

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:
 - THE BEARD FAMILY PARTNERSHIP BY VIRTUE OF DEED RECORDED IN VOL. 2752, PG. 01 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
 - GREENBRANCH PARTNERS, LTD. BY VIRTUE OF DEED RECORDED IN VOL. 2513, PG. 30 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
3. A PORTION OF PHASE SIX DOES 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. 0218E, MAP NO. 4880100218E, 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 811' 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. 38 PLATTED; THE THREAD OF THE STREAM MEANDERS ON EITHER SIDE OF THIS LINE.
 - REACH 2 - HAS A COMMON BOUNDARY LINE WITH EASTLING 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 NAVD83.
8. PHASE SIX IS IN THE BRYAN INDEPENDENT SCHOOL DISTRICT.
9. THE INTENDED LAND USE OF PHASE SIX IS RESIDENTIAL.
10. PHASE SIX LIES WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF BRYAN.
11. COMMON AREAS SHOWN ON PHASE SIX WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
12. WATER SERVICE FOR GREEN BRANCH RIDGE PHASE SIX WILL BE PROVIDED BY WICKSON CREEK SPECIAL UTILITY DISTRICT.
13. ALL LOTS IN GREEN BRANCH RIDGE PHASE SIX 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 21.064 OF THE TEXAS WATER CODE. OSSF DISPOSAL AREAS SHALL NOT ENCLOSE 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 PLAN IS SUBJECT TO SPECIAL PLANNING REQUIREMENTS. THE OSSF SHALL BE LOCATED SO THAT A FLOOD WILL NOT DAMAGE THE OSSF DURING A FLOOD EVENT. RESIDUAL FLOOD CONTAMINATION OF THE ENVIRONMENT, PLANNING MATERIALS SHALL INDICATE HOW TANK FLOTATION IS ELIMINATED.
14. APPENDIX G OF BRAZOS COUNTY SUBDIVISION REGULATIONS
 - G.1 DEVELOPMENT NOTE: NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL 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 TACOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY BRAZOS COUNTY.
 - G.3 ROADWAY CONSTRUCTION: APPROVING THIS PLAT BY THE COMMISSIONERS 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 OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE TERMS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, TEXAS. SAID COMMISSIONERS 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.

FINAL PLAT
 OF
 LOTS 1-8, BLOCK 1
 LOTS 1 & 2, BLOCK 2
 LOTS 1-9, 19, BLOCK 3
 COMMON AREAS 1, 2 & 3
GREEN BRANCH RIDGE
SUBDIVISION PHASE SIX
35.89 ACRES

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, President
 JHB, 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 19th day of February, 2019.

Kevin J. Pfuntner
 KEVIN JAMES PFUNTFNER
 Notary Public, State of Texas
 Comm. Expires 02-13-2022
 Notary ID 124121949

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

We, GREENBRANCH PARTNERS, LTD., 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 2513, Page 30, 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
 JHB, 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 19th day of February, 2019.

Kevin J. Pfuntner
 KEVIN JAMES PFUNTFNER
 Notary Public, State of Texas
 Comm. Expires 02-13-2022
 Notary ID 124121949

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 22nd day of March, 2019.

Wanda J. ...
 Wanda J., City Engineer, Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Bobby Gutierrez, 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 12th day of December, 2018 and same was duly approved on the 19th day of February, 2019 by said Commission.

Bobby Gutierrez
 Bobby Gutierrez, Chair, Planning & Zoning Commission, City of Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK

Filed for Record
 Official Public Records Of:
 Brazos County Clerk
 On: 3/27/2019 3:31:54 PM
 In the PLAT Records

Doc Number: 2019-1356300
 Volume - Page: 18226 - 269
 Number of Pages: 2
 Amount: 73.00
 Order#: 20190327000118
 By: MO

Karen McQueen
 Karen McQueen, County Clerk, Brazos County, Texas
 By: Michelle Deane

I certify that this plat
 is my office the
 s of Brazos County.

