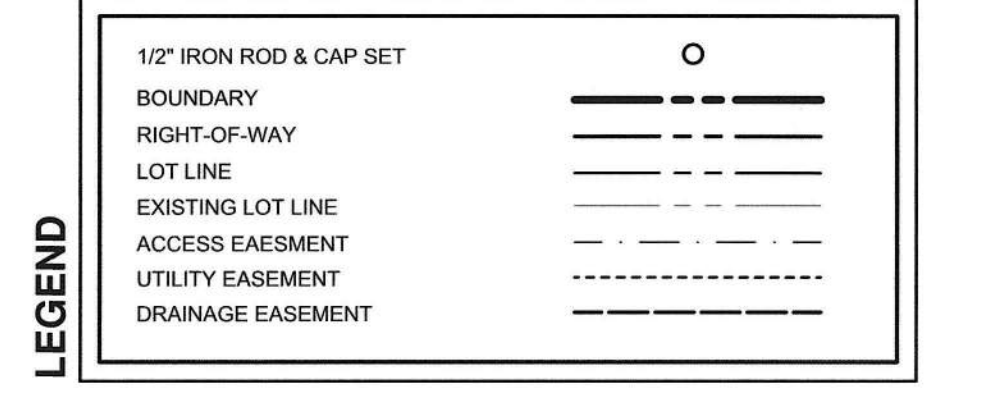
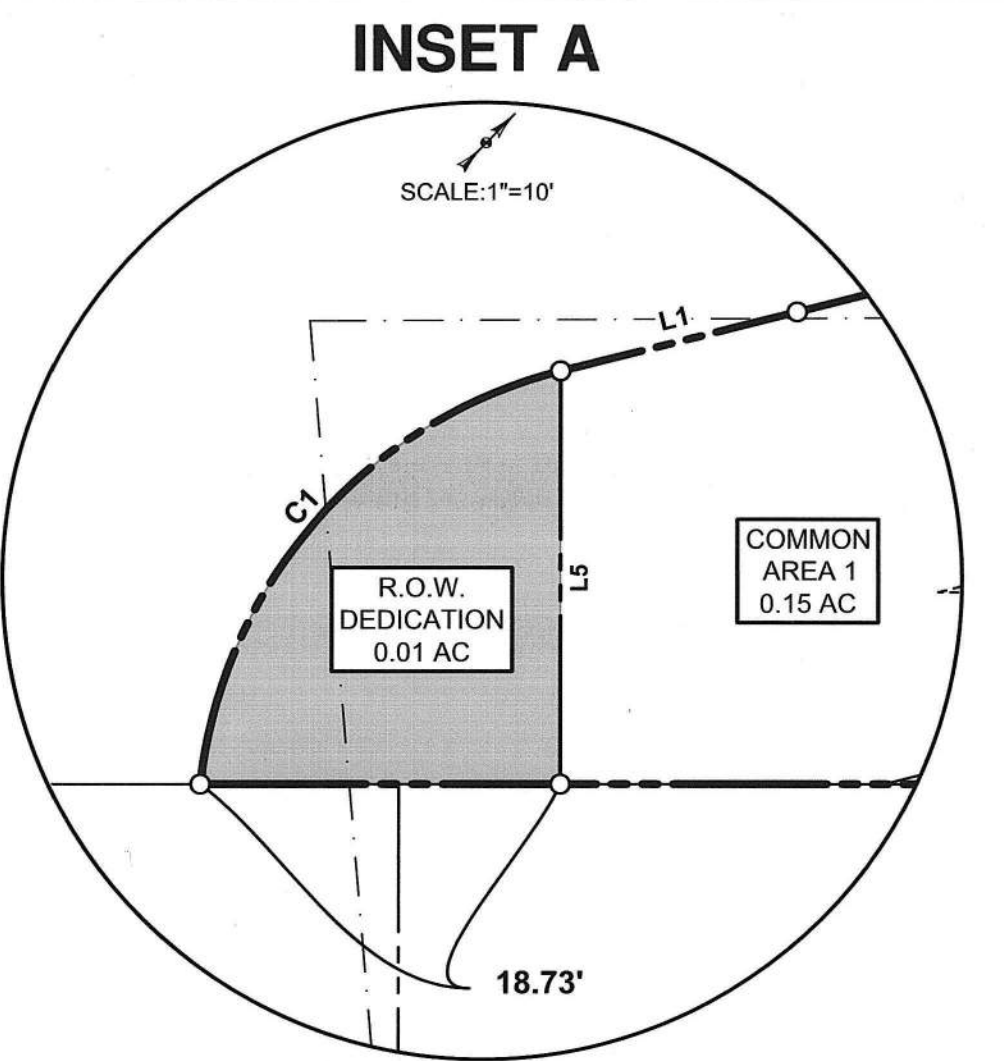
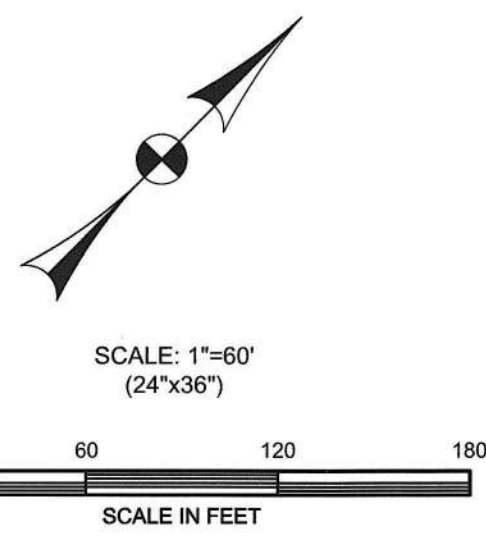


