



**GENERAL NOTES:**

- ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distance to the monuments are consistent with the recorded replat in Volume 15810 Page 140, Official Records of Brazos County, Texas.
- According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 480410210E effective May 16, 2012, a portion of this property is located in Special Flood Hazard Area Zone A per FEMA Maps. Location is approximate and was scaled using soil maps.
- These lots are located in Brazos County, within the Extraterritorial Jurisdiction (ETJ) of Bryan, Texas.
- Building Setback Lines:  
Front - 25' (Plat recorded 15226/269)  
Rear - 20' (Brazos County Subdivision Regulations)  
Unless otherwise indicated 1/2" Iron Rods are set at all corners.  
Ø - 1/2" Iron Rod Found
- Notes from the Brazos County Health Department:  
a) 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 21084 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.  
b) All lots will be required to have a site/soil evaluation on file with the Brazos County Health Department before on-site sewage facility may be constructed.  
c) On-site sewage facility disposal areas shall not encroach the 100 foot or the 150 foot sanitary zone of a private or public well, respectively.
- No driveway access shall be allowed through the common area.
- Common Areas shall be owned and maintained by the Homeowner's Association.
- Abbreviations:  
P.D.E. = Public Drainage Easement  
P.O.B. = Point of Beginning  
P.U.E. = Public Utility Easement  
C.E. = Contour Elevation
- Brazos County Subdivision Regulations:  
G.1 Development Notes:  
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 thoroughfares 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 thoroughfares 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.

**ORIGINAL PLAT**  
LOTS 3R & 5R, BLOCK 1  
REPLAT, GREEN BRANCH RIDGE, PHASE SIX  
RECORDED IN VOLUME 15810, PAGE 140

**REPLAT**

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
STATE OF TEXAS  
COUNTY OF BRAZOS  
We, William R. Hildebrandt and Ashley Hildebrandt owners and developers of LOTS 3R AND 5R, BLOCK 1, GREEN BRANCH RIDGE, PHASE SIX as shown on this plat, being all of the tract of land as conveyed to us in the Official Records of Brazos County in Volume 15873, Page 24 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.

**APPROVAL OF THE CITY ENGINEER**  
I, Paul Kagan, 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 21 day of July, 2020.

William R. Hildebrandt  
Ashley Hildebrandt

**APPROVAL OF THE CITY PLANNER**  
I, Holly Zimmermann, the undersigned, City Planner and/or designated Secretary of the Planning & 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 20 day of July, 2020.

**CERTIFICATION OF THE SURVEYOR**  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Gregory Hoppus, Registered Professional Land Surveyor No. 6047, 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.

Before me, the undersigned authority, on this day personally appeared William R. Hildebrandt and Ashley Hildebrandt, 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 on this 3 day of June, 2020.

**APPROVAL OF PLANNING AND ZONING COMMISSION**  
I, Bobby Gutierrez, Chairman 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 and Zoning Commission of the City of Bryan on the 18 day of May, 2020, and same was duly approved on the 18 day of May, 2020, by said Commission.

Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 7/20/2020 2:38:35 PM  
In the PLAT Records  
Doc Number: 2020 - 1399729  
Volume - Page: 16213 - 41  
Number of Pages: 1  
Amount: 73.00  
Order#: 20200720000120  
By: MO  
Karen McCrory County Clerk, Brazos County, Texas  
Paul Adams Deputy Clerk

**APPROVAL BY THE COUNTY COMMISSIONER'S COURT**  
This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas, as the Final Plat of such subdivision on the 20 day of May, 2020.  
Signed this 28 day of May, 2020  
David County Judge  
Brazos County, Texas