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 22nd day of March, 2019.

[Signature]
 City Planner, City of Bryan, Texas.

BRAZOS COUNTY COMMISSIONERS COURT

I, Duane Peters, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County, Commissioners' Court on the 13th day of February, 2019.

Duane Peters
 Duane Peters, 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

RICHARDSON PERRY SURVEY, A-44
 BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
 GREENBRANCH PARTNERS
 THE BEARD FAMILY PARTNERSHIP L.L.P.
 9471 STEEP HOLLOW ROAD
 BRYAN, TEXAS 77808
 (979) 774-1535

SCALE: 1"=60' DECEMBER, 2018
 SHEET 1 OF 2

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

STATE OF TEXAS
S.M. KLING
 2003
 REGISTERED PROFESSIONAL
 LAND SURVEYOR

K:\DATABOOKS\PROJECTS\121710_GREEN BRANCH RIDGE_6\PLATTING\PHASE 6_FINAL PLAT DWG 2/19/2019 - 9:32 AM

Field notes of a 35.89 acre tract or parcel of land, lying and being situated in the Richardson Perry Survey, Abstract No. 44, Brazos County, Texas, and consisting of the following tracts:

Part of the called 151.312 acre - Tract 1 described in the deed from Barry Alvin Reisinger, Jr., to The Beard Family Partnership, recorded in Volume 2752, Page 01, of the Official Records of Brazos County, Texas;

Part of the called 25.94 acre - Tract 1, and part of the called 37.2 acre - Tract 4 described in the deed from James B. Beard, et ux, to GreenBranch Partners, Ltd, as recorded in Volume 2513, Page 30, of the Official Records of Brazos County, Texas, and said 35.89 acre tract being more particularly described as follows:

BEGINNING at the 1/2" iron rod and cap set at the east corner of Lot 16 - 3.32 acres, Block 1, of Green Branch Ridge, Phase One, according to the plat recorded in Volume 3971, Page 189, of the Official Records of Brazos County, Texas, and in the apparent 70' wide northwest right-of-way of line of Steep Hollow Road;

THENCE along the northeast line of the beforementioned Green Branch Ridge, Phase One, Block 1, as follows:

- N 32° 26' 17" W at a distance of 23.16 feet, pass the proposed northwest right-of-way line of Steep Hollow Road, continue on, for a total distance of 279.74 feet to a 1/2" iron rod and cap set,
- N 78° 29' 05" W for a distance of 125.18 feet to a 1/2" iron rod and cap set,
- N 56° 47' 52" W for a distance of 231.47 feet to a 1/2" iron rod and cap set,
- N 26° 27' 09" W for a distance of 152.82 feet to a 1/2" iron rod and cap set,
- N 33° 33' 38" W for a distance of 614.63 feet to a 1/2" iron rod and cap found marking the common corner between Lot 11 - 2.55 acres, Block 1, Green Branch Ridge, Phase One, and Lot 1 - 2.13 acres, Green Branch Ridge Subdivision, Phase Five, according to the plat recorded in Volume 13877, Page 58, of the Official Records of Brazos County, Texas;

THENCE along the northeast line of the beforementioned Green Branch Ridge Subdivision, Phase Five, as follows:

- N 48° 19' 23" W for a distance of 257.96 feet to a 1/2" iron rod and cap found marking the south right-of-way line of Meadow Green Lane - 70' wide right-of-way,
- N 09° 58' 22" W at a distance of 70.28 feet, pass a 1/2" iron rod and cap found marking the common corner between Meadow Green Lane, and Lot 2 - 1.34 acres, continue on, for a total distance of 886.33 feet to a 1/2" iron rod and cap found marking the common corner between Lot 6 - 1.53 acres, and Lot 7 - 3.60 acres,
- N 03° 46' 17" E for a distance of 288.48 feet and corner in the approximate centerline of Steep Hollow Branch, same being the north corner of the beforementioned Lot 7 - 3.60 acres and in the south line of Lot 15, Steep Hollow Circle Drive Addition, according to the plat recorded in Volume 292, Page 391, of the Deed Records of Brazos County, Texas;