GREEN BRANCH RIDGE
SUBDIVISION
PHASE SEVEN A
VOL.15226,PG.200



Variable Width Private Drainage Easement

Line	Direction	Length
L6	S01°38'27"W	21.82
L7	S02°04'40"W	46.68
L8	S04°50'36"E	38.16
L9	S41°30'11"E	39.01
L10	S02°23'34"E	50.23
L11	S02°00'36"E	45.30
L12	S01°06'46"E	39.68
L13	S00°48'28"W	42.26
L14	S01°47'34"W	21.19
L15	S00°48'46"E	19.94
L16	S12°58'07"W	14.64
L17	S01°17'18"W	28.14
L18	N07°05'23"W	13.91
L19	N23°07'43"W	55.66
L20	N77°49'45"W	14.05
L21	N43°32'27"W	66.44
L22	N25°47'41"W	67.79
L23	N25°06'01"W	50.60
L24	N73°26'38"W	19.60
L25	S04°12'38"W	31.92
L26	N07°33'45"W	39.73
L27	N08°27'38"W	52.07
L28	N22°00'54"E	34.73
L29	N37°57'24"E	72.98
L30	N46°30'09"E	55.76

Curve Table

Curve	Length	Radius	Delta	Chord Bearing
C1	30.37	25.00	69°30'42"	N04°48'30"W-28.52
C2	218.34	810.00	15°26'41"	N22°16'09"E-217.68
C3	190.26	600.00	15°47'50"	N22°26'36"E-189.68
C4	32.10	810.00	1°33'46"	S29°33'42"W-22.10
C5	33.24	25.00	78°11'13"	N07°48'30"W-30.85
C6	118.31	50.00	135°34'23"	N23°37'48"W-42.58
C7	118.31	50.00	135°34'23"	S08°07'25"E-42.58
C8	45.30	25.00	103°48'42"	N02°15'06"E-39.35

Line Table

Line	Direction	Length
L1	N29°52'21"E	12.72
L2	N14°32'40"E	7.03
L3	N39°29'36"E	40.00
L4	S30°23'36"W	40.00
L5	N45°50'36"W	21.52

