

Line Table		Curve Table					
Line	Direction	Length	Curve	Length	Radius	Delta	Chord Bearing
L1	S14°07'09"W	75.54	C1	111.00'	835.00'	7°37'11"	N07°27'22"E-110.96'
L2	S08°20'17"W	86.09	C2	244.48'	800.00'	17°30'30"	S35°24'06"W-243.53'
L3	S16°06'54"E	49.21'	C3	86.79'	400.00'	12°25'50"	S50°22'11"W-86.62'
L4	S50°24'04"W	47.70'	C4	144.13'	835.00'	9°53'20"	S39°12'41"W-143.96'
L5	S40°29'12"E	32.20'	C5	94.39'	435.00'	12°25'50"	S50°22'11"W-94.20'
L6	S01°46'17"W	61.50'	C6	233.79'	765.00'	17°30'30"	S35°24'06"W-232.88'
L7	N45°23'57"E	58.19'	C7	39.27'	25.00'	90°00'00"	S89°09'24"W-35.36'
L8	N83°33'42"W	54.57'	C8	74.80'	50.00'	85°47'12"	S43°09'50"E-68.00'
L9	S33°06'17"W	14.20'	C9	74.80'	50.00'	85°47'10"	N51°02'59"E-68.00'
L10	S40°07'59"W	48.80'	C10	74.80'	50.00'	85°46'24"	N34°43'48"W-68.00'
L11	S70°24'40"W	157.68'	C11	12.94'	50.00'	13°47'57"	N48°11'00"W-12.01'
L12	N78°16'51"W	74.72'	C12	40.97'	25.00'	93°54'20"	S01°06'31"W-36.54'
L13	N87°29'12"W	68.16'	C13	54.31'	365.00'	8°31'29"	S52°19'34"W-54.26'
L14	S73°13'23"W	36.22'					
L15	S47°05'00"W	223.21'					
L16	S09°59'41"W	6.03'					

**FINAL PLAT**  
OF  
LOTS 3-5, BLOCK 2  
LOTS 10-14, BLOCK 3  
LOTS 5-8, BLOCK 5  
COMMON AREA 1  
**GREEN BRANCH RIDGE**  
**SUBDIVISION PHASE SEVEN A**  
**25.24 ACRES**  
RICHARDSON PERRY SURVEY, A-44  
BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:  
THE BEARD FAMILY PARTNERSHIP L.L.P.      J. B. "JIM" BEARD      ELSIE BEARD HUNT  
9471 STEEP HOLLOW ROAD      9471 STEEP HOLLOW ROAD      3310 FAIRMONT ST  
BRYAN, TEXAS 77808      BRYAN, TEXAS 77808      BRYAN, TEXAS 77808  
(979) 774-1535      (979) 774-1535      (979) 774-1535

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

CIVIL ENGINEERING CONSULTANTS  
1555 GREENS PRAIRIE ROAD WEST  
COLLEGE STATION, TX 77845 - 19191846-6212  
TEXAS FIRM REGISTRATION NUMBERS  
ENG. F-2214 & SURVEYING 100410-00



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

Field notes of a 25.24 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 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;

Part of a 50.000 acre tract described in the deed from Robert Harry Stittler to J. B. (Jim) Beard, recorded in Volume 323, Page 630, of the Official Records of Brazos County, Texas, and said 25.24 acre tract being more particularly described as follows:

BEGINNING at the common corner between Lot 15 and Lot 16, Steep Hollow Circle Drive Addition, according to the plat recorded in Volume 292, Page 391, of the Deed Records of Brazos County, Texas, from which a 1/2" iron rod found bears N 87° 47' 16" W - 19.8 feet, said corner lying in the average thread of Steep Hollow Branch, the north corner of Lot 7 - 3.60 acres, Green Branch Ridge, Phase Five, according to the plat recorded in Volume 13877, Page 58, of the Official Records of Brazos County, Texas, bears N 72° 59' 43" W - 49.28 feet;

THENCE along the south line of Steep Hollow Circle Drive Addition, specifically Lots 16, 17, and 18, same being along the average thread of Steep Hollow Branch, as follows:

N 50° 35' 34" E for a distance of 206.24 feet,  
N 79° 32' 42" E for a distance of 476.44 feet,  
N 18° 14' 51" E for a distance of 232.00 feet to the common corner between Lot 18 and Lot 19, Steep Hollow Circle Drive Addition;

THENCE through and across the beforementioned Beard - 50.000 acre tract, as follows:

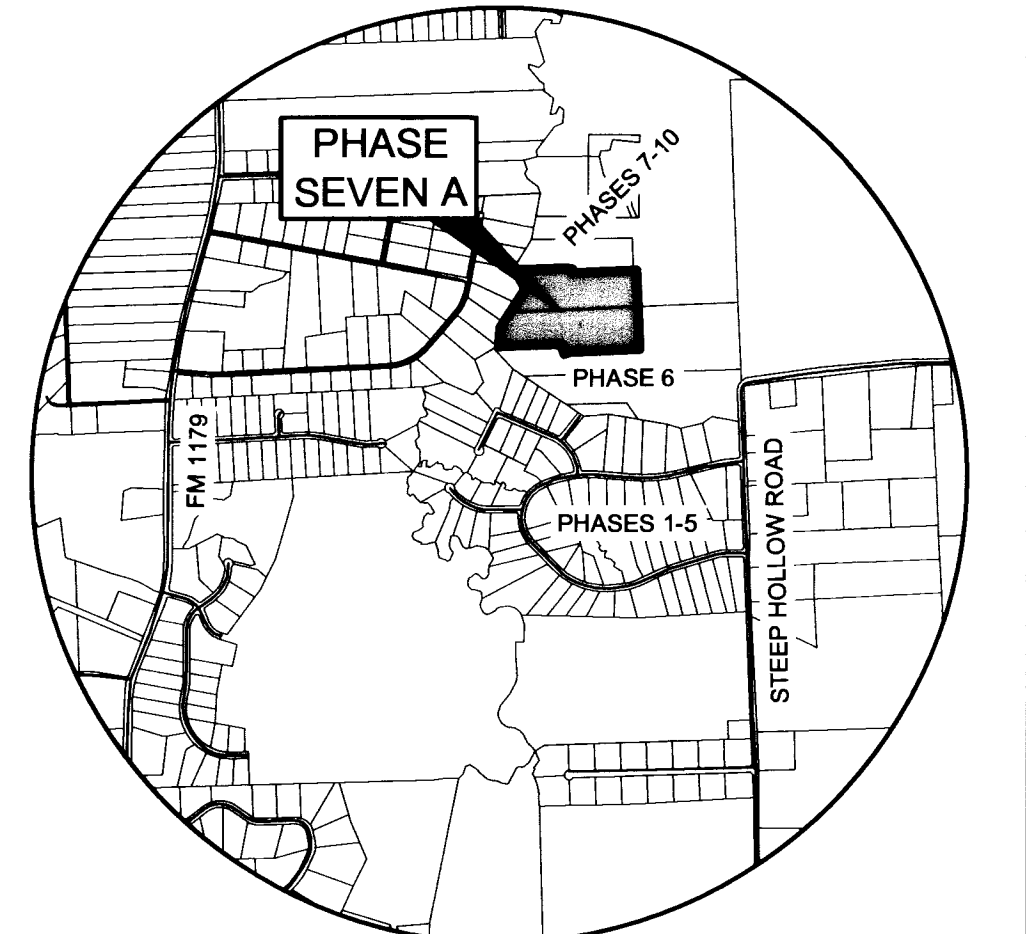
S 41° 08' 04" E for a distance of 24.80 feet to a 1/2" iron rod and cap set,  
S 45° 50' 36" E for a distance of 519.18 feet to a 1/2" iron rod and cap set in the northwest right-of-way line of the proposed Meadow Green Lane - 70' wide right-of-way,  
S 33° 24' 41" E across the beforementioned proposed Meadow Green Lane right-of-way, for a distance of 70.00 feet to a 1/2" iron rod and cap set in the southeast right-of-way line;  
S 56° 35' 19" W along the southeast right-of-way line of the proposed Meadow Green Lane, for a distance of 38.66 feet to a 1/2" iron rod and cap set;

S 45° 50' 36" E crossing a pond, for a distance of 673.62 feet to a 1/2" iron rod and cap set;  
S 44° 09' 24" W for a distance of 833.93 feet to a 1/2" iron rod and cap set, from which the east corner of Lot 16 - 3.32 acres, 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, bears S 07° 02' 51" E - 1274.46 feet,  
N 45° 50' 36" W for a distance of 729.07 feet to a 1/2" iron rod and cap set in the southeast right-of-way line of the proposed Meadow Green Lane - 70' wide right-of-way,  
N 63° 21' 12" W crossing Meadow Green Lane, for a distance of 70.00 feet to a 1/2" iron rod and cap set in the northwest right-of-way line of the proposed Meadow Green Lane, same being in a curve, concave to the southeast, having a radius of 835.00 feet,  
Northeasterly along said curve, same being the northwest right-of-way line of Meadow Green Lane, for an arc distance of 111.05 feet, to a 1/2" iron rod and cap set, the chord bears N 30° 27' 23" E - 110.96 feet,  
N 45° 50' 36" W for a distance of 653.10 feet to the PLACE OF BEGINNING, containing 25.24 acres of land, more or less.