THENCE S 44° 09' 24" W along the southeast line of the beforementioned 25.94 acre - Tract 1 and in the existing Steep Hollow Road right-of-way, for a distance of 199.39 feet;

THENCE S 44° 09' 24" W for a distance of 32.03 feet to a 1/2" iron rod and cap set, adjacent to a fence and in the northwest right-of-way line of Steep Hollow Road;

THENCE S 44° 12' 53" W along the northwest right-of-way line of Steep Hollow Road - apparent 70' wide right-of-way, adjacent to a fence, for a distance of 233.81 feet to the **PLACE OF BEGINNING**, containing 35.89 acres of land, more or less.

Tract 4, and Lot 15, Steep Hollow Circle Drive Addition, for a distance of 49.28 feet to the common corner between Lot 15, and Lot 16, Steep Hollow Circle Drive Addition, from which a 1/2" iron rod and cap set bears N 87° 47' 16" W - 19.8 feet;

THENCE through and across the beforementioned 37.2 acre - Tract 4, as follows:

- S 45° 50' 36" E for a distance of 653.10 feet to a 1/2" iron rod and cap set in the northwest right-of-way line of proposed Meadow Green Lane - 70' wide right-of-way, same being a curve, concave to the southeast, having a radius of 835.00 feet,
- outhwesterly along said curve of Meadow Green Lane, for an arc distance of 111.05 feet to a 1/2" iron rod and cap set, the chord bears S 30° 27' 23" W - 110.96 feet,
- S 63° 21' 12" E across the proposed Meadow Green Lane - 70' wide right-of-way, for a distance of 70.00 feet,
- S 45° 50' 36" E for a distance of 1464.24 feet to a 1/2" iron rod and cap set in the west right-of-way line of proposed Eagle Vista Avenue - 120' wide right-of-way, same being a curve, concave to the east, having a radius of 810.00 feet;

THENCE Northeasterly along said Eagle Vista Avenue curve, for an arc distance of 22.10 feet to a 1/2" iron rod and cap set at the terminus of Eagle Vista Avenue, the chord bears N 29° 33' 42" E - 22.10 feet;

THENCE S 59° 39' 24" E across the proposed Eagle Vista Avenue, for a distance of 120.00 feet to a 1/2" iron rod and cap set in the east right-of-way line of the proposed Eagle Vista Avenue, same being a curve, concave to the east, having a radius of 690.00 feet;

THENCE along the east right-of-way line of the proposed Eagle Vista Avenue, as follows:

- Southwesterly along said curve, for an arc distance of 190.26 feet to a 1/2" iron rod and cap set at the end of this curve, the chord bears S 22° 26' 38" W - 189.66 feet,
- S 14° 32' 40" W for a distance of 7.03 feet to a 1/2" iron rod and cap set at the beginning of a curve, concave to the west, having a radius of 810.00 feet,
- Southwesterly along said curve, for an arc distance of 218.34 feet to a 1/2" iron rod and cap set at the end of this curve, the chord bears S 22° 16' 00" W - 217.68 feet,
- S 29° 59' 21" W for a distance of 12.70 feet to a 1/2" iron rod and cap set at the beginning of a curve, concave to the east, having a radius of 25.00 feet,
- Southerly along said curve, for an arc distance of 30.37 feet to a 1/2" iron rod and cap set at the end of this curve, and in the southeast line of the beforementioned 25.94 acre - Tract 1, the common corner between the said 25.94 acre - Tract 1 and the beforementioned 37.2 acre - Tract 4, bears N 44° 09' 24" E - 40.61 feet, the chord bears S 04° 48' 30" E - 28.53 feet, said corner also lying within the existing Steep Hollow Road right-of-way;

