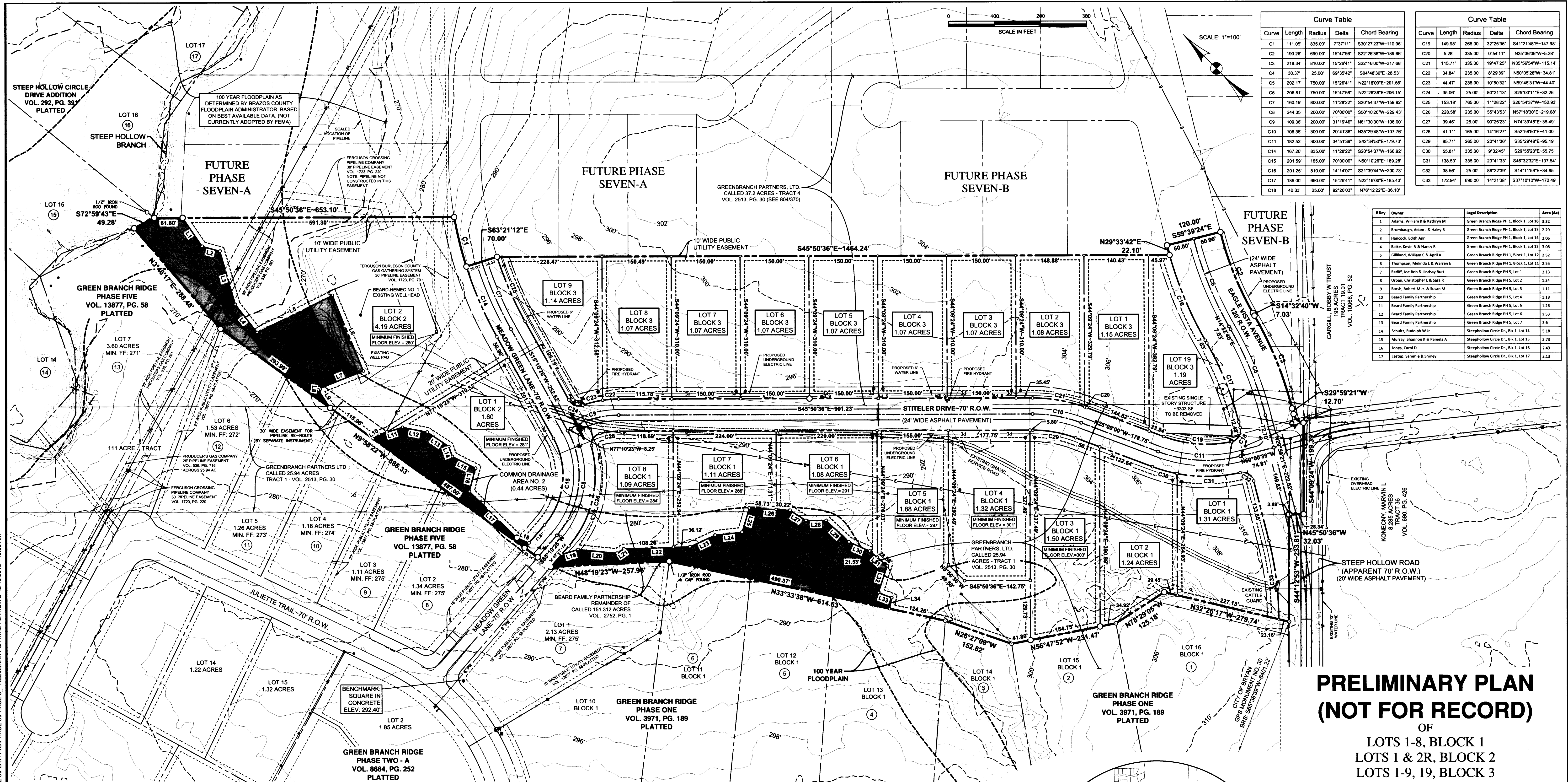


K:\DATA\PROJECTS\EM12170_GREEN BRANCH RIDGE - PHASE 5\CADD\PHASE 6\PLATTING\PHASE 6_PRELIMINARY & FINAL PLAT.DWG 12/19/2018 - 10:38 AM



