

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 Berry Alvin Risinger, 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, 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, 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 72° 59' 43" E along the approximate centerline of Steep Hollow Branch, same being the common line between the beforementioned 37.2 acre -

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 found 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, outwesterly 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;

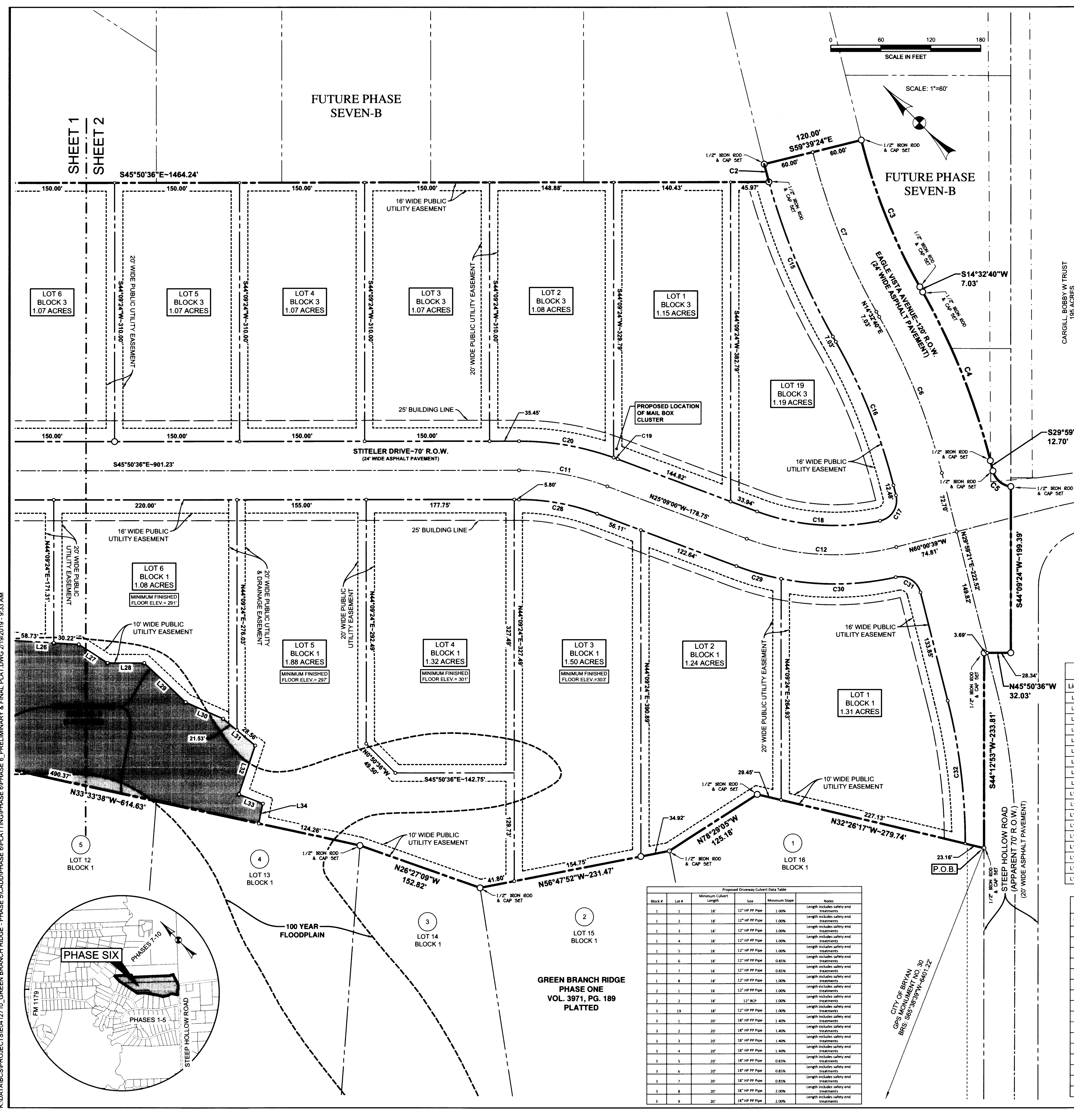
THENCE along the east right-of-way line of the proposed Eagle Vista Avenue, as follows:

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 Table		Line Table	
Line	Direction	Line	Direction
L1	S09°59'41"W	L19	S61°39'13"E
L2	S30°22'02"E	L20	S40°12'16"E
L3	S28°09'43"W	L21	S79°55'59"E
L4	S07°27'50"W	L22	S47°24'20"E
L5	S71°53'59"E	L23	S70°39'14"E
L6	S22°07'18"W	L24	S51°50'28"E
L7	N67°35'41"W	L25	N61°00'11"E
L8	S52°27'41"W	L26	S42°26'22"E
L9	S11°07'25"W	L27	S13°19'42"E
L10	S81°34'32"E	L28	S45°40'38"E
L11	S62°23'19"E	L29	S02°28'19"E
L12	S34°58'09"E	L30	S21°58'08"E
L13	S11°58'59"E	L31	S05°49'23"E
L14	S24°28'27"W	L32	S62°28'50"W
L15	S18°58'38"E	L33	S24°19'11"E
L16	S99°00'34"W	L34	S56°08'33"W
L17	S01°23'14"E		
L18	S22°37'22"E		