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:
  - J. B. "JIM" BEARD BY VIRTUE OF DEED RECORDED IN VOL. 323, PG. 630 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.
  - ELSIE BEARD HUNT BY VIRTUE OF DEED RECORDED IN VOL. 9671, PG. 273 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.
3. A PORTION OF PHASE 7A 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. 480410210E. 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 BTU 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. 391-PLATTED), THE THREAD OF THE STREAM MEANDERS ON EITHER SIDE OF THIS LINE.
  - REACH 2 - HAS A COMMON BOUNDARY LINE WITH EASTERLING 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: NAVD88.
8. PHASE 7A IS IN THE BRYAN INDEPENDENT SCHOOL DISTRICT.
9. THE INTENDED LAND USE OF PHASE 7A IS RESIDENTIAL.
10. PHASE 7A LIES WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF BRYAN.
11. COMMON AREAS SHOWN ON PHASE 7A 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 13 & 14 OF BLOCK 3 AND LOT 5 OF BLOCK 5.
13. WATER SERVICE FOR GREEN BRANCH RIDGE PHASE 7A WILL BE PROVIDED BY WICKSON CREEK SPECIAL UTILITY DISTRICT.
14. ALL LOTS IN GREEN BRANCH RIDGE PHASE 7A 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.
- 15. 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 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 OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS 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 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 COUNTY ORDER ADOPTED BY THE 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 SIGNS THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.



Proposed Driveway Culvert Data Table					
Block #	Lot #	Minimum Culvert Length	Size	Minimum Slope	Notes
2	3	18'	12" HP PP Pipe	1.00%	Length includes safety end treatments
2	4	18'	12" HP PP Pipe	1.00%	Length includes safety end treatments
2	5	18'	12" HP PP Pipe	1.00%	Length includes safety end treatments
3	10	20'	18" HP PP Pipe	2.00%	Length includes safety end treatments
3	11	20'	18" HP PP Pipe	2.00%	Length includes safety end treatments
3	12	20'	18" HP PP Pipe	0.50%	Length includes safety end treatments
3	13	18'	12" HP PP Pipe	2.50%	Length includes safety end treatments
3	14	18'	12" HP PP Pipe	2.50%	Length includes safety end treatments
5	5	18'	12" HP PP Pipe	2.50%	Length includes safety end treatments
5	6	20'	18" HP PP Pipe	0.50%	Length includes safety end treatments
5	7	20'	18" HP PP Pipe	2.00%	Length includes safety end treatments
5	8	20'	18" HP PP Pipe	2.00%	Length includes safety end treatments

K:\MAPPING\PROJECTS\1276\_GREEN BRANCH RIDGE - PHASE SEVEN A\PHASE SEVEN A\_FINAL PLAT.DWG 01/26/19 10:43:55 AM

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  
KFB, 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*  
Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, J. B. "JIM" BEARD, the owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Deed Records of Brazos County in Volume 323, Page 630, 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  
KFB, 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*  
Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, ELSIE BEARD HUNT, the owner of the land shown on this plat, being part of the tract of land as conveyed to me in the Deed Records of Brazos County in Volume 9671, Page 273, 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.

*Elsie Beard Hunt*  
Elsie Beard Hunt

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Elsie Beard Hunt, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose stated.

Given under my hand and seal of office this 14th day of February, 2019.

*Karen C. Gross*  
Notary Public, State of Florida  
My Comm. Expires 02-12-2020  
Brazos County, 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 22nd day of February, 2019.

*W. Paul Clapper*  
City Engineer, Bryan, Texas

Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 3/27/2019 3:27:42 PM  
In the PLAT Records  
Doc Number: 2019-1356289  
Volume - Page: 15226 - 200  
Number of Pages: 2  
Amount: 73.00  
Order#: 20190327000115  
By: MO

*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 26th day of March, 2019.

*Jeff A. ...*  
City Planner, City of 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 7th day of February, 2019 by said Commission.

*Bobby Gutierrez*  
Chair, Planning & Zoning Commission  
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 14th day of February, 2019.

*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

**FINAL PLAT**  
OF  
LOTS 3-5, BLOCK 2  
LOTS 10-14, BLOCK 3  
LOTS 5-8, BLOCK 5  
COMMON AREA 1

**GREEN BRANCH RIDGE  
SUBDIVISION PHASE SEVEN A**

**25.24 ACRES**

RICHARDSON PERRY SURVEY, A-44  
BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:  
THE BEARD FAMILY PARTNERSHIP L.L.P.      J. B. "JIM" BEARD      ELSIE BEARD HUNT  
9471 STEEP HOLLOW ROAD      9471 STEEP HOLLOW ROAD      3310 FAIRMONT ST  
BRYAN, TEXAS 77808      BRYAN, TEXAS 77808      APT. 9B  
(979) 774-1535      (979) 774-1535      DALLAS, TEXAS 75201

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

CIVIL ENGINEERING CONSULTANTS  
1555 GREENS PRairie ROAD WEST  
COLLEGE STATION, TX 77848 • (979) 466-8212  
TEXAS FIRM REGISTRATION NUMBERS  
ENG. F-2214 & SURVEYING 100410-00

**GEC**