

LEGEND

TELEPHONE PEDESTAL	⊙
WATER METER	⊙
WATER LINE	—
FIRE VALVE	⊙
OVERHEAD ELECT. LINE	—
POWER POLE	⊙
LIGHT POLE	⊙
PIPELINE	—
WOOD FENCE (& FENCE CORNER)	—
CHAIN LINK FENCE	—
BARBED WIRE FENCE	—
PHASE LINE	—
PROPOSED WATER LINE	—
PROPOSED UNDERGROUND ELECTRIC LINE	—
COMMON DRAINAGE AREA	—

SCALE: 1"=200'
(24"x36")

CENTERLINE OF ROADWAY PHASE 10 LINE TABLE

LINE	BEARING	DISTANCE
L189	S27°31'48"W	39.53'
L190	S04°23'33"W	120.49'
L191	S44°19'23"W	75.80'
L192	S84°09'24"W	37.53'
L193	S44°09'24"W	58.20'
L194	S44°09'24"W	2070.57'
L195	N45°50'36"W	471.81'
L196	N66°45'27"W	301.20'
L197	N66°45'27"W	453.72'
L198	S23°14'33"W	137.49'
L199	S44°19'23"W	156.51'

CENTERLINE OF ROADWAY CURVE TABLE PHASE 10

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C26	279.25'	800.00'	02°00'00"	S54°09'24"W-277.84'
C27	292.02'	800.00'	02°04'51"	N56°18'02"W-290.40'
C28	61.33'	800.00'	00°23'33"	N64°33'41"W-61.32'
C29	294.34'	800.00'	02°10'51"	S33°46'58"W-292.69'
C30	74.20'	100.71'	04°21'54"	S25°34'15"W-72.53'
C31	40.38'	100.00'	02°30'18"	S15°57'41"W-40.11'

CENTERLINE ROADWAY LINE TABLE

LINE	BEARING	DISTANCE
L84	N51°55'40"W	19.03'
L85	N63°32'31"W	42.11'
L86	N10°09'47"E	126.73'
L87	N79°50'13"W	261.27'
L88	N45°50'36"W	895.44'
L89	N77°10'23"W	8.25'
L90	S85°10'26"W	59.96'
L91	S15°10'26"W	252.62'
L92	S44°09'24"W	151.67'
L93	S56°35'19"W	821.67'
L94	N19°52'29"W	95.86'
L95	N62°28'12"W	705.40'
L96	N62°28'12"W	652.27'
L97	S43°47'31"W	137.54'
L98	N78°29'05"W	125.18'
L99	S44°09'24"W	696.91'
L100	S64°09'24"W	341.02'
L101	S45°50'36"E	114.29'
L102	S25°50'36"E	181.08'

CENTERLINE ROADWAY CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C12	182.43'	900.00'	01°13'51"	N57°44'05"W-182.12'
C13	596.67'	1000.00'	03°41'12"	N27°15'23"E-587.86'
C14	396.18'	675.00'	03°33'44"	S26°58'39"W-390.52'
C15	207.65'	350.00'	02°50'25"E-204.62'	
C16	109.36'	200.00'	03°19'46"	N61°30'30"W-108.00'
C17	244.35'	200.00'	07°00'00"	S50°10'26"W-229.43'
C18	404.67'	800.00'	02°58'58"	S29°39'55"W-400.37'
C19	86.79'	400.00'	01°22'56"	S50°22'21"W-86.62'
C20	90.35'	50.00'	10°32'12"	N71°38'35"W-78.55'
C21	185.86'	250.00'	04°23'42"	N41°10'20"W-181.61'
C22	521.75'	1000.00'	02°29'33"	S28°50'42"W-515.85'
C23	528.11'	1000.00'	03°01'30"	S29°01'38"W-521.99'
C24	279.25'	800.00'	02°00'00"	S54°09'24"W-277.84'
C25	69.81'	200.00'	02°00'00"	S35°50'36"E-69.46'

REVISED: APRIL 3, 2018
PHASES 6-10 ADDED TO MASTER PRELIMINARY PLAN

REVISED: JULY 9, 2018
PHASE 10 REVISED, COMMON DRAINAGE AREA ADDED, LOT WIDTHS ADJUSTED TO 10'

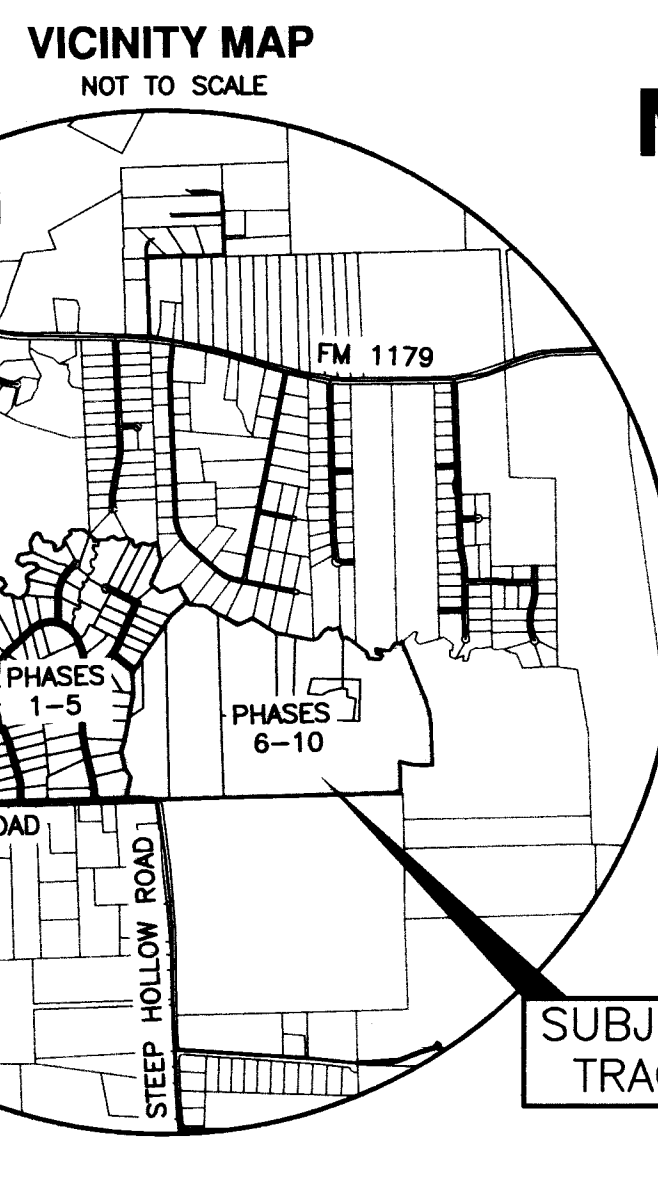
REVISED: JULY 25, 2018
BLOCK 6, LOTS 14 & 15 REVISED, INITIAL 1000' OF EAGLE VISTA SHIFTED WEST