**FIELD NOTES**

Being all that certain tract or parcel of land lying and being situated in the RICHARD PERRY SURVEY, Abstract No. 44, Brazos County, Texas, and being all of Lots 3R and 5R, Block 1, GREEN BRANCH RIDGE, PHASE SIX according to the replat recorded in Volume 15810, Page 140 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:  
BEGINNING: at a found 1/2-inch iron rod marking the east corner of said Lot 3R, Block 1 and the north corner of Lot 2, Block 1, GREEN BRANCH RIDGE, PHASE SIX according to the final plat recorded in Volume 15226, Page 269 (O.R.B.C.), said iron rod being in the southwest right-of-way line of Stiteler Drive (based on a 70-foot width);  
THENCE: S 44°09'24" W along the common line of said Lot 3R, Block 1 of said GREEN BRANCH RIDGE, PHASE SIX (15810/140) and said Lot 2, Block 1 of said GREEN BRANCH RIDGE, PHASE SIX (15226/269) for a distance of 390.89 feet to a found 1/2-inch iron rod marking the south corner of said Lot 3R, Block 1 of said GREEN BRANCH RIDGE, PHASE SIX (15810/140) and the west corner of said Lot 2, Block 1 of said GREEN BRANCH RIDGE, PHASE SIX (15226/269) said iron rod also being in the northeast line of Lot 15, Block 1, GREEN BRANCH RIDGE, PHASE ONE according to the final plat recorded in Volume 3971, Page 189 (O.R.B.C.);  
THENCE: along the common line of said Lots 3R and 5R, Block 1 of said GREEN BRANCH RIDGE, PHASE SIX (15810/140) and said Common Drainage Area No. 3 of said GREEN BRANCH RIDGE, PHASE ONE (3971/189) for the following three (3) calls:  
1) N 56°47'52" E for a distance of 196.55 feet to a found 1/2-inch iron rod for corner,  
2) N 26°27'09" W for a distance of 152.82 feet to a found 1/2-inch iron rod for corner,  
3) N 33°33'38" W for a distance of 124.26 feet to a found 1/2-inch iron rod marking the southwest corner of said Lot 5R, GREEN BRANCH RIDGE, PHASE SIX (15810/140) and the south corner of the called 1.43 acre Common Drainage Area No. 3 as depicted on said plat of GREEN BRANCH RIDGE, PHASE SIX (15226/269);  
THENCE: along the common line of said Lot 5R, Block 1 of said GREEN BRANCH RIDGE, PHASE SIX (15810/140) and said Common Drainage Area No. 3 of said GREEN BRANCH RIDGE, PHASE ONE (15226/269) for the following four (4) calls:  
1) N 56°08'33" E for a distance of 24.49 feet to a found 1/2-inch iron rod,  
2) N 24°19'11" W for a distance of 30.82 feet to a found 1/2-inch iron rod,  
3) N 62°28'50" E for a distance of 61.44 feet to a found 1/2-inch iron rod, and  
4) S 35°29'55" E for a distance of 95.19 feet to a found 1/2-inch iron rod marking the upper northeast corner of said Lot 5R and the south corner of Lot 6R, Block 1 of said GREEN BRANCH RIDGE, PHASE SIX (15810/140);  
THENCE: along the common line of said Lots 5R and 6R, Block 1 of said GREEN BRANCH RIDGE, PHASE SIX (15810/140) for a distance of 278.63 feet to a found 1/2-inch iron rod marking the north corner of said Lot 5R and the east corner of said Lot 6R, said iron rod also being in the southwest right-of-way line of the before-said Stiteler Drive;  
THENCE: along the southwest right-of-way line of said Stiteler Drive for the following three (3) calls:  
1) S 45°50'36" E for a distance of 335.45 feet to a found 1/2-inch iron rod marking the Point of Curvature of a curve to the right,  
2) 85.71 feet in a clockwise direction along the arc of said curve having a central angle of 20°41'33", a radius of 265.00 feet, a tangent of 48.38 feet and a long chord bearing S 35°29'55" E for a distance of 95.19 feet to a found 1/2-inch iron rod for the Point of Tangency, and  
3) S 25°09'00" E for a distance of 56.11 feet to the POINT OF BEGINNING and containing 4.68 acres, more or less.

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 25°09'00" E	56.11'
L2	N 56°08'33" E	24.49'
L3	N 24°19'11" W	30.82'
L4	N 62°28'50" E	61.44'
L5	N 5°49'23" W	24.51'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	20°41'33"	265.00'	95.71'	48.38'	S 35°29'55" E	95.19'

**FINAL PLAT**  
OF LOT 3R-1, BLOCK 1 OF THE  
GREEN BRANCH RIDGE  
PHASE SIX SUBDIVISION  
BEING A REPLAT OF LOTS 3R & 5R, BLOCK 1  
RECORDED IN VOLUME 15810, PAGE 140  
4.68 ACRES  
RICHARD PERRY SURVEY, A-44  
BRAZOS COUNTY, TEXAS  
MARCH, 2020  
SCALE: 1" = 50'

Owner: William R. Hildebrandt  
3900 Bravo Ct.  
Bryan, TX 77808  
SUNVEG: Texas Firm Registration No. 10103300  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3838  
MB