THENCE S 44° 09' 24" W along the southeast line of the beforementioned 25.94 acre - Tract 1 and in the existing Steep Hollow Road right-of-way, for a distance of 199.39 feet;

THENCE N 45° 50' 36" W for a distance of 32.03 feet to a 1/2" iron rod and cap set, adjacent to a fence and in the northwest right-of-way line of Steep Hollow Road;

THENCE S 44° 12' 53" W along the northwest right-of-way line of Steep Hollow Road - apparent 70' wide right-of-way, adjacent to a fence, for a distance of 233.81 feet to the **PLACE OF BEGINNING**, containing 35.89 acres of land, more or less.

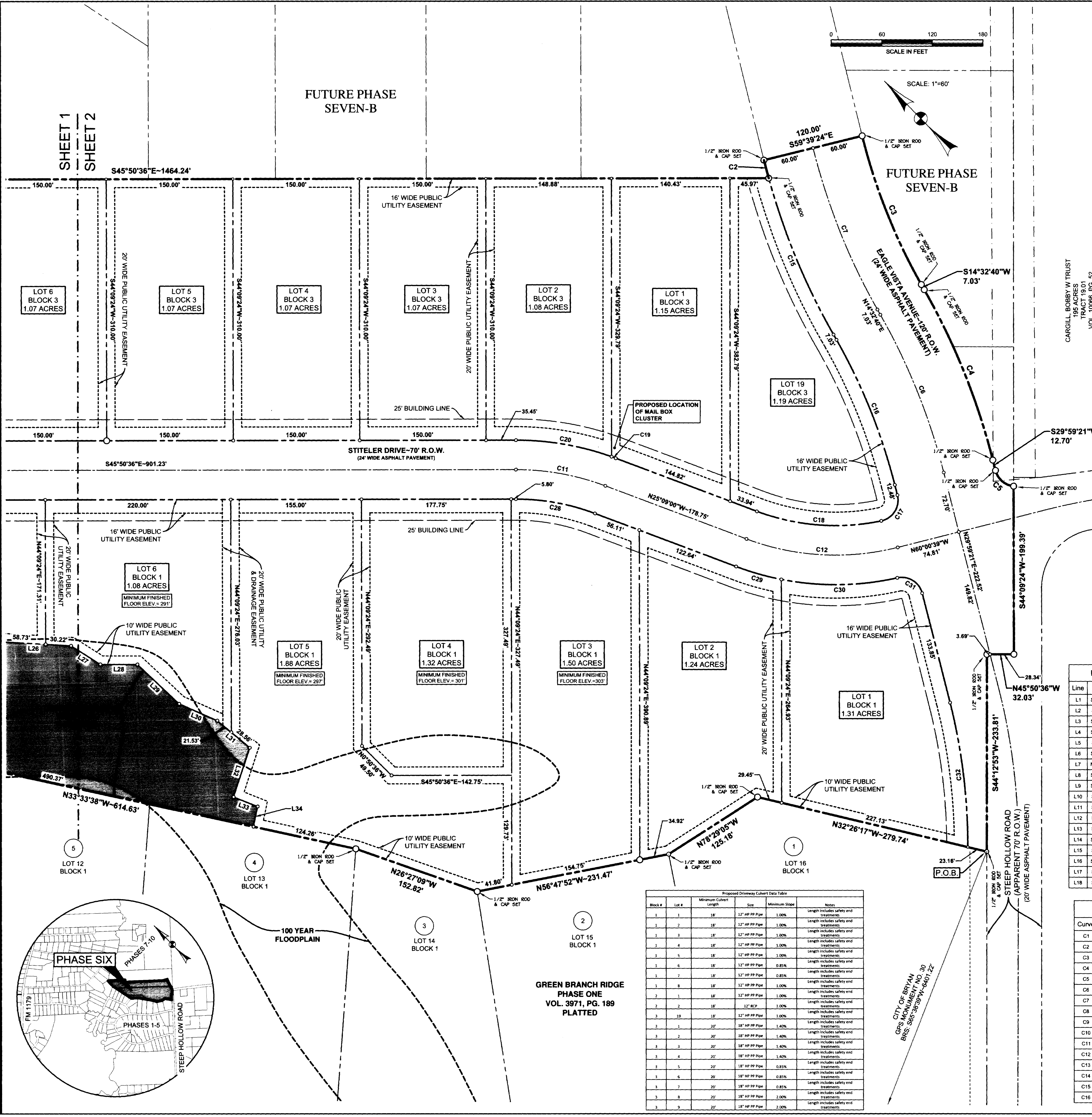
Line	Direction	Length	Line	Direction	Length
L1	S09°59'41"W	75.05'	L19	S61°38'13"E	36.78'
L2	S30°22'02"E	40.19'	L20	S40°12'16"E	85.13'
L3	S28°09'43"W	120.84'	L21	S79°55'59"E	17.49'
L4	S06°27'50"W	77.13'	L22	S47°24'20"E	144.38'
L5	S71°53'59"E	182.78'	L23	S70°39'14"E	60.29'
L6	S22°07'18"W	177.73'	L24	S51°55'28"E	58.96'
L7	N67°35'41"W	105.47'	L25	N61°00'11"E	54.94'
L8	S52°27'41"W	1.73'	L26	S42°28'22"E	88.85'
L9	S11°07'25"W	46.77'	L27	S13°15'42"E	41.13'
L10	S81°34'32"E	16.89'	L28	S45°40'38"E	44.02'
L11	S62°23'19"E	52.67'	L29	S02°28'19"E	68.24'
L12	S34°58'09"E	55.01'	L30	S21°58'06"E	49.28'
L13	S11°58'55"E	56.55'	L31	S05°49'23"E	50.09'
L14	S24°26'27"W	23.30'	L32	S62°28'50"W	61.44'
L15	S18°58'38"E	56.57'	L33	S24°19'11"E	30.82'
L16	S59°09'34"W	52.57'	L34	S56°08'33"W	24.49'
L17	S01°23'14"E	144.07'			
L18	S22°37'22"E	28.77'			

