	Direction	Length
L1	N02°22'19"W	17.16
L2	N81°34'32"W	16.89
L3	N09°58'22"W	115.06
L4	N11°02'25"E	46.77
L5	N02°27'41"E	1.73
L6	N02°22'02"W	40.19
L7	N09°59'41"E	75.05
L8	N09°59'41"E	6.03
L9	N73°12'22"E	36.22
L10	S67°29'12"E	68.18
L11	S16°18'51"E	74.73
L12	N40°57'33"E	48.80
L13	N18°36'17"E	14.20
L14	S03°32'42"E	34.57
L15	S45°23'23"E	58.19
L16	N51°46'17"E	61.52
L17	N40°29'12"W	32.20
L18	N09°24'04"E	47.79
L19	N16°05'54"W	49.21
L20	N09°20'17"E	66.09
L21	N14°02'09"E	75.54
L22	S15°10'29"W	50.97

Curve	Length	Radius	Delta	Chord Bearing
C1	94.39	435.00	12°25'56"	S50°22'21"W-94.20'
C2	422.38	835.00	28°58'58"	S39°38'55"W-417.89'

K:\DATA\PROJECTS\2020\11\02\2020\3331.PLA
 K:\DATA\PROJECTS\2020\11\02\2020\3331.PLA
 K:\DATA\PROJECTS\2020\11\02\2020\3331.PLA

Green Branch Ridge Subdivision
12.65 Acres
Richardson Perry Survey, A-44
Brazos County, Texas

Field notes of a 12.65 acre tract or parcel of land, lying and being situated in the Richardson Perry Survey, Abstract No. 44, Brazos County, Texas, and being part of Green Branch Ridge, Phase 6, according to the plat recorded in Volume 15226, Page 269, of the Official Records of Brazos County, Texas, and being part of Green Branch Ridge, Phase 7A, according to the plat recorded in Volume 15226, Page 200, of the Official Records of Brazos County, Texas, and said 12.65 acre tract being more particularly described as follows:

BEGINNING at the 1/2" iron rod with cap found at the southeast corner of Lot 2, Block 2 (4.19 acres) of the beforementioned Green Branch Ridge, Phase 6, in the west right-of-way line of Meadow Green Lane, same being the northeast corner of Lot 1, Block 2 (1.60 acres), Green Branch Ridge, Phase 6;

THENCE along the common line between the beforementioned Lot 2, Block 2, and Lot 1, Block 2, Green Branch Ridge, Phase 6, as follows:

N 77° 10' 23" W for a distance of 310.52 feet to a 1/2" iron rod found for angle point,
N 62° 23' 19" W for a distance of 17.16 feet to a 1/2" iron rod found for angle point,
N 81° 34' 32" W for a distance of 16.89 feet to a 1/2" iron rod found for angle point at the southwest corner of Lot 2, Block 2, in the east line of Green Branch Ridge, Phase 5, according to the plat recorded in Volume 13877, Page 58, of the Official Records of Brazos County, Texas;

THENCE along the westerly, northwesterly and northerly lines of the beforementioned Green Branch Ridge, Phase 6, as follows:

N 09° 58' 22" W for a distance of 115.06 feet to a 1/2" iron rod and cap found,
N 11° 07' 25" E for a distance of 46.77 feet to a 1/2" iron rod and cap found,
N 52° 27' 41" E for a distance of 1.73 feet to a 1/2" iron rod and cap found,
S 67° 35' 41" E for a distance of 105.47 feet to a 1/2" iron rod and cap found,
N 22° 07' 18" E for a distance of 177.73 feet to a 1/2" iron rod and cap found at the northerly interior ell corner of Lot 2, Block 2,
N 71° 53' 59" W for a distance of 182.78 feet to a 1/2" iron rod and cap found,
N 06° 27' 50" E for a distance of 77.13 feet to a 1/2" iron rod and cap found,
N 28° 09' 43" E for a distance of 120.84 feet to a 1/2" iron rod and cap found,
N 30° 22' 02" W for a distance of 40.19 feet to a 1/2" iron rod and cap found,
N 09° 59' 41" E for a distance of 75.05 feet to a 1/2" iron rod and cap found at the common westerly corner of said Lot 2, Block 2, Phase 6 and Lot 3, Block 2, Phase 7A;

THENCE along the northwesterly, northerly and westerly lines of the beforementioned Green Branch Ridge, Phase 7A, as follows:

N 09° 59' 41" E for a distance of 6.03 feet to a 1/2" iron rod and cap found,
N 47° 05' 00" E for a distance of 223.21 feet to a 1/2" iron rod and cap found,
N 73° 13' 23" E for a distance of 36.22 feet to a 1/2" iron rod and cap found,
S 67° 29' 12" E for a distance of 68.16 feet to a 1/2" iron rod and cap found,
S 76° 16' 51" E for a distance of 74.73 feet to a 1/2" iron rod and cap found,
N 70° 24' 40" E for a distance of 157.66 feet to a 1/2" iron rod and cap found,
N 40° 57' 33" E for a distance of 48.85 feet to a 1/2" iron rod and cap found,
N 78° 36' 17" E for a distance of 14.20 feet to a 1/2" iron rod and cap found,
S 83° 33' 42" E for a distance of 34.57 feet to a 1/2" iron rod and cap found,
S 45° 23' 57" E for a distance of 58.19 feet to a 1/2" iron rod and cap found,
N 51° 46' 17" E for a distance of 61.53 feet to a 1/2" iron rod and cap found,
N 40° 29' 12" W for a distance of 32.20 feet to a 1/2" iron rod and cap found,
N 50° 24' 04" E for a distance of 47.76 feet to a 1/2" iron rod and cap found,
N 16° 05' 54" W for a distance of 49.21 feet to a 1/2" iron rod and cap found,
N 08° 20' 17" E for a distance of 66.09 feet to a 1/2" iron rod and cap found,
N 14° 07' 09" E for a distance of 75.54 feet to a 1/2" iron rod and cap found at the north corner of Lot 5, Block 2, Green Branch Ridge, Phase 7A;

THENCE S 45° 50' 36" E along the northeast line of Lot 5, Block 2, Green Branch Ridge, Phase 7A, for a distance of 503.71 feet to a 1/2" iron rod and cap found at the east corner of Lot 5, in the northwest right-of-way line of Meadow Green Lane;

THENCE along the northwest right-of-way line of Meadow Green Lane (70' wide right-of-way), as platted in the beforementioned Phase 7A, and Phase 6, as follows:

S 56° 35' 19" W for a distance of 421.14 feet to a 1/2" iron rod and cap found at the beginning of a curve, concave to the southeast, having a radius of 435.00 feet, Southwesterly along said curve, for an arc length of 94.39 feet to a 1/2" iron rod and cap found at the end of this curve, the chord bears S 50° 22' 21" W - 94.20 feet,
S 44° 09' 24" W for a distance of 151.67 feet to a 1/2" iron rod and cap found at the beginning of a curve, concave to the southeast, having a radius of 835.00 feet, Southwesterly along said curve, for an arc length of 422.38 feet to a 1/2" iron rod and cap found at the end of this curve, the chord bears S 29° 39' 55" W - 417.89 feet,
S 15° 10' 26" W for a distance of 50.90 feet to the **PLACE OF BEGINNING**, containing 12.65 acres of land, more or less.

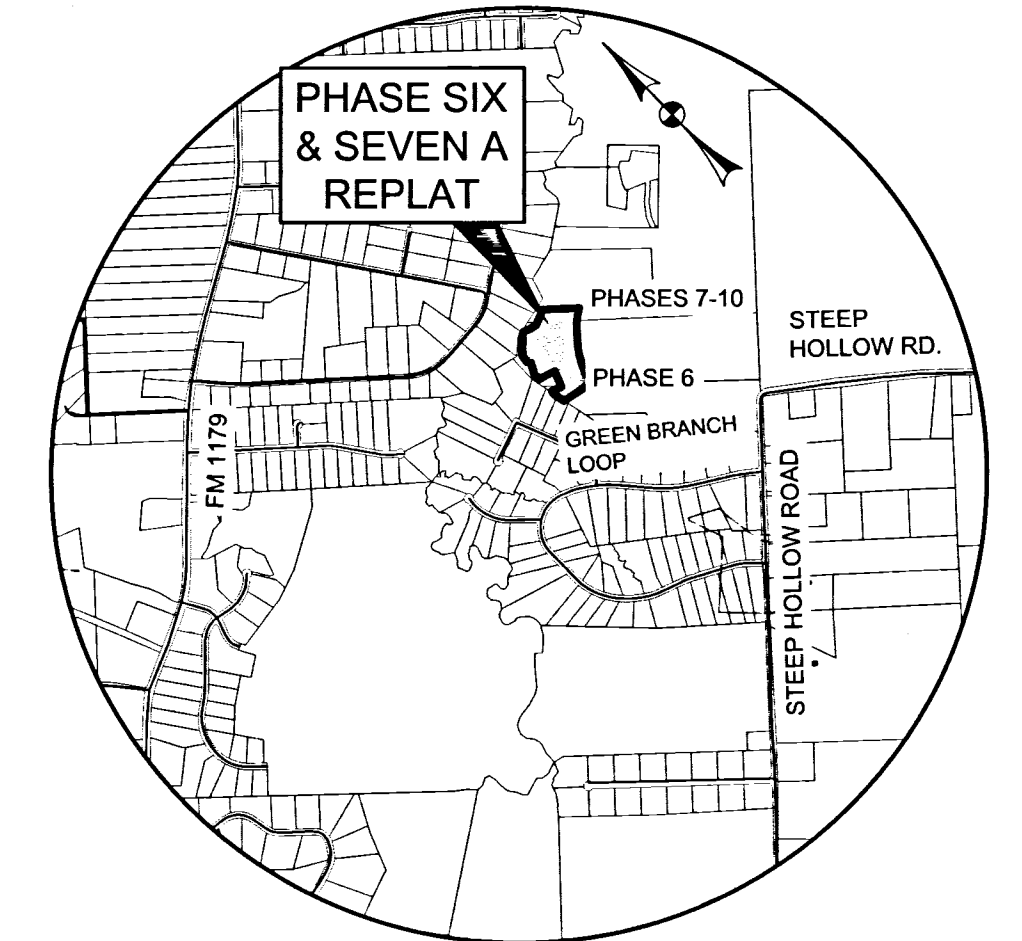
NOTES:

- 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 45° 30' 53" W.
- 2. CURRENT TITLE APPEARS VESTED AS FOLLOWS:
 - BEARD FAMILY PARTNERSHIP L.L.P. BY VIRTUE OF DEED RECORDED IN VOL. 15265, PG. 137 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS;
 - BEARD FAMILY PARTNERSHIP L.L.P. BY VIRTUE OF DEED RECORDED IN VOL. 15265, PG. 141 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS;
- 3. PORTIONS OF PHASES 6 & 7A LIE 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. 1/2" IRON ROD & CAP SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.
- 5. DEED RESEARCH WAS CONDUCTED BY SOUTH LAND TITLE ON MAY 31, 2018 TO DETERMINE APPLICABLE EASEMENTS. EASEMENTS ENCOMPASSING PORTIONS OF BTU ELECTRIC LINES LOCATED IN PHASES 6-9 WERE NOT FOUND. THIS SURVEY DOES NOT REPRESENT THAT ALL APPLICABLE EASEMENTS ARE SHOWN HEREON.
- 6. STEEP HOLLOW BRANCH MEANDERS ARE DEFINED AS FOLLOWS:
 - REACH 1 - HAS A COMMON BOUNDARY LINE WITH STEEP HOLLOW CIRCLE DRIVE ADDITION (VOL. 292, PG. 391-PLATTED), THE THREAD OF THE STREAM MEANDERS ON EITHER SIDE OF THIS LINE.
 - REACH 2 - HAS A COMMON BOUNDARY LINE WITH EASTERLING ESTATES (VOL. 4584, PG. 75-PLATTED), THE THREAD OF THE STREAM MEANDERS ON EITHER SIDE OF THIS LINE.
 - 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).
- 7. ELEVATIONS ARE BASED ON GPS OBSERVATION - NAD83 TEXAS CENTRAL ZONE, VERTICAL DATUM: NAVD88.
- 8. PHASE 6 & 7A ARE IN THE BRYAN INDEPENDENT SCHOOL DISTRICT.
- 9. THE INTENDED LAND USE OF PHASE 6 & 7A IS RESIDENTIAL.
- 10. PHASE 6 & 7A LIE WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF BRYAN.
- 11. COMMON AREAS SHOWN ON PHASE 6 & 7A WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
- 12. WATER SERVICE FOR GREEN BRANCH RIDGE PHASE 6 & 7A WILL BE PROVIDED BY WICKSON CREEK SPECIAL UTILITY DISTRICT.
- 13. DEVELOPMENT WITHIN GREEN BRANCH RIDGE PHASE 6 & 7A WILL COMPLY WITH APPLICABLE BRAZOS COUNTY SETBACK REQUIREMENTS.
- 14. ALL LOTS IN GREEN BRANCH RIDGE PHASE 6 & 7A WILL BE SERVED BY ON-SITE SEWAGE FACILITIES.
 - ALL LOTS SERVED BY AN INDIVIDUAL ON-SITE SEWAGE FACILITY (OSSF) MUST COMPLY WITH ALL COUNTY & STATE OSSF REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN AUTHORIZATION TO CONSTRUCT (ATC) PERMIT ISSUED. THIS PERMIT ENSURES COMPLIANCE WITH THE COUNTY ORDER ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE. OSSF DISPOSAL AREAS SHALL NOT ENCRoACH THE 100' OR THE 150' SANITARY ZONE OF A PRIVATE OR PUBLIC WELL RESPECTIVELY.
 - NO OSSF ATC PERMIT 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.
 - ANY POTENTIAL OSSF SITE WITHIN A 100-YEAR FLOOD PLAIN IS SUBJECT TO SPECIAL PLANNING REQUIREMENTS. THE OSSF SHALL BE LOCATED SO THAT A FLOOD WILL NOT DAMAGE THE OSSF DURING A FLOOD EVENT, RESULTING IN CONTAMINATION OF THE ENVIRONMENT. PLANNING MATERIALS SHALL INDICATE HOW TANK FLOTATION IS ELIMINATED.
 - THIS SUBDIVISION LIES WITHIN THE WICKSON CREEK SPECIAL UTILITY DISTRICT SERVICE AREA