CENTERLINE OF STEEP HOLLOW BRANCH

LINE	BEARING	DISTANCE
CL109	S72°59'43"E	49.28'
CL110	N26°49'23"E	70.31'
CL111	N06°07'37"W	143.84'
CL112	N21°59'23"E	57.85'
CL113	N75°40'23"E	48.83'
CL114	N25°56'23"E	97.24'
CL115	S58°37'37"E	147.71'
CL116	N29°32'23"E	61.32'
CL117	N82°50'23"E	323.45'
CL118	S60°40'37"E	88.24'
CL119	N51°03'23"E	139.52'
CL120	N05°36'37"W	60.43'
CL121	S71°58'23"W	86.30'
CL122	N50°25'37"W	56.08'
CL123	N57°12'23"E	170.41'
CL124	N06°52'37"W	123.87'
CL125	N44°10'23"E	76.75'
CL126	N10°48'37"W	53.95'
CL127	N05°28'23"E	173.69'
CL128	N47°58'23"E	42.36'

CENTERLINE OF STEEP HOLLOW BRANCH

LINE	BEARING	DISTANCE
CL129	S25°57'37"E	110.49'
CL130	S87°44'37"E	80.25'
CL131	N28°51'23"E	335.99'
CL132	S81°40'11"W	149.94'
CL133	N39°37'49"W	85.92'
CL134	N54°23'11"E	35.12'
CL135	N44°34'49"W	85.40'
CL136	S66°33'11"W	81.70'
CL137	S22°06'11"W	110.72'
CL138	N39°17'49"W	74.44'
CL139	S37°59'11"E	56.32'
CL140	S28°08'49"E	134.03'
CL141	S15°59'11"W	84.31'
CL142	S57°47'11"W	54.31'
CL143	S33°02'11"W	130.61'
CL144	S82°11'11"W	66.28'
CL145	S42°28'11"W	128.58'
CL146	S78°20'11"W	90.69'
CL147	S55°09'11"W	84.21'



MASTER PRELIMINARY PLAN
OF
GREEN BRANCH RIDGE
PHASES 6-10
SUBDIVISION

181.23 ACRE TRACT

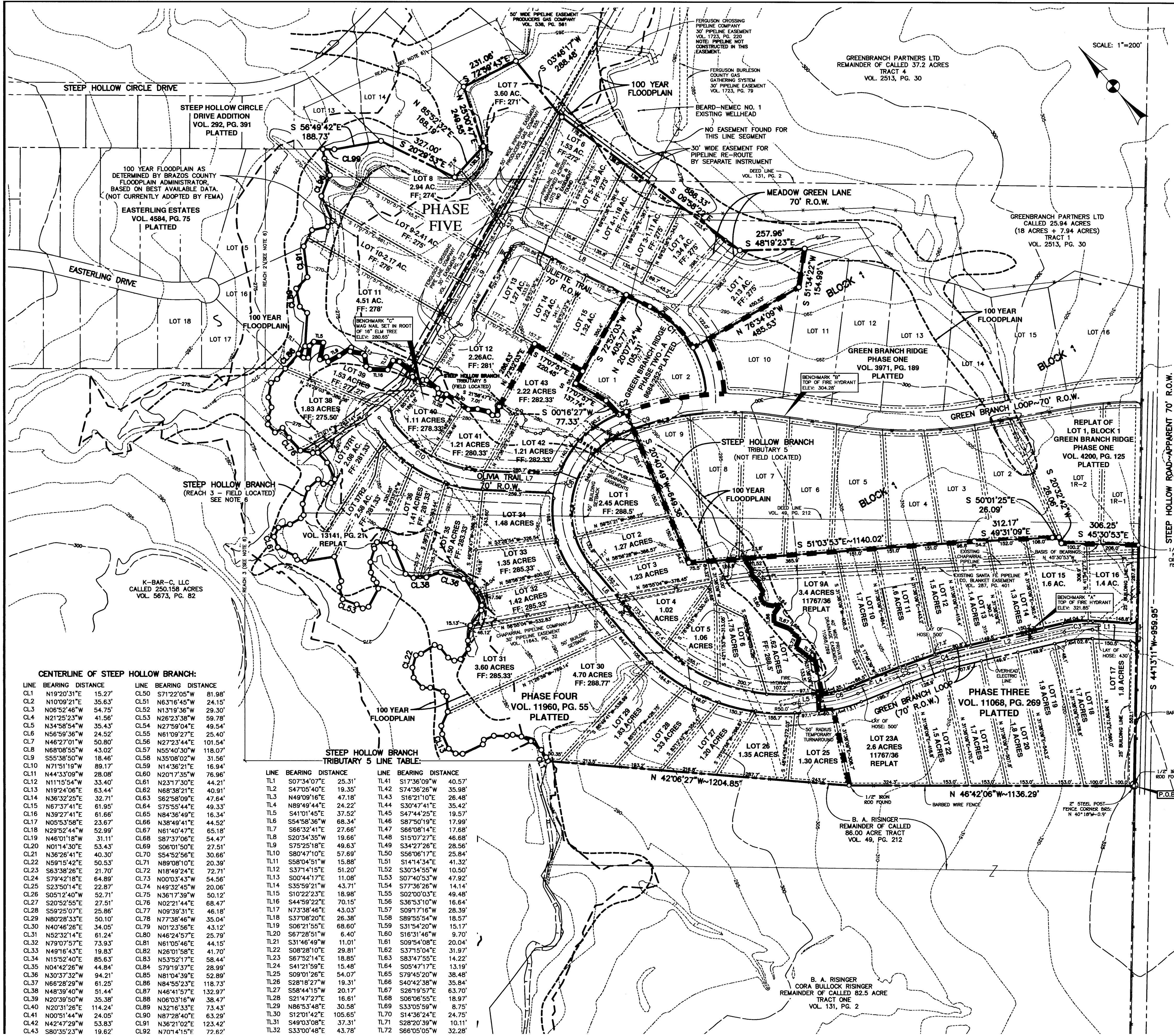
RICHARDSON PERRY SURVEY, A-44
BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
THE BEARD FAMILY PARTNERSHIP L.L.P.
9471 STEEP HOLLOW ROAD
BRYAN, TEXAS 77808
(979) 774-1555

