



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

Replat of Lots 3 - 6, Block 1
Green Branch Ridge Subdivision, Phase Six
5.77 Acre Tract
Richardson Perry Survey, A-44
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 Stiteler Drive - 70' wide right-of-way;

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

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 marking the end of this curve, the chord bears S 25° 29' 48" E - 95.19 feet,

S 25° 09' 00" E for a distance of 56.11 feet to a 1/2" iron rod and cap found marking the common corner between Lots 2 & 3, Block 1;

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 1/2" 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 1/2" 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 Branch, as follows:

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 1/2" 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.

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk of Brazos County, Texas, do hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan, Texas, on the 21st day of August, 2019, and same was duly approved on the 21st day of August, 2019, by said Commission.

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, Texas, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 21st day of August, 2019.

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.

Line Table

Line	Direction	Length
L1	N56°08'33"E	24.49
L2	N24°19'11"W	30.82
L3	N62°28'50"E	61.44
L4	N05°49'23"W	50.09
L5	N21°58'06"W	49.28
L6	N02°28'19"W	68.24
L7	N45°40'38"W	44.02
L8	N13°15'42"W	41.13
L9	N42°26'27"W	30.22

Line Table Public Utility & Drainage Easement

Line	Direction	Length
L10	S45°50'36"E	20.00
L11	S44°09'24"W	168.39
L12	N45°50'36"W	20.00
L13	N44°09'24"E	168.39

Line Table Drainage Easement

Line	Direction	Length
L14	S74°12'39"E	102.92
L15	S44°09'24"W	22.73
L16	N74°12'39"W	85.52
L17	N02°28'19"W	21.06

Line Table Public Utility & Drainage Easement

Line	Direction	Length
L18	S74°12'39"E	10.57
L19	S02°28'19"E	21.06
L20	N74°12'39"W	10.57

VICINITY MAP
NOT TO SCALE

A FINAL PLAT OF LOTS 3R, 5R & 6R, BLOCK 1 OF THE GREEN BRANCH RIDGE SUBDIVISION PHASE SIX BEING A REPLAT OF LOTS 3-6, BLOCK 1 OF THE GREEN BRANCH RIDGE SUBDIVISION PHASE SIX 5.77 ACRES

RICHARDSON PERRY SURVEY, A-44 BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
GREENBRANCH PARTNERS
9471 STEEP HOLLOW ROAD
BRYAN, TEXAS 77808
(979) 774-1535

SCALE: 1"=60' NOVEMBER, 2019

GEC
SURVEYOR
CIVIL ENGINEERING CONSULTANTS
1555 GREENS PRAIRIE ROAD WEST
COLLEGE STATION, TX 77845 - (979) 846-6212
TEXAS FIRM REGISTRATION NUMBERS
ENG. F-2214 & SURVEYING 100410-00