Driveway Culvert Table

Block	Lot	Length	Slope	Material	Notes
3	15	24'	0.87%	15" Compugated HDPE	
3	16	24'	0.87%	15" Compugated HDPE	
3	17	24'	0.87%	15" Compugated HDPE	
3	18	24'	0.87%	15" Compugated HDPE	Driveway to Access Greensboro Place
4	1	24'	0.95%	24" Compugated HDPE	Safety End Treatment Required
4	2	24'	0.95%	24" Compugated HDPE	Safety End Treatment Required
4	3	24'	0.95%	24" Compugated HDPE	Safety End Treatment Required
4	4	24'	0.95%	24" Compugated HDPE	Safety End Treatment Required
4	5	24'	1.74%	24" Compugated HDPE	Safety End Treatment Required
4	6	24'	1.74%	15" Compugated HDPE	Safety End Treatment Required
5	1	24'	0.74%	15" Compugated HDPE	Driveway to Access Greensboro Place
5	2	24'	0.74%	15" Compugated HDPE	
5	3	24'	0.74%	15" Compugated HDPE	
5	4	24'	0.74%	15" Compugated HDPE	
5	14	24'	1%	15" Compugated HDPE	

FINAL PLAT
OF
LOTS 15-18, BLOCK 3
LOTS 1-6, BLOCK 4
LOTS 1-4 & 14, BLOCK 5
COMMON AREA 1
15 LOTS
**GREEN BRANCH RIDGE
SUBDIVISION PHASE SEVEN B**
22.04 ACRES
RICHARDSON PERRY SURVEY, A-44
BRAZOS COUNTY, TEXAS
OWNED AND DEVELOPED BY:
GREENBRANCH PARTNERS, LTD
9471 STEEP HOLLOW ROAD
BRYAN, TEXAS 77808
(979) 774-1535
SCALE: 1"=60" MARCH, 2021
SHEET 1 OF 2
CEC CIVIL ENGINEERING CONSULTANTS
1555 GREENS PRAIRIE ROAD
COLLEGE STATION, TX 77845 - (979)846-6212
TEXAS FIRM REGISTRATION NUMBERS
ENG. F-2214 & SURVEYING 100410-00

K:\DATA\PROJECTS\2021\GREEN BRANCH RIDGE - PHASE SEVEN B\FINAL PLAT.DWG (02/20/2021) 10:38:27 AM

Green Branch Ridge Subdivision
Phase Seven-B
22.04 Acre Tract
Richardson Perry Survey, A-44
Brazos County, Texas

Field notes of a 22.04 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 the called 37.2 acre (net) tract described in the deed from Nancy B. McCollum Cochran to Greenbranch Partners, Ltd., as recorded in Volume 15923, Page 155, of the Official Records of Brazos County, Texas, and being part of the called 25.94 acre - Tract 1, and part of the called - 50.000 acre - Tract 2, 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 22.04 acre tract being more particularly described as follows:

BEGINNING at the 1/2" iron rod and cap found marking the south corner of Green Branch Ridge Subdivision - Phase 7A, according to the plat recorded in Volume 15226, Page 200, of the Official Records of Brazos County, Texas, same being in the northeast line of Lot 5, Block 3, Green Branch Ridge Subdivision, Phase 6, according to the plat recorded in Volume 15226, Page 269, of the Official Records of Brazos County, Texas;

THENCE N 44° 09' 24" E along the southeast line of the beforementioned Green Branch Ridge Subdivision - Phase 7A for a distance of 833.93 feet to a 1/2" iron rod and cap found marking the east corner of Phase 7A;

THENCE through the interior of the beforementioned 50.000 acre tract as follows:
S 45° 50' 36" E for a distance of 64.68 feet to a 1/2" iron rod set for angle point corner,
S 19° 26' 31" E at a distance of 41.42 feet, pass a 1/2" iron rod set for reference, continue on, at a distance of 66.42 feet, cross north line of drainage easement, continue on, for a total distance of 173.52 feet and corner in existing pond,
N 76° 57' 39" E at a distance of 100.70 feet, cross east line of drainage easement, at a distance of 125.70 feet, pass a 1/2" iron rod set for reference, continue on, for a total distance of 212.26 feet to a 1/2" iron rod and cap set,
S 45° 37' 38" E for a distance of 170.00 feet to a 1/2" iron rod and cap set in the proposed northwest right-of-way line of Eagle Vista Avenue;