# Key	Owner	Legal Description	Area (Ac)
1	Adams, William K. & Kathryn M.	Green Branch Ridge Ph I, Block 1, Lot 16	3.32
2	Bruno, Adam & Haley B.	Green Branch Ridge Ph I, Block 1, Lot 15	2.29
3	Hancock, Edith Ann	Green Branch Ridge Ph I, Block 1, Lot 14	2.06
4	Balk, Kevin N. & Nancy R.	Green Branch Ridge Ph I, Block 1, Lot 13	3.08
5	Gilliland, William C. & April A.	Green Branch Ridge Ph I, Block 1, Lot 12	2.52
6	Thompson, Melinda J. & Warren T.	Green Branch Ridge Ph I, Block 1, Lot 11	2.55
7	Ratliff, Joe Bob & Lindsay Burt	Green Branch Ridge Ph I, Lot 10	2.13
8	Urban, Christopher L. & Sara R.	Green Branch Ridge Ph I, Lot 9	1.34
9	Borch, Robert M. Jr. & Susan M.	Green Branch Ridge Ph I, Lot 8	1.11
10	Beard Family Partnership	Green Branch Ridge Ph I, Lot 7	3.60
11	Beard Family Partnership	Green Branch Ridge Ph I, Lot 6	1.53
12	Beard Family Partnership	Green Branch Ridge Ph I, Lot 5	1.26
13	Beard Family Partnership	Green Branch Ridge Ph I, Lot 4	1.18
14	Schultz, Rudolph W. Jr.	Steep Hollow Circle Dr., Blk 1, Lot 14	5.18
15	Murray, Shannon K. & Pamela A.	Steep Hollow Circle Dr., Blk 1, Lot 15	2.75
16	Jones, Carol D.	Steep Hollow Circle Dr., Blk 1, Lot 16	2.43
17	Easton, Sallie & Shirley	Steep Hollow Circle Dr., Blk 1, Lot 17	2.13