SCALE: 1"=200' MAY, 2018
CEC CIVIL ENGINEERING CONSULTANTS
4101 S. TEXAS AV. STE A
BRYAN, TX 77802 — (979)845-6212
TEXAS FIRM REGISTRATION NUMBERS
ENG. F.2214 & SURVEYING 100410-00

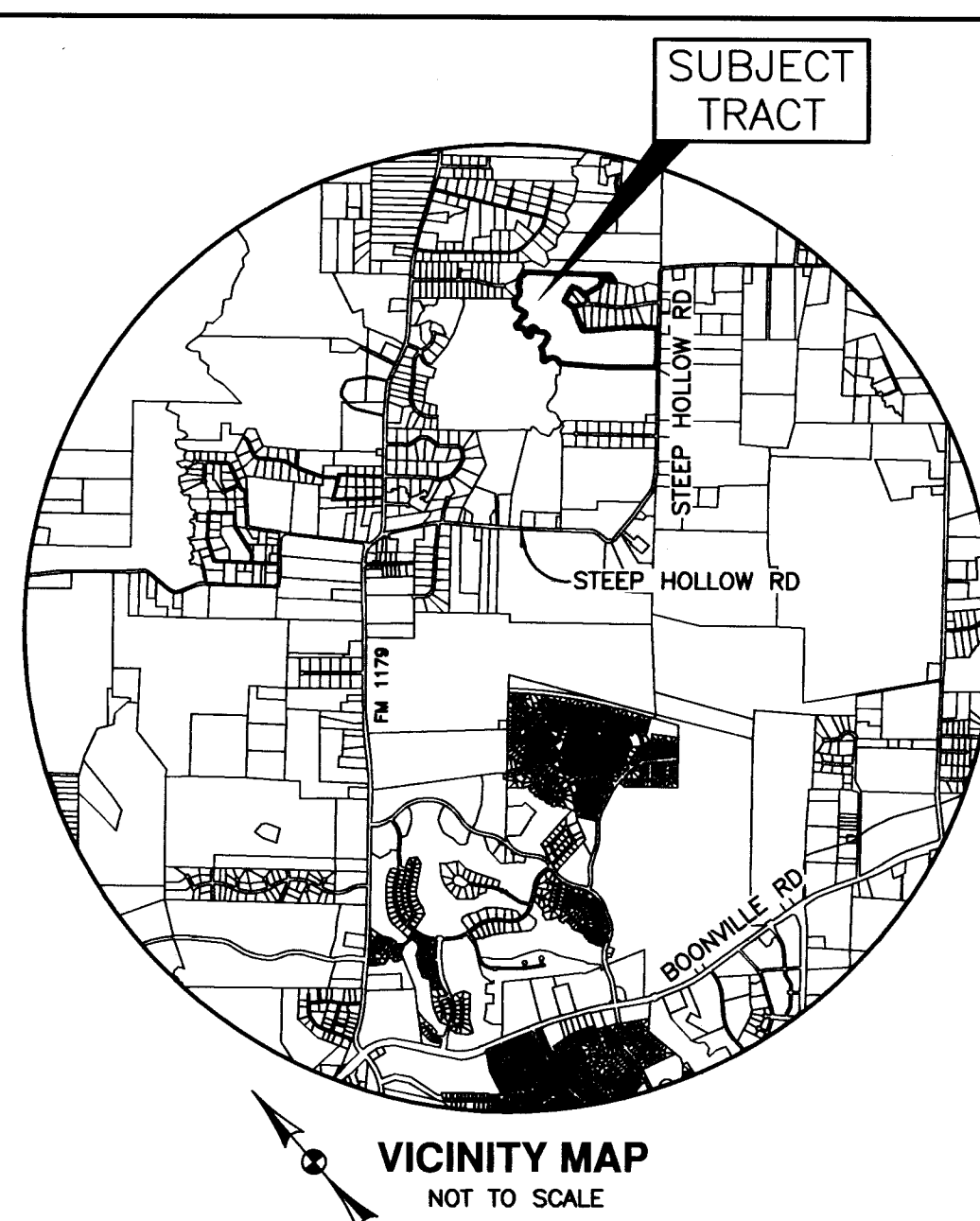
308.28 ACRE TRACT LINE TABLE

LINE	BEARING	DISTANCE
L103	S45°50'36"E	32.03'
L104	S44°12'53"W	233.81'
L105	S32°26'17"E	23.16'
L106	N78°29'05"W	125.18'
L107	S56°47'52"E	14.22'
L108	S56°47'52"E	217.25'
L109	S09°58'22"E	35.35'
L110	S09°58'22"E	35.04'