# Key	Owner	Legal Description	Area (Ac)
1	Adams, William K & Kathryn M	Green Branch Ridge Ph 1, Block 1, Lot 16	3.32
2	Brumbaugh, Adam J & Haley B	Green Branch Ridge Ph 1, Block 1, Lot 15	2.29
3	Hancock, Edith Ann	Green Branch Ridge Ph 1, Block 1, Lot 14	2.06
4	Balke, Kevin N & Nancy R	Green Branch Ridge Ph 1, Block 1, Lot 13	3.08
5	Gilliland, William C & April A	Green Branch Ridge Ph 1, Block 1, Lot 12	2.52
6	Thompson, Melinda L & Warren E	Green Branch Ridge Ph 1, Block 1, Lot 11	2.55
7	Ratliff, Joe Rob & Lindsay Burt	Green Branch Ridge Ph 5, Lot 1	2.13
8	Urban, Christopher L & Sara R	Green Branch Ridge Ph 5, Lot 2	1.34
9	Borsh, Robert M Jr. & Susan M	Green Branch Ridge Ph 5, Lot 3	1.11
10	Beard Family Partnership	Green Branch Ridge Ph 5, Lot 4	1.38
11	Beard Family Partnership	Green Branch Ridge Ph 5, Lot 5	1.26
12	Beard Family Partnership	Green Branch Ridge Ph 5, Lot 6	1.53
13	Beard Family Partnership	Green Branch Ridge Ph 5, Lot 7	3.6
14	Schultz, Rudolph H Jr	Steep Hollow Circle Dr., Bk 1, Lot 14	1.18
15	Murray, Shannon K & Pamela A	Steep Hollow Circle Dr., Bk 1, Lot 15	1.73
16	Jones, Carol D	Steep Hollow Circle Dr., Bk 1, Lot 16	1.43
17	Easte, Sammie & Shirley	Steep Hollow Circle Dr., Bk 1, Lot 17	2.13

Curve Table				Curve Table			
Curve	Length	Radius	Delta	Curve	Length	Radius	Delta
C1	111.05	835.00	7°31'11"	C17	40.33	25.00	92°26'03"
C2	22.10	810.00	1°33'49"	C18	149.98	265.00	32°25'36"
C3	190.26	690.00	15°47'56"	C19	5.28	335.00	0°54'11"
C4	218.34	810.00	15°26'41"	C20	115.71	335.00	19°47'25"
C5	30.37	25.00	69°35'42"	C21	34.64	235.00	8°29'39"
C6	202.17	750.00	15°26'41"	C22	44.47	235.00	10°50'32"
C7	206.81	750.00	15°47'56"	C23	35.08	25.00	80°21'13"
C8	160.19	800.00	11°28'22"	C24	153.18	765.00	11°28'22"
C9	244.35	200.00	70°00'00"	C25	228.58	235.00	55°43'53"
C10	109.36	200.00	31°19'46"	C26	39.46	25.00	90°26'23"
C11	108.35	300.00	20°41'38"	C27	41.11	165.00	14°16'27"
C12	182.53	300.00	34°51'39"	C28	95.71	265.00	20°41'36"
C13	167.20	835.00	11°28'22"	C29	55.81	335.00	9°32'45"
C14	201.59	165.00	70°00'00"	C30	138.53	335.00	23°41'33"
C15	201.25	810.00	14°14'07"	C31	38.56	25.00	88°22'36"
C16	186.00	690.00	15°26'41"	C32	172.94	690.00	14°21'38"

Block #	Lot #	Minimum Culvert Length	Size	Minimum Slope	Notes
1	1	18'	12" HP PP Pipe	1.00%	Length includes safety end treatments
1	2	18'	12" HP PP Pipe	1.00%	Length includes safety end treatments
1	3	18'	12" HP PP Pipe	1.00%	Length includes safety end treatments
1	4	18'	12" HP PP Pipe	1.00%	Length includes safety end treatments
1	5	18'	12" HP PP Pipe	1.00%	Length includes safety end treatments
1	6	18'	12" HP PP Pipe	0.85%	Length includes safety end treatments
1	7	18'	12" HP PP Pipe	0.85%	Length includes safety end treatments
1	8	18'	12" HP PP Pipe	1.00%	Length includes safety end treatments
2	1	18'	12" HP PP Pipe	1.00%	Length includes safety end treatments
2	2	18'	12" HP PP Pipe	1.00%	Length includes safety end treatments
3	1	18'	12" HP PP Pipe	1.00%	Length includes safety end treatments
3	2	20'	18" HP PP Pipe	1.40%	Length includes safety end treatments
3	3	20'	18" HP PP Pipe	1.40%	Length includes safety end treatments
3	4	20'	18" HP PP Pipe	1.40%	Length includes safety end treatments
3	5	20'	18" HP PP Pipe	0.85%	Length includes safety end treatments
3	6	20'	18" HP PP Pipe	0.85%	Length includes safety end treatments
3	7	20'	18" HP PP Pipe	0.85%	Length includes safety end treatments
3	8	20'	18" HP PP Pipe	2.00%	Length includes safety end treatments
3	9	20'	18" HP PP Pipe	2.00%	Length includes safety end treatments

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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.
9471 STEEP HOLLOW ROAD
BRYAN, TEXAS 77808
(979) 774-3535

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

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