15. APPENDIX G OF BRAZOS COUNTY SUBDIVISION REGULATIONS

- G.1 DEVELOPMENT NOTE:
NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE BRAZOS COUNTY FLOODPLAIN ADMINISTRATOR.
THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE (1) FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE (5) FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR TWO (2) FEET ABOVE THE BASE FLOOD ELEVATION ("BFE"), WHICHEVER IS HIGHER.
- G.2 MAILBOXES:
RURAL MAILBOXES SHALL BE SET FIVE (5) FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND CURBS, WHEN USED, ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHT OF WAY SHALL MEET THE CURRENT TxDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY BRAZOS COUNTY.
FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS, MULTI-UNIT RESIDENTIAL DEVELOPMENTS OR MANUFACTURED HOME COMMUNITIES, NEIGHBOR DELIVERY AND COLLECTION BOX UNITS ("NDCBUS"), OR COMMUNITY MAILBOXES, SHALL BE REQUIRED, IF POSSIBLE, THESE MAILBOX UNITS SHOULD BE INSTALLED ON LOW VOLUME INTERSECTING ROADWAYS OR ON PRIVATE PROPERTY. LOCATIONS FOR THE NDCBUS SHALL BE SHOWN ON THE CONSTRUCTION PLANS.
- G.3 ROADWAY CONSTRUCTION
IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, TEXAS. SAID COMMISSIONER'S COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, OR OTHER PUBLIC THROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.
- G.4 OWNER'S RESPONSIBILITIES
IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.
THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY THE OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

VICINITY MAP
NOT TO SCALE



Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 1/29/2021 8:20:03 AM
In the PLAT Records



Doc Number: 2021 - 1419423
Volume - Page: 16697 - 231
Number of Pages: 2
Amount: 73.00
Order#: 0210129000011
By: M/J

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 January 29, 2021 in the Official Records of Brazos County, Texas, in Volume 16697, Page 231.

Karen McQueen
Karen McQueen, County Clerk, Brazos County, Texas
By *M. J. McQueen*

APPROVAL BY THE BRAZOS COUNTY COMMISSIONERS COURT

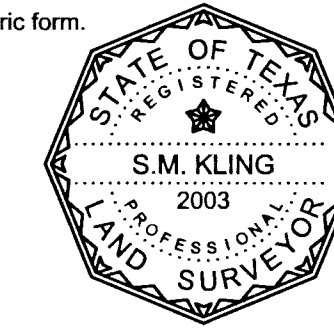
I, Duane Palmer, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County, Commissioners' Court on the 1 day of Dec, 2020.

Duane Palmer
County Judge, Brazos County, 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



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 25th day of January, 2021.

Jim Beard
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 25th day of January, 2021.

Jim Beard
City Planner, City of Bryan, Texas.

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Leo Gonzalez, 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 25th day of September, 2020 and same was duly approved on the 18th day of November, 2020 by said Commission.

Leo Gonzalez
Chair, Planning & Zoning Commission
City of Bryan, Texas

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 15265, Page 137, 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.

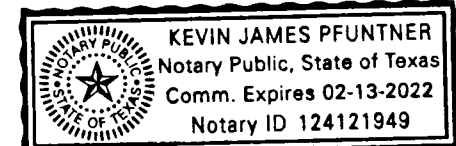
Jim Beard
Jim Beard, President
LHB, Inc., General Partner

STATE OF TEXAS
COUNTY OF BRAZOS

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 4th day of December, 2020.

Kevin James Pfuntner
Notary Public, Brazos County, Texas



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 15265, Page 141, 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, President
LHB, Inc., General Partner

STATE OF TEXAS
COUNTY OF BRAZOS

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 4th day of December, 2020.

Kevin James Pfuntner
Notary Public, Brazos County, Texas