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 IN THE BEARD FAMILY PARTNERSHIP BY VIRTUE OF DEED RECORDED IN VOL. 2752, PG. 01 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
3. A PORTION OF THE SUBJECT TRACT 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. 0210E, MAP NO. 48041C0210E. EFFECTIVE DATE: MAY 16, 2012.
4. 1/2" IRON ROD & CAP SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.
5. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. NO DEED RESEARCH WAS CONDUCTED TO DETERMINE APPLICABLE EASEMENTS. 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: NAVD83.
8. CONTOURS SHOWN HEREON ARE TAKEN FROM BRAZOS COUNTY ELECTRONIC DATA.
9. SUBJECT TRACT IS IN THE BRYAN INDEPENDENT SCHOOL DISTRICT.



113.1 ACRE TRACT CURVE TABLE:

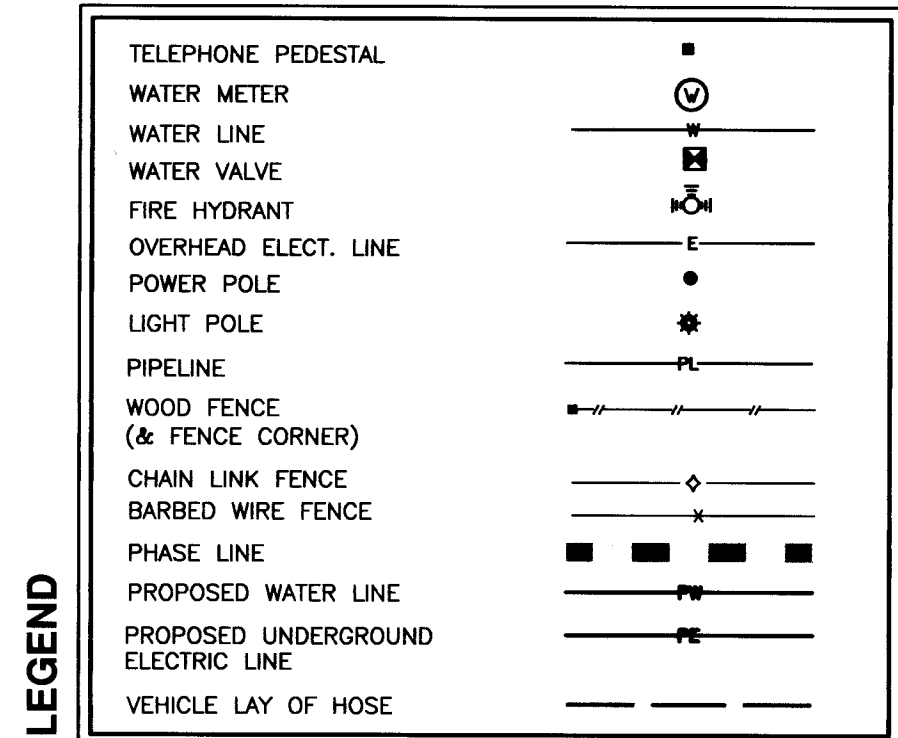
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	240.62'	410.51'	33°35'03"	N 03°18'52"W-237.19'
C2	30.00'	1198.83'	1°28'01"	S 67°35'06"E-30.00'

CENTERLINE ROADWAY LINE TABLE:

LINE	BEARING	DISTANCE
L1	N43°16'49"W	176.41'
L2	N60°04'25"W	455.81'
L3	N66°19'03"W	128.93'
L4	N68°35'51"W	195.70'
L5	N50°01'44"W	97.13'
L6	N02°53'09"E	343.41'
L7	N44°20'44"W	329.70'
L8	N20°07'24"W	630.97'
L9	S72°56'58"W	436.34'
L10	S17°03'02"E	15.00'

CENTERLINE ROADWAY CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C3	112.84'	395.00'	16°47'36"	N 51°40'37"W-112.44'
C4	58.30'	335.00'	6°14'36"	N 63°11'44"W-58.27'
C5	21.29'	535.00'	2°16'47"	S 67°27'22"W-21.29'
C6	162.04'	500.00'	18°34'06"	N 59°18'47"W-161.33'
C7	692.65'	750.00'	52°54'53"	N 23°34'18"W-668.30'
C8	709.94'	375.00'	108°28'13"	N 57°06'54"E-608.57'
C9	39.28'	1163.82'	1°56'02"	S 67°40'59"E-39.28'
C10	503.94'	505.00'	57°10'32"	N 15°45'28"W-483.29'
C11	261.14'	445.51'	33°35'03"	N 03°19'52"W-257.42'



CENTERLINE OF STEEP HOLLOW BRANCH:

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
CL1	N19°20'31"E	15.27'	CL50	S71°22'05"W	81.98'
CL2	N10°09'21"E	35.63'	CL51	N63°16'45"W	24.15'
CL3	N06°52'46"W	54.75'	CL52	N13°19'36"W	29.30'
CL4	N21°52'37"W	41.56'	CL53	N26°23'38"W	59.79'
CL5	N34°58'54"W	35.43'	CL54	N27°59'04"E	49.54'
CL6	N56°59'36"W	24.52'	CL55	N61°09'27"E	25.40'
CL7	N46°27'01"W	50.80'	CL56	N27°23'44"E	101.54'
CL8	N88°08'55"W	43.02'	CL57	N55°40'30"W	118.07'
CL9	S55°38'50"W	18.46'	CL58	N35°06'02"W	31.56'
CL10	N71°51'19"W	89.17'	CL59	N14°36'21"E	16.94'
CL11	N44°33'09"W	28.08'	CL60	N20°17'35"W	76.96'
CL12	N11°55'54"W	33.40'	CL61	N23°17'30"E	44.21'
CL13	N19°24'06"E	63.44'	CL62	N68°38'21"E	40.91'
CL14	N36°32'25"E	32.71'	CL63	S62°58'09"E	47.64'
CL15	N67°37'41"E	61.95'	CL64	S75°55'44"E	49.33'
CL16	N39°27'41"E	61.66'	CL65	N84°36'49"E	16.34'
CL17	N05°53'58"E	23.67'	CL66	N38°49'41"E	44.52'
CL18	N29°52'54"W	73.93'	CL67	N61°05'47"E	65.19'
CL19	N46°01'18"W	31.11'	CL68	S87°37'06"E	54.47'
CL20	N01°14'30"E	53.43'	CL69	S06°01'50"E	27.51'
CL21	N36°26'41"E	40.30'	CL70	S54°52'56"E	30.66'
CL22	S59°15'42"E	50.53'	CL71	N89°08'10"E	20.39'
CL23	S63°38'26"E	21.70'	CL72	N18°49'24"E	72.71'
CL24	S79°42'18"E	64.89'	CL73	N00°03'43"W	54.56'
CL25	N29°53'57"W	73.93'	CL74	N46°32'45"W	20.06'
CL26	S05°12'40"W	52.71'	CL75	N36°17'39"W	50.12'
CL27	S20°52'55"E	27.51'	CL76	N02°21'44"E	68.47'
CL28	S59°25'07"E	25.86'	CL77	N09°39'31"E	46.18'
CL29	N80°28'33"E	50.10'	CL78	N77°38'46"W	35.04'
CL30	N40°46'26"E	34.05'	CL79	N01°23'56"E	43.12'
CL31	N52°32'14"E	61.24'	CL80	N46°24'57"E	25.79'
CL32	N20°39'50"W	35.38'	CL81	N61°05'47"E	20.15'
CL33	N49°16'43"E	19.83'	CL82	N26°01'58"E	41.70'
CL34	N15°52'40"E	85.63'	CL83	N53°52'17"E	58.44'
CL35	N04°42'26"W	44.84'	CL84	S91°19'37"E	28.99'
CL36	N30°37'32"W	94.21'	CL85	N81°04'39"E	52.89'
CL37	N68°28'29"W	61.25'	CL86	N84°55'23"E	118.73'
CL38	N48°39'40"W	51.44'	CL87	N46°41'57"E	132.97'
CL39	N20°31'26"E	114.24'	CL88	N06°31'07"W	38.47'
CL40	N00°51'44"W	24.05'	CL89	N32°16'33"E	73.43'
CL41	N42°47'29"W	53.83'	CL90	N87°28'40"E	63.29'
CL42	S80°35'23"W	19.62'	CL91	N36°21'02"E	123.42'
			CL92	N70°41'15"E	72.62'