THENCE continuing through the interior of the beforementioned 50.000 acre tract, as follows:
N 30° 20' 36" E along the proposed northwest right-of-way line of Eagle Vista Avenue (120' wide right-of-way), for a distance of 40.00 feet to a 1/2" iron rod and cap set,
S 59° 39' 24" E across Eagle Vista Avenue, for a distance of 120.00 feet to a 1/2" iron rod and cap set,
S 30° 20' 36" W along the proposed southeast right-of-way line of Eagle Vista Avenue, for a distance of 40.00 feet to a 1/2" iron rod and cap set,
S 42° 37' 42" E for a distance of 404.58 feet to a 1/2" iron rod and cap set in the southeast line of the 50.000 acre tract, same being in the northwest line of the Cargill - called 195 acre tract, described in the deed recorded in Volume 10066, Page 52, of the Official Records of Brazos County, Texas;

THENCE S 44° 09' 24" W along the southeast line of the beforementioned 50.000 acre tract, the beforementioned 32.7 acre tract and the beforementioned 25.94 acre tract, same being the northwest line of the beforementioned 195 acre tract, for a distance of 1305.81 feet to a 1/2" iron rod found at the most southerly east corner of Green Branch Ridge, Phase 6, in the northeasterly line of Steep Hollow Road, same being in a curve, concave to the southeast, having a radius of 25.00 feet;

THENCE Northerly along the transition curve from Steep Hollow Road to Eagle Vista Avenue and along the southeasterly line of said Phase 6 for an arc length of 30.37 feet to a 1/2" iron rod and cap found at the end of this curve, the chord bears N 04° 48' 30" W - 28.53 feet;

THENCE along the easterly right-of-way line of Eagle Vista Avenue (as platted on the beforementioned Green Branch Ridge, Phase 6), as follows:
N 29° 59' 21" E for a distance of 12.70 feet to a 1/2" iron rod and cap found at the beginning of a curve, concave to the northwest, having a radius of 810.00 feet,
Northerly along said curve, for an arc length of 218.34 feet to a 1/2" iron rod and cap found at the end of this curve, the chord bears N 22° 16' 00" E - 217.68 feet,
N 14° 32' 40" E for a distance of 7.03 feet to a 1/2" iron rod and cap found at the beginning of a curve, concave to the southeast, having a radius of 690.00 feet,
Northerly along said curve for an arc length of 190.26 feet to a 1/2" iron rod and cap found at the end of this curve, the chord bears N 22° 26' 38" E - 189.66 feet;

THENCE N 59° 39' 24" W entirely across Eagle Vista Avenue and along a northeast line of the beforementioned Phase 6, for a distance of 120.00 feet to a 1/2" iron rod and cap found in the northwest right-of-way line of Eagle Vista Avenue, at a north corner of Phase 6, same being the beginning of a curve, concave to the southeast, having a radius of 810.00 feet;

THENCE Southwesterly along said curve and along the northwest right-of-way line of Eagle Vista Avenue (120' wide right-of-way), for an arc length of 22.10 feet to a 1/2" iron rod and cap found at the east corner of Lot 19, Block 3, Green Branch Ridge, Phase 6, the chord bears S 29° 33' 42" W - 22.10 feet;

THENCE N 45° 50' 36" W along the southerly northeast line of the beforementioned Green Branch Ridge Subdivision, Phase 6, for a distance of 735.17 feet to the **PLACE OF BEGINNING**, containing 22.04 acres of land, more or less.