Curve Table				Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Curve	Length	Radius	Delta	Chord Bearing
C1	111.05'	835.00'	73°11'	S30°27'23"W-110.96'	C19	149.98'	265.00'	32°25'36"	S41°21'48"E-147.98'
C2	190.26'	690.00'	15°47'56"	S22°28'38"W-189.66'	C20	5.28'	335.00'	0°54'11"	N25°36'06"W-5.28'
C3	218.34'	810.00'	15°26'41"	S22°16'00"W-217.66'	C21	115.71'	335.00'	19°47'25"	N35°56'54"W-115.71'
C4	30.37'	25.00'	69°39'42"	S04°48'30"E-28.53'	C22	34.84'	235.00'	2°29'30"	N50°05'26"W-34.81'
C5	202.17'	750.00'	15°26'41"	N22°16'00"E-201.56'	C23	44.47'	235.00'	10°50'32"	N59°45'31"W-44.40'
C6	208.81'	750.00'	15°47'56"	N22°28'38"E-206.15'	C24	35.06'	25.00'	80°21'13"	S25°00'11"E-32.26'
C7	160.19'	800.00'	11°28'22"	S20°54'37"W-159.92'	C25	153.18'	765.00'	11°28'22"	S20°54'37"W-152.93'
C8	244.35'	200.00'	70°00'00"	S50°10'26"W-229.43'	C26	228.58'	235.00'	55°43'53"	N57°18'30"E-219.68'
C9	109.36'	200.00'	31°19'46"	N61°30'30"W-108.00'	C27	39.46'	25.00'	90°26'23"	N74°39'45"E-35.49'
C10	108.35'	300.00'	20°14'36"	N35°29'48"W-107.76'	C28	41.11'	165.00'	14°16'27"	S62°58'50"E-41.00'
C11	182.53'	300.00'	34°51'39"	S42°34'50"E-179.73'	C29	95.71'	265.00'	20°41'36"	S35°29'48"E-95.19'
C14	167.20'	835.00'	11°28'22"	S20°54'37"W-166.92'	C30	55.81'	335.00'	9°32'45"	S29°55'23"E-55.75'
C15	201.59'	165.00'	70°00'00"	N60°10'26"E-169.28'	C31	138.53'	335.00'	23°41'33"	S46°32'32"E-137.54'
C16	201.25'	810.00'	14°14'07"	S21°39'44"W-200.73'	C32	38.56'	25.00'	88°22'39"	S14°11'59"E-34.85'
C17	186.00'	690.00'	15°26'41"	N22°16'00"E-185.43'	C33	172.94'	690.00'	14°21'38"	S37°10'10"W-172.49'
C18	40.33'	25.00'	92°28'03"	N76°12'22"E-36.10'					

#	Owner	Legal Description	Area (Ac)
1	Adams, William F & Kathryn M	Green Branch Ridge PH 1, Block 1, Lot 15	2.32
2	Brownhugh, Adam & Haley R	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	Kille, Kevin H & Nancy R	Green Branch Ridge PH 1, Block 1, Lot 13	2.08
5	Gilliland, William C & April A	Green Branch Ridge PH 1, Block 1, Lot 12	2.52
6	Thompson, Melissa L & Warren E	Green Branch Ridge PH 1, Block 1, Lot 11	2.55
7	Ruffin, Joe Bob & Lindsay Burt	Green Branch Ridge PH 1, Lot 1	2.12
8	Urban, Christopher L & Sara R	Green Branch Ridge PH 5, Lot 2	1.34
9	Burk, 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	1.18
11	Beard Family Partnership	Green Branch Ridge PH 5, Lot 5	1.26
12	Beard Family Partnership	Green Branch Ridge PH 5, Lot 6	1.26
13	Beard Family Partnership	Green Branch Ridge PH 5, Lot 7	1.36
14	Schultz, Rodolph 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	2.73
16	Jones, Carol D	Steep Hollow Circle Dr., Blk 1, Lot 16	2.43
17	Easton, Sammie & Shirley	Steep Hollow Circle Dr., Blk 1, Lot 17	2.13