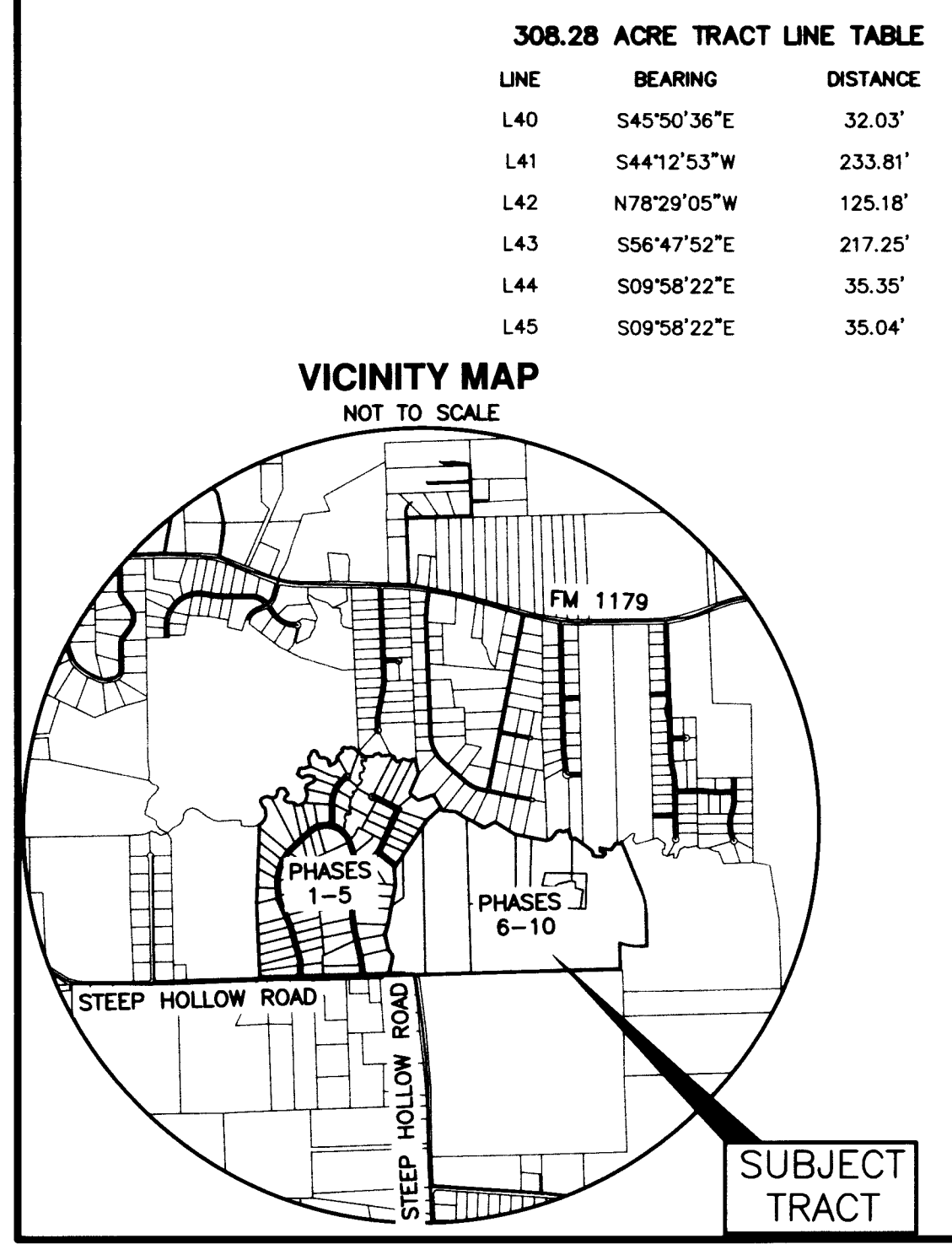
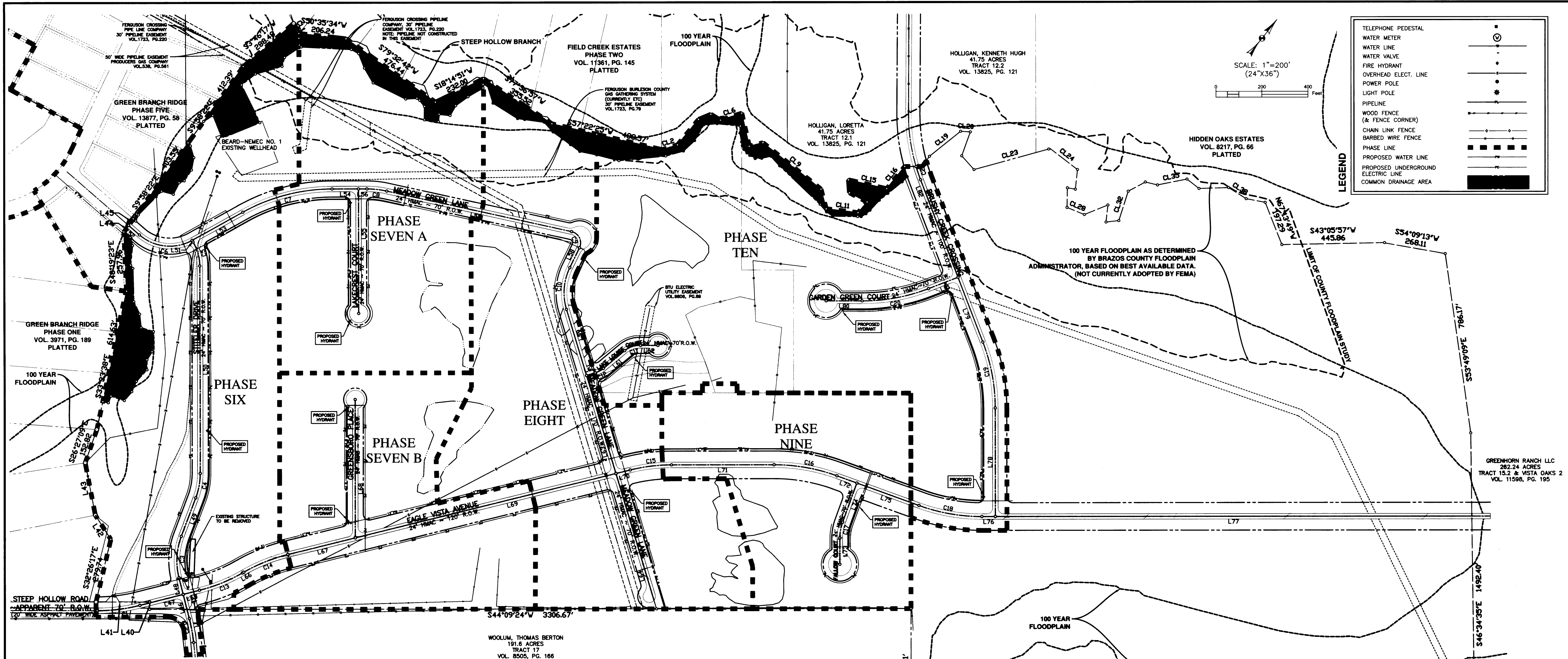
STEEL HOLLOW BRANCH TRIBUTARY 5 LINE TABLE:

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
TL1	S07°34'07"E	25.31'	TL41	S17°36'09"W	40.57'
TL2	S47°05'40"E	19.35'	TL42	S74°36'26"W	35.98'
TL3	N49°09'16"E	47.18'	TL43	S16°21'10"E	26.48'
TL4	N89°49'44"E	24.22'	TL44	S30°47'41"E	35.42'
TL5	S41°01'45"E	37.52'	TL45	S47°44'25"E	19.57'
TL6	S54°58'38"W	68.34'	TL46	S87°50'19"E	17.89'
TL7	S66°32'41"E	27.66'	TL47	S66°08'16"E	17.68'
TL8	S20°34'35"W	19.66'	TL48	S15°07'27"E	46.68'
TL9	S75°25'18"E	49.63'	TL49	S34°27'26"E	28.56'
TL10	S80°47'10"E	57.69'	TL50	S56°06'17"E	25.84'
TL11	S58°04'51"W	15.88'	TL51	S14°14'34"E	41.32'
TL12	S37°14'15"E	51.20'	TL52	S30°34'55"W	10.50'
TL13	S68°44'19"W	11.08'	TL53	S29°40'53"W	47.92'
TL14	S35°59'21"W	43.71'	TL54	S77°36'26"W	14.14'
TL15	S10°22'23"E	18.98'	TL55	S02°00'03"E	49.48'
TL16	S44°59'22"E	70.15'	TL56	S36°53'10"W	16.64'
TL17	N73°38'46"E	43.03'	TL57	S09°17'16"W	28.39'
TL18	S37°08'20"E	26.38'	TL58	S89°55'54"W	18.57'
TL19	S06°21'55"E	68.60'	TL59	S31°54'20"W	15.17'
TL20	S68°28'51"W	20.17'	TL60	S18°31'48"W	9.70'
TL21	S31°46'49"W	11.01'	TL61	S09°54'08"E	20.04'
TL22	S08°28'10"E	29.81'	TL62	S37°15'04"E	31.97'
TL23	S67°52'14"E	18.85'	TL63	S83°47'55"E	14.22'
TL24	S41°21'59"E	15.48'	TL64	S05°47'17"E	13.19'
TL25	S09°01'26"E	54.07'	TL65	S79°45'20"W	38.48'
TL26	S28°18'27"W	19.31'	TL66	S40°42'38"W	35.84'
TL27	S58°44'15"W	20.17'	TL67	S28°19'57"E	63.70'
TL28	S21°47'27"E	16.61'	TL68	S06°06'55"E	18.97'
TL29	N86°53'48"E	30.58'	TL69	S33°05'59"W	8.75'
TL30	S12°01'42"E	105.65'	TL70	S14°36'24"E	24.75'
TL31	S49°03'08"E	37.31'	TL71	S28°20'39"W	10.11'
TL32	S33°00'48"E	43.78'	TL72	S66°05'05"W	32.28'

PHASE 5 - LOT WIDTHS AT BUILDING SETBACK LINE:
 LOT 1: 161.24'
 LOT 2: 149.21'
 LOT 3: 135.84'
 LOT 4: 135.84'
 LOT 5: 135.84'
 LOT 6: 144.11'
 LOT 7: 148.66'
 LOT 8: 149.13'
 LOT 11: 153.29'
 LOT 12: 247.53'

FIFTH REVISED MASTER PRELIMINARY PLAN OF GREEN BRANCH RIDGE SUBDIVISION
113.1 ACRE TRACT
 RICHARDSON PERRY SURVEY, A-44
 BRAZOS COUNTY, TEXAS
 OWNED AND DEVELOPED BY:
 THE BEARD FAMILY PARTNERSHIP L.L.P.,
 9471 STEEP HOLLOW ROAD
 BRYAN TEXAS 77808

REVISED: SEPTEMBER 27, 2016
 PER SITE DEVELOPMENT REVIEW - SECOND ACTION NOTIFICATION.
 REVISED: JUNE 27, 2016
 MODIFIED PIPELINE EASEMENT AND JULIETTE TRAIL R.O.W. CORRECTED LINE TABLES AND ADDED FLOODPLAIN HATCH.
 REVISED: MARCH 24, 2016
 PER COB SITE DEV. REVIEW - FIRST ACTION.
 REVISED: FEBRUARY 29, 2016
 FOR PHASE 5 PLATTING.
 REVISED: MARCH 10, 2014
 PER BRAZOS COUNTY REVIEW COMMENTS DATED: MARCH 3, 2014.
 REVISED: FEBRUARY 12, 2014