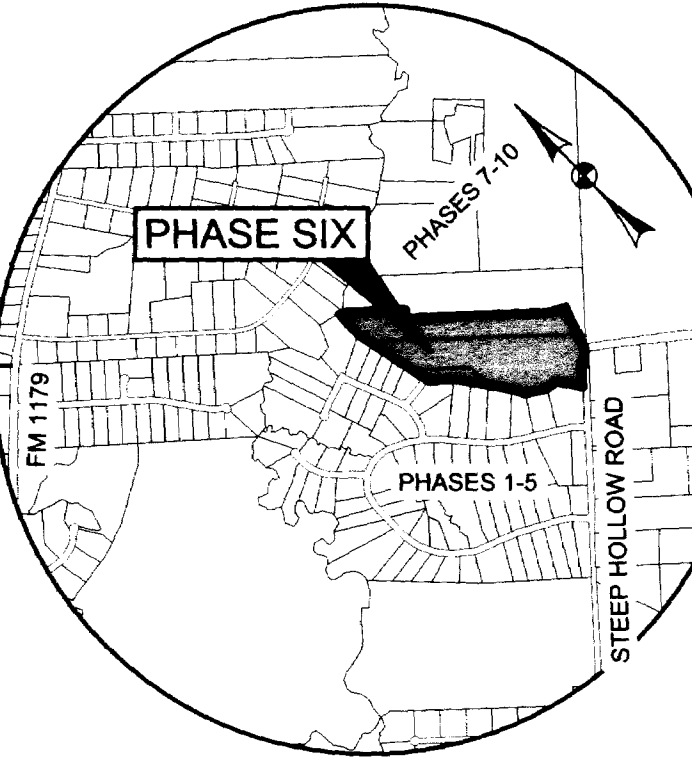
Curve	Length	Radius	Delta	Chord Bearing
C1	111.05'	835.00'	7°37'11"	S07°27'23"W-110.96'
C2	22.10'	810.00'	1°33'49"	S28°33'42"W-22.10'
C3	190.26'	690.00'	15°47'56"	S22°26'38"W-189.66'
C4	218.34'	810.00'	15°26'41"	S22°16'00"W-217.68'
C5	30.37'	25.00'	69°35'42"	S04°48'30"E-28.53'
C6	202.17'	750.00'	15°26'41"	N22°16'00"E-201.96'
C7	206.81'	750.00'	15°47'56"	N22°26'38"E-206.15'
C8	160.19'	800.00'	11°28'22"	S20°54'37"W-152.93'
C9	244.35'	200.00'	70°00'00"	S50°10'28"W-229.43'
C10	108.36'	200.00'	31°16'48"	N61°30'30"W-108.00'
C11	108.36'	300.00'	20°41'36"	N35°29'48"W-107.76'
C12	162.53'	300.00'	34°51'39"	S42°34'50"E-179.73'
C13	167.20'	835.00'	11°28'22"	S20°54'37"W-166.92'
C14	201.59'	165.00'	70°00'00"	N50°10'28"E-189.28'
C15	201.25'	810.00'	14°14'07"	S21°39'44"W-200.73'
C16	186.00'	690.00'	15°26'41"	N22°16'00"E-185.43'

