

CERTIFICATE OF OWNERSHIP AND DEDICATION

Replat of Lots 3 - 6, Block 1 5.77 Acre Tract Richardson Perry Survey, A-44

Green Branch Ridge Subdivision, Phase Six Brazos County, Texas

Field notes of a 5.77 acre tract or parcel of land, lying and being situated in the Richardson Perry Survey, Abstract No. 44, Brazos County, Texas, further being all of Lots 3 through 6, Block 1, Green Branch Ridge Subdivision, Phase Six, according to the plat recorded in Volume 15226, Page 269, of the Official Records of Brazos County, Texas, and said 5.77 acre tract being more particularly described as follows:

BEGINNING at the 1/2" iron rod and cap found marking the common corner between Lots 6 & 7, Block 1, Green Branch Ridge, Phase Six, and being in the southwest right-of-way line of

THENCE along the southwest right-of-way line of the beforementioned Stiteler Drive, as

S 45° 50' 36" E along the southwest right-of-way line of Stiteler Drive, for a distance of 558.55 feet to a 1/2" iron rod found marking the beginning of a curve, concave to the southwest, having a radius of 265.00 feet,

Southeasterly along said curve, for an arc distance of 95.71 feet to a 1/2" iron rod found S 25° 09' 00" E for a distance of 56.11 feet to a 1/2" iron rod and cap found marking the

THENCE S 44° 09' 24" W along the common line between the beforementioned Lots 2 & 3, Block 1, for a distance of 390.89 feet to a 1/2" iron rod found marking the common rear corner between the beforementioned Lots 2 & 3, Block 1, and in the northeast line of Lot 15, Block 1, Green Branch Ridge, Phase One, according to the plat recorded in Volume 3971, Page 189, of the Official Records of Brazos County, Texas;

THENCE along the common line between the beforementioned Green Branch Ridge, Phase One and Phase Six, as follows:

N 56° 47' 52" W for a distance of 196.55 feet to a ½" iron rod found marking the common corner between Lots 14 & 15, Block 1, Green Branch Ridge, Phase One, N 26° 27' 09" W for a distance of 152.82 feet to a 1/2" iron rod found marking the common corner between Lots 13 & 14, Block 1, Green Branch Ridge, Phase One,

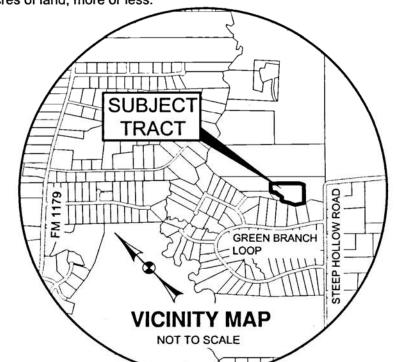
N 33° 33' 38" W for a distance of 124.26 feet to a ½" iron rod and cap set approximately 10 feet east of the high bank of Tributary 3 to Steep Hollow Branch, same being the south corner of Common Drainage Area No. 3 - 1.43 acres, as shown on the beforementioned plat of Green Branch Ridge, Phase Six;

THENCE along the east line of the beforementioned Common Drainage Area No. 3 - 1.43 acres, same being approximately 10 feet east of the high bank of Tributary 3 to Steep Hollow

> N 56° 08' 33" E for a distance of 24.49 feet, N 24° 19' 11" W for a distance of 30.82 feet, N 62° 28' 50" E for a distance of 61.44 feet, N 05° 49' 23" W for a distance of 50.09 feet, N 21° 58' 06" W for a distance of 49.28 feet, N 02° 28' 19" W for a distance of 68.24 feet, N 45° 40' 38" W for a distance of 44.02 feet,

N 13° 15' 42" W for a distance of 41.13 feet, N 42° 26' 27" W for a distance of 30.22 feet to a ½" iron rod and cap found marking the common corner between Lots 6 & 7, Block 1, Green Branch Ridge, Phase Six;

THENCE N 44° 09' 24" E along the common line between the beforementioned Lots 6 & 7, Block 1, Green Branch Ridge, Phase Six, for a distance of 171.31 feet to the PLACE OF BEGINNING, containing 5.77 acres of land, more or less.



A FINAL PLAT OF LOTS 3R, 5R & 6R, BLOCK 1 **GREEN BRANCH RIDGE** 

**SUBDIVISION** PHASE SIX

**BEING A REPLAT OF** LOTS 3-6, BLOCK 1

**GREEN BRANCH RIDGE SUBDIVISION** PHASE SIX

**5.77 ACRES** 

RICHARDSON PERRY SURVEY, A-44 BRAZOS COUNTY, TEXAS

> OWNED AND DEVELOPED BY: GREENBRANCH PARTNERS 947I STEEP HOLLOW ROAD BRYAN, TEXAS 77808

SCALE: 1"=60' NOVEMBER, 2019

(979) 774-1535