308.28 ACRE TRACT LINE TABLE			CENTERLINE OF STEEP HOLLOW BRANCH			CENTERLINE OF STEEP HOLLOW BRANCH			CENTERLINE ROADWAY LINE TABLE			CENTERLINE ROADWAY CURVE TABLE:							
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING			
L40	S45°50'36"E	32.03'	CL1	S72°59'43"E	49.28'	CL21	S25°57'37"E	110.49'	L46	N60°00'39"W	108.20'	L66	S14°32'40"W	7.03'	C1	187.98'	750.00'	014°21'38"	N37°10'10"E-187.49'
L41	S44°12'53"W	233.81'	CL2	N26°49'23"E	70.31'	CL22	S87°44'37"E	80.25'	L47	S29°59'21"W	193.70'	L67	S30°20'36"W	301.50'	C2	105.81'	750.00'	008°04'59"	N55°58'09"W-105.72'
L42	N78°29'05"W	125.18'	CL3	N06°07'37"E	143.84'	CL23	N28°51'23"E	335.99'	L48	N60°00'39"W	74.81'	L68	S45°50'36"E	601.09'	C3	182.53'	300.00'	034°51'39"	N42°34'50"W-179.73'
L43	S56°47'52"E	217.25'	CL4	N21°59'23"E	57.85'	CL24	S81°40'11"W	149.94'	L49	N25°09'00"W	178.75'	L69	S30°20'36"W	1165.86'	C4	108.35'	300.00'	020°41'36"	N35°29'48"W-107.76'
L44	S09°58'22"E	35.35'	CL5	N75°40'23"E	48.83'	CL25	N39°37'49"W	85.92'	L50	N45°50'36"E	901.23'	L70	S30°20'36"W	63.97'	C5	109.36'	200.00'	031°19'46"	N61°30'30"W-108.00'
L45	S09°58'22"E	35.04'	CL6	N25°56'23"E	97.24'	CL26	N54°23'11"E	35.12'	L51	N77°10'23"W	8.25'	L71	S44°09'24"W	446.07'	C6	244.35'	200.00'	070°00'00"	S50°10'26"W-229.43'
			CL7	S58°37'37"E	147.71'	CL27	N44°34'49"W	85.40'	L52	S85°10'26"W	59.96'	L72	S64°09'24"W	91.99'	C7	404.67'	800.00'	028°58'58"	S29°39'55"W-400.37'
			CL8	N29°32'23"E	61.32'	CL28	S66°33'11"W	81.70'	L53	S15°10'26"W	252.62'	L73	S45°50'36"E	114.29'	C8	86.79'	400.00'	012°25'56"	S50°22'21"W-86.62'
			CL9	N82°50'23"E	323.45'	CL29	S22°06'11"W	110.72'	L54	S44°09'24"W	114.83'	L74	S25°50'36"E	181.08'	C9	90.35'	50.00'	103°32'12"	N71°38'35"W-78.55'
			CL10	S60°40'37"E	88.24'	CL30	N39°17'49"W	74.44'	L55	S45°50'36"E	541.10'	L75	S64°09'24"W	286.55'	C10	185.86'	250.00'	042°35'42"	N41°10'20"W-181.61'
			CL11	N51°03'23"E	139.52'	CL31	S37°59'11"W	56.32'	L56	S44°09'24"W	36.83'	L76	S44°09'24"W	58.20'	C11	74.20'	100.71'	042°12'54"	S25°34'15"W-72.53'
			CL12	N05°36'37"W	60.43'	CL32	S28°08'49"E	134.03'	L57	S56°35'19"W	821.67'	L77	S44°09'24"W	2070.57'	C12	40.38'	100.00'	023°08'15"	S15°57'41"W-40.11'
			CL13	S71°58'23"W	86.30'	CL33	S15°59'11"W	84.31'	L58	N19°52'29"W	95.86'	L78	N45°50'36"W	471.81'	C13	202.17'	750.00'	015°26'41"	N22°16'00"E-201.56'
			CL14	N50°25'37"W	56.08'	CL34	S57°47'11"W	54.31'	L59	N62°28'12"W	299.96'	L79	N66°45'27"W	301.20'	C14	206.81'	750.00'	015°47'56"	S22°26'38"W-206.15'
			CL15	S57°12'23"E	170.41'	CL35	S33°02'23"E	130.61'	L60	S27°31'48"W	39.53'	L80	S44°19'23"W	156.51'	C15	180.81'	750.00'	013°48'47"	S37°15'00"W-180.38'
			CL16	N06°52'37"W	123.87'	CL36	S82°11'11"W	66.28'	L61	S04°23'33"W	120.49'	L81	S23°14'33"W	137.48'	C16	279.25'	800.00'	020°00'00"	S54°09'24"W-277.84'
			CL17	N44°10'23"E	76.75'	CL37	S42°28'11"W	128.58'	L62	S44°19'23"W	75.80'	L82	N66°45'27"W	453.72'	C17	69.81'	200.00'	020°00'00"	S35°50'36"E-69.46'
			CL18	N10°48'37"W	53.95'	CL38	S76°20'11"W	90.69'	L63	N62°28'12"W	444.01'				C18	279.25'	800.00'	020°00'00"	S54°09'24"W-277.84'
			CL19	N05°28'23"E	173.69'	CL39	S55°09'11"W	84.21'	L64	N62°28'12"W	613.69'				C19	292.02'	800.00'	020°54'51"	N56°18'02"W-290.40'
			CL20	N47°58'23"E	42.36'				L65	S29°59'21"W	72.70'				C20	294.34'	800.00'	021°04'51"	S33°46'58"W-292.69'
														C21	61.33'	800.00'	004°23'33"	N64°33'41"W-61.32'	

MASTER PLAN OF GREEN BRANCH RIDGE PHASES 6-10 SUBDIVISION
181.23 ACRE TRACT
 RICHARDSON PERRY SURVEY, A-44
 BRAZOS COUNTY, TEXAS

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

SCALE: 1"=200' DECEMBER, 2018

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 42°30'53"W.
2. CURRENT TITLES APPEAR VESTED IN THE BEARD FAMILY PARTNERSHIP BY VIRTUE OF DEED RECORDED IN VOL. 2752, PG. 01, GREENBRANCH PARTNERS LTD BY VIRTUE OF DEED RECORDED IN VOL. 2513, PG. 30, AND ELSE BEARD HUNT BY VIRTUE OF DEED RECORDED IN VOL. 9671, PG.273 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
3. A PORTION OF THE SUBJECT TRACT 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. 02106, MAP NO. 48041002106, 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 ENCUMBERING 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 ESTERLING 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, L.L.C. - 250.158 ACRE TRACT (VOL. 5673, PG. 82).
7. ELEVATIONS ARE BASED ON GPS OBSERVATION - NAD83 TEXAS CENTRAL ZONE, VERTICAL DATUM: NAVD83.
8. SUBJECT TRACT IS IN THE BRYAN INDEPENDENT SCHOOL DISTRICT.
9. COMMON AREA DEDICATED FOR DRAINAGE IN PHASES 6-10 IS ESTIMATED FROM THE CENTERLINE OF THE CREEK FOR PLANNING PURPOSES. ACTUAL CREEK BANK HAS NOT BEEN LOCATED TO DETERMINE FINAL LOT BOUNDARIES.
10. THE INTENDED LAND USE OF THE SUBJECT TRACT IS RESIDENTIAL.
11. THE SUBJECT TRACT LIES WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF BRYAN.

CEC 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