Curve	Length	Radius	Delta	Chord Bearing
C17	40.33'	25.00'	92°28'03"	N78°12'22"E-36.10'
C18	149.98'	265.00'	32°25'36"	S41°21'48"E-147.98'
C19	5.28'	335.00'	0°54'11"	N25°36'06"W-5.28'
C20	115.71'	335.00'	19°47'25"	N35°56'54"W-115.74'
C21	34.84'	235.00'	8°29'39"	N50°05'28"W-34.81'
C22	44.47'	235.00'	10°50'32"	N59°45'31"W-44.40'
C23	35.06'	25.00'	80°21'13"	S25°00'11"E-32.26'
C24	153.18'	765.00'	11°28'22"	S20°54'37"W-152.93'
C25	228.58'	235.00'	65°43'53"	N57°18'37"E-219.68'
C26	39.46'	25.00'	90°26'23"	N14°39'45"E-35.49'
C27	41.11'	165.00'	14°16'27"	S52°58'50"E-41.00'
C28	95.71'	265.00'	20°41'36"	S35°29'48"E-95.19'
C29	55.81'	335.00'	9°32'45"	S29°52'23"E-55.75'
C30	138.53'	335.00'	23°41'33"	S46°32'32"E-137.54'
C31	38.56'	25.00'	88°22'39"	S14°11'59"E-34.85'
C32	172.94'	690.00'	14°21'38"	S37°10'10"W-172.49'

Block #	Lot #	Minimum Culvert Length	Size	Minimum Slope	Notes
1	1	15'	12" HP PP Pipe	1.00%	Length includes safety and treatment.
1	2	15'	12" HP PP Pipe	1.00%	Length includes safety and treatment.
1	3	15'	12" HP PP Pipe	1.00%	Length includes safety and treatment.
1	4	15'	12" HP PP Pipe	1.00%	Length includes safety and treatment.
1	5	15'	12" HP PP Pipe	1.00%	Length includes safety and treatment.
1	6	15'	12" HP PP Pipe	0.85%	Length includes safety and treatment.
1	7	15'	12" HP PP Pipe	0.85%	Length includes safety and treatment.
1	8	15'	12" HP PP Pipe	1.00%	Length includes safety and treatment.
2	1	15'	12" HP PP Pipe	1.00%	Length includes safety and treatment.
2	2	15'	12" HP PP Pipe	1.00%	Length includes safety and treatment.
3	1	15'	12" HP PP Pipe	1.00%	Length includes safety and treatment.
3	2	15'	12" HP PP Pipe	1.00%	Length includes safety and treatment.
3	3	15'	12" HP PP Pipe	1.00%	Length includes safety and treatment.
3	4	15'	12" HP PP Pipe	1.00%	Length includes safety and treatment.
3	5	15'	12" HP PP Pipe	0.85%	Length includes safety and treatment.
3	6	15'	12" HP PP Pipe	0.85%	Length includes safety and treatment.
3	7	15'	12" HP PP Pipe	0.85%	Length includes safety and treatment.
3	8	15'	12" HP PP Pipe	2.00%	Length includes safety and treatment.
3	9	15'	12" HP PP Pipe	2.00%	Length includes safety and treatment.



K:\DATA\BSC\PROJECTS\0412710_GREEN BRANCH RIDGE - PHASE SIX\ADDD\PHASE 6 - PRELIMINARY & FINAL PLAT.DWG 2/19/2019 - 9:33 AM



FINAL PLAT

OF
LOTS 1-8, BLOCK 1
LOTS 1 & 2, BLOCK 2
LOTS 1-9, 19, BLOCK 3
COMMON AREAS 1, 2 & 3

GREEN BRANCH RIDGE SUBDIVISION PHASE SIX

35.89 ACRES

RICHARDSON PERRY SURVEY, A-44
BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
 GREENBRANCH PARTNERS
 THE BEARD FAMILY PARTNERSHIP L.L.P.
 9711 STEEP HOLLOW ROAD
 BRYAN, TEXAS 77808
 (979) 774-1535

SCALE: 1"=60' DECEMBER, 2018
SHEET 2 OF 2

GEC CIVIL ENGINEERING CONSULTANTS
 1555 GREEN PRAIRIE ROAD WEST
 COLLEGE STATION, TX 77845 - (979) 846-6212
 TEXAS FIRM REGISTRATION NUMBER 0000000000
 ENG. F-2214 & SURVEYING NUMBER 102410-00