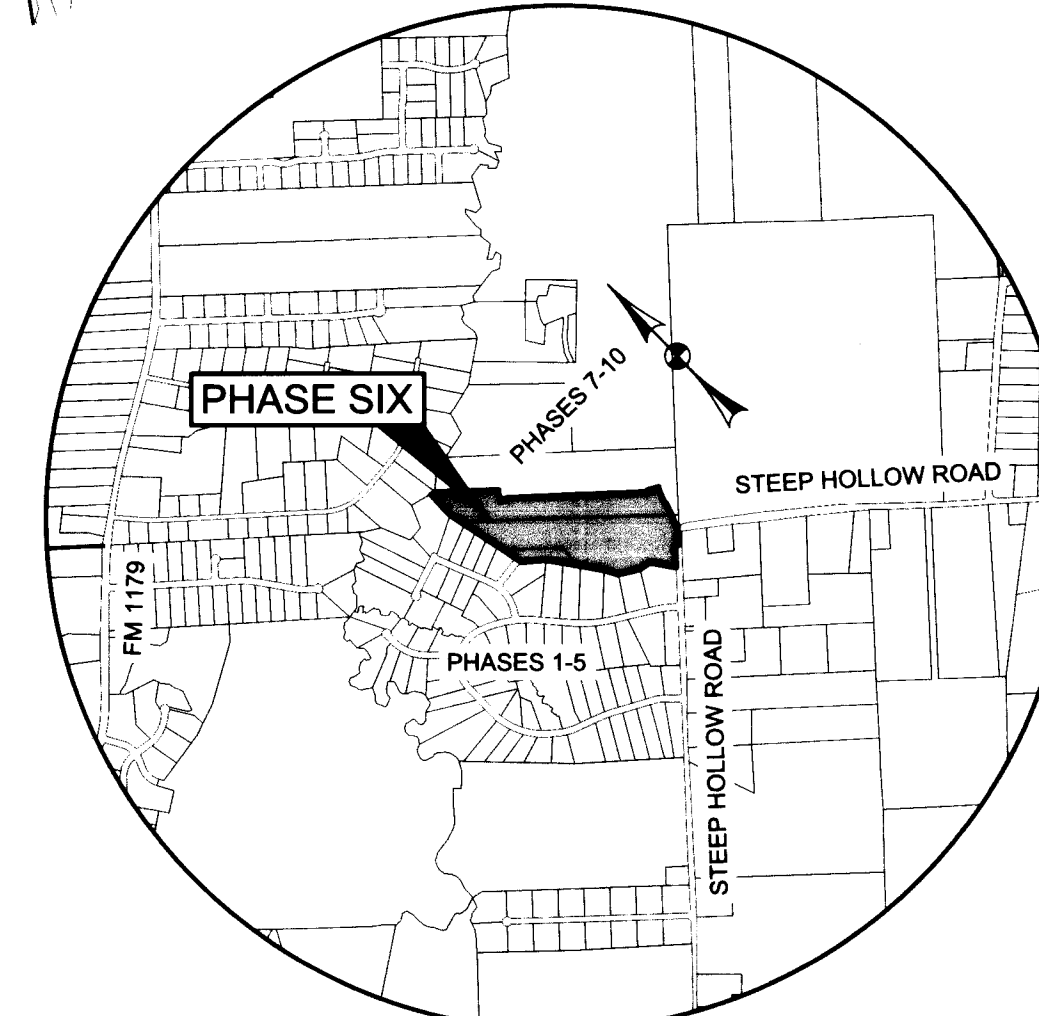
Symbol	Description
○	1/2" IRON ROD & CAP SET
⊙	TELEPHONE PEDESTAL
⊕	WATER METER
—	WATER LINE
—	WATER VALVE
⊕	FIRE HYDRANT
—	OVERHEAD ELECT. LINE
—	POWER POLE
—	LIGHT POLE
—	PIPELINE
—	WOOD FENCE (& FENCE CORNER)
—	CHAIN LINK FENCE
—	BARBED WIRE FENCE
—	PROPOSED WATER LINE
—	PROPOSED UNDERGROUND ELECTRIC LINE
—	COMMON DRAINAGE AREA

Line Table		Line Table			
Line	Direction	Length	Line	Direction	Length
L1	S09°59'41"W	75.06'	L19	S61°39'17"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°50'28"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°26'27"E	88.95'
L9	S11°07'25"W	46.77'	L27	S13°19'42"E	41.53'
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°58'00"E	49.28'
L13	S11°58'55"E	56.55'	L31	S05°49'23"E	50.09'
L14	S24°28'27"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°00'34"W	52.57'	L34	S56°08'33"W	24.45'
L17	S01°23'14"E	144.07'			
L18	S22°37'22"E	28.77'			

NOTES:

- 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.
- 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.
- A PORTION OF PHASE SIX 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.
- 1/2" IRON ROD & CAP SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.
- 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.
- 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).
- ELEVATIONS ARE BASED ON GPS OBSERVATION - NAD83 TEXAS CENTRAL ZONE, VERTICAL DATUM: NAVD83.
- PHASE SIX IS IN THE BRYAN INDEPENDENT SCHOOL DISTRICT.
- COMMON AREA DEDICATED FOR DRAINAGE IN PHASES 7-10 IS ESTIMATED FROM THE CENTERLINE OF THE CREEK FOR PLANNING PURPOSES. ACTUAL CREEK BANK HAS NOT BEEN LOCATED TO DETERMINE FINAL LOT BOUNDARIES.
- THE INTENDED LAND USE OF PHASE SIX IS RESIDENTIAL.
- PHASE SIX LIES WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF BRYAN.
- WATER SERVICE FOR GREEN BRANCH RIDGE PHASE 6 WILL BE PROVIDED BY WICKSON CREEK SPECIAL UTILITY DISTRICT.
- ALL LOTS IN GREEN BRANCH RIDGE PHASE 6 WILL BE SERVED BY ON-SITE SEWAGE FACILITIES.



**PRELIMINARY PLAN
(NOT FOR RECORD)**
OF
LOTS 1-8, BLOCK 1
LOTS 1 & 2R, 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) 774-1535
SCALE: 1"=100' DECEMBER, 2018
CEC CIVIL ENGINEERING CONSULTANTS
1555 GREENS PRAIRIE ROAD WEST
COLLEGE STATION, TX 77845 - (979) 846-6212
TEXAS FIRM REGISTRATION NUMBER
ENG. F-2214 & SURVEYING 100410-00