NOTES:

1. BASIS OF BEARINGS IS THE MONUMENTED SOUTHEAST LINE OF GREEN BRANCH RIDGE, PHASE SEVEN A, ACCORDING TO THE PLAT RECORDED IN VOL. 15226, PG. 200 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. RECORD BEARING: N 44°09'24"E.
2. CURRENT TITLE APPEARS VESTED AS FOLLOWS:
 - GREENBRANCH PARTNERS, LTD. BY VIRTUE OF DEED RECORDED IN VOL. 15923, PG. 155 OF THE DEED 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. NO PORTION OF PHASE 7B LIES 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. A HOMEOWNER'S ASSOCIATION (HOA) SHALL BE ESTABLISHED WITH DIRECT RESPONSIBILITY TO, AND CONTROLLED BY THE PROPERTY OWNERS INVOLVED, TO PROVIDE FOR THE OPERATION, REPAIR AND MAINTENANCE OF ALL COMMON AREAS, PRIVATE DRAINAGE EASEMENTS AND PRIVATE STORM WATER DETENTION FACILITIES WHICH ARE PART OF THIS SUBDIVISION. THE CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATION, REPAIR AND MAINTENANCE OF THESE AREAS.
5. 1/2" IRON ROD & CAP SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.
6. 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.
7. ELEVATIONS ARE BASED ON GPS OBSERVATION - NAD83 TEXAS CENTRAL ZONE, VERTICAL DATUM: NAVD88.
8. PHASE 7B IS IN THE BRYAN INDEPENDENT SCHOOL DISTRICT.
9. THE INTENDED LAND USE OF PHASE 7B IS RESIDENTIAL.
10. PHASE 7B LIES WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF BRYAN.
11. THE COMMON AREA SHOWN ON PHASE 7B WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
12. THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN APPROVED EXCEPTION REQUEST PE18-08, SPECIFIC TO LOT WIDTH FOR LOT 15 OF BLOCK 3 AND LOT 4 OF BLOCK 5.
13. WATER SERVICE FOR GREEN BRANCH RIDGE PHASE 7B WILL BE PROVIDED BY WICKSON CREEK SPECIAL UTILITY DISTRICT.
14. THE FINAL PLAT FOR GREEN BRANCH RIDGE PHASE 7B COMPLIES WITH ALL BRAZOS COUNTY SETBACK REQUIREMENTS.
15. SURVEYED JUNE, 2020.
16. ALL LOTS IN GREEN BRANCH RIDGE PHASE 7B 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.

17. 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.

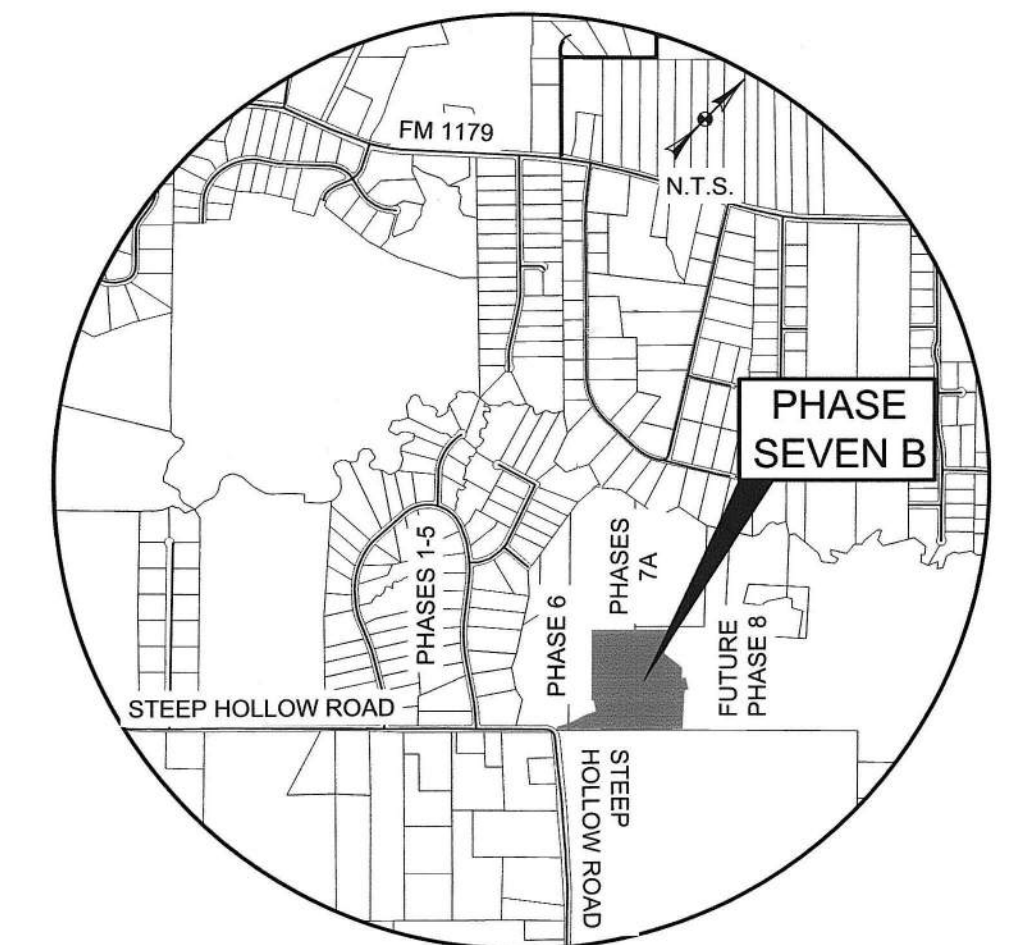
• G.2 MAILBOXES:
RURAL MAILBOXES SHALL BE SET FIVE (5) FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND CURBS, WHEN USED. ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHT OF WAY SHALL MEET THE CURRENT TxDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY BRAZOS COUNTY.

