



**PRELIMINARY PLAN
(NOT FOR RECORD)**

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

SCALE: 1"=100' DECEMBER, 2018



LEGEND

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 (8 FENCE CORNER)	—
CHAIN LINK FENCE	—
BARBED WIRE FENCE	—
PROPOSED WATER LINE	—
PROPOSED UNDERGROUND ELECTRIC LINE	—
COMMON DRAINAGE AREA	—

Line Table

Line	Direction	Length
L1	S14°0'09"W	75.54'
L2	S66°20'17"W	66.09'
L3	S18°09'54"E	49.21'
L4	S65°04'04"W	47.79'
L5	S42°09'12"E	52.20'
L6	S51°48'17"W	61.53'
L7	N43°23'57"W	58.17'
L8	N83°32'42"W	34.57'
L9	S78°36'17"W	14.20'
L10	S40°53'33"W	48.85'
L11	S70°34'40"W	157.86'
L12	N76°18'51"W	74.73'
L13	N67°28'12"W	68.16'
L14	S71°12'23"W	36.22'
L15	S47°09'09"W	223.21'
L16	S09°58'41"W	6.02'

Curve Table

Curve	Length	Radius	Delta	Chord Bearing
C1	111.05'	835.07'	73°31'11"	N20°27'37"E-110.96'
C2	244.48'	800.00'	17°30'36"	S33°24'08"W-243.53'
C3	86.79'	400.00'	12°25'56"	S50°22'21"W-86.62'
C4	144.13'	835.07'	9°52'55"	S39°12'41"W-143.96'
C5	94.39'	435.00'	12°25'56"	S50°22'21"W-94.20'
C6	233.79'	765.00'	17°30'36"	S33°24'08"W-232.86'
C7	39.27'	25.00'	80°50'00"	S80°00'00"W-39.26'
C8	74.86'	60.00'	88°47'12"	S43°03'57"E-88.06'
C9	74.86'	60.00'	88°47'12"	N51°02'59"E-88.06'
C10	74.86'	60.00'	88°47'12"	N34°43'49"E-88.06'
C11	12.04'	50.00'	13°47'59"	N84°13'00"W-12.01'
C12	40.97'	35.00'	97°54'26"	S01°16'37"W-36.54'
C13	54.31'	365.00'	8°31'29"	S82°19'34"W-54.20'

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:
 - 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.
3. A PORTION OF PHASE SEVEN A 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. 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).
- ELEVATIONS ARE BASED ON GPS OBSERVATION - NAD83 TEXAS CENTRAL ZONE, VERTICAL DATUM: NAVD88.
- PHASE SEVEN A IS IN THE BRYAN INDEPENDENT SCHOOL DISTRICT.
- COMMON AREA DEDICATED FOR DRAINAGE IN PHASES 8-10 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 SEVEN A IS RESIDENTIAL.
- PHASE SEVEN A LIES WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF BRYAN.
- WATER SERVICE FOR GREEN BRANCH RIDGE PHASE SEVEN A WILL BE PROVIDED BY WICKSON CREEK SPECIAL UTILITY DISTRICT.
- ALL LOTS IN GREEN BRANCH RIDGE PHASE SEVEN A WILL BE SERVED BY ON-SITE SEWAGE FACILITIES.

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