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 DRAINAGEWAYS 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 15-18, BLOCK 3
LOTS 1-6, BLOCK 4
LOTS 1-4 & 14, BLOCK 5
COMMON AREA 1
15 LOTS
GREEN BRANCH RIDGE
SUBDIVISION PHASE SEVEN B

22.04 ACRES

RICHARDSON PERRY SURVEY, A-44
BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:

GREENBRANCH PARTNERS, LTD
9471 STEEP HOLLOW ROAD
BRYAN, TEXAS 77808
(979) 774-1535

SCALE: 1"=60' MARCH, 2021
SHEET 2 OF 2

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, GREENBRANCH PARTNERS L.T.D., 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 15923, Page 155, 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.

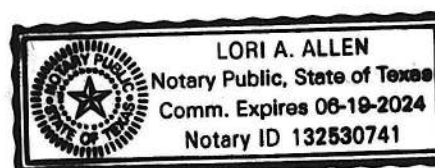
Jim Beard
Jim Beard, President
LHB, Inc., General Partner

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 3rd day of June, 2021

Lori A. Allen
Lori A. Allen
Notary Public, Brazos County, Texas



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, GREENBRANCH PARTNERS L.T.D., the owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me 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.

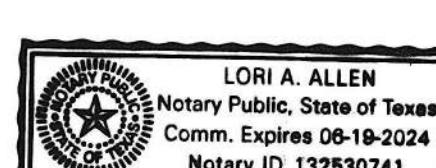
Jim Beard
Jim Beard, President
LHB, Inc., General Partner

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 3rd day of June, 2021

Lori A. Allen
Lori A. Allen
Notary Public, Brazos County, Texas



APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, *Leo Gomez*, 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 2nd day of February, 2021 and same was duly approved on the 18th day of March, 2021 by said Commission.

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

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 23rd day of June, 2021.

Jim Beard
City Engineer, Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk, together with its certified day of _____, Texas, in Volume _____

Karen McQueen
Karen McQueen, County Clerk, Brazos County, 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 18th day of June, 2021.

Kevin
City Planner, City of Bryan, Texas.

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 6/21/2021 10:12:33 AM
In the PLAT Records
Doc Number: 2021-1436191
Volume - Page: 17109-265
Number of Pages: 2
Amount: 73.00
Order#: 2021067 1000040
By: MG



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 1st day of June, 2021.

Duane Peters
County Judge, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

I, Steven Ray Estes, Registered Professional Land Surveyor No. 5631, 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.

Steven Ray Estes
Steven Ray Estes, R.P.L.S. No. 5631

