

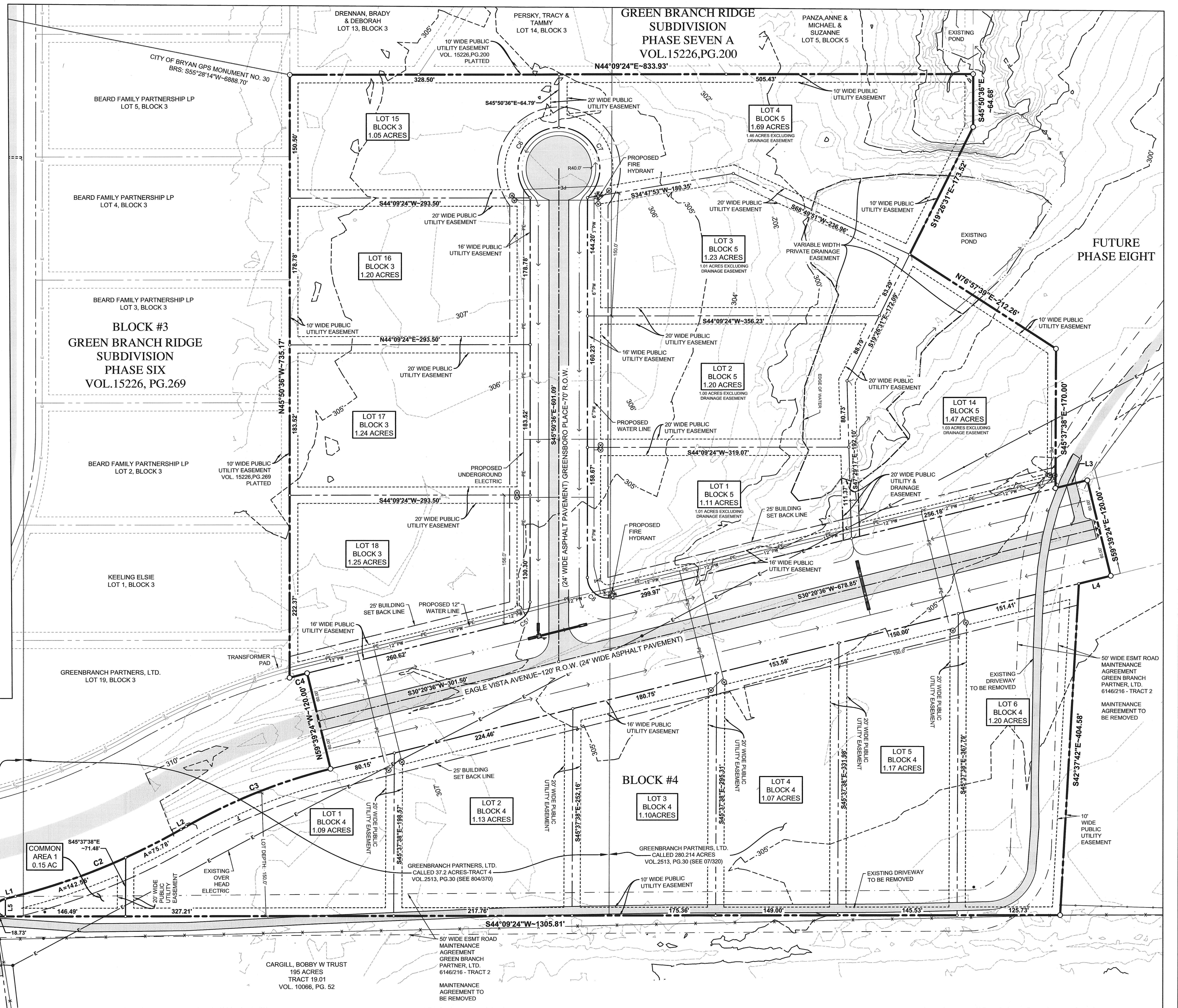
NOTES:

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:
 - GREENBRANCH PARTNERS, LTD. BY VIRTUE OF DEED RECORDED IN VOL. 15923, PG. 155 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. NO PORTION OF PHASE SEVEN B 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. A HOMEOWNER'S ASSOCIATION (HOA) SHALL BE ESTABLISHED WITH DIRECT RESPONSIBILITY TO, AND CONTROLLED BY, THE PROPERTY OWNERS INVOLVED TO PROVIDE FOR OPERATION, REPAIR AND MAINTENANCE OF ALL COMMON AREAS, PRIVATE DRAINAGE EASEMENTS, AND PRIVATE STORM WATER DETENTION FACILITIES WHICH ARE PART OF THIS SUBDIVISION. THE CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATION, REPAIR AND MAINTENANCE OF THESE AREAS.
5. 1/2" IRON ROD & CAP SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.
6. 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.
7. ELEVATIONS ARE BASED ON GPS OBSERVATION - NAD83 TEXAS CENTRAL ZONE, VERTICAL DATUM: NAVD88.
8. PHASE SEVEN B IS IN THE BRYAN INDEPENDENT SCHOOL DISTRICT.
9. THE INTENDED LAND USE OF PHASE SEVEN B IS RESIDENTIAL.
10. PHASE SEVEN B LIES WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF BRYAN.
11. WATER SERVICE FOR GREEN BRANCH RIDGE PHASE SEVEN B WILL BE PROVIDED BY WICKSON CREEK SPECIAL UTILITY DISTRICT.
12. ALL LOTS IN GREEN BRANCH RIDGE PHASE SEVEN B WILL BE SERVED BY ON-SITE SEWAGE FACILITIES.
13. SURVEYED JUNE, 2020
14. THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN APPROVED EXCEPTION REQUEST PE 18-08, SPECIFIC TO LOT WIDTH FOR LOT 4 OF BLOCK 5 AND LOT 15 OF BLOCK 3, IN PHASE 7B OF GREEN BRANCH RIDGE.

Symbol	Description
○	1/2" IRON ROD & CAP FOUND
○	1/2" IRON ROD & CAP SET
○	TELEPHONE PEDESTAL
⊙	WATER METER
⊕	WATER LINE
⊕	WATER VALVE
⊕	FIRE HYDRANT
⊕	OVERHEAD ELECT. LINE
⊕	POWER POLE
⊕	HIGH GAME FENCE
⊕	BARBED WIRE FENCE
⊕	PROPOSED WATER LINE
⊕	BOUNDARY LINE
⊕	EXISTING LOT LINE
⊕	DITCH FLOWLINE
⊕	EASEMENT LINE
⊕	MAJOR CONTOUR LINE
⊕	MINOR CONTOUR LINE
⊕	PROPOSED UNDERGROUND ELECTRIC LINE

Curve	Length	Radius	Delta	Chord Bearing
C1	30.37	25.00	69°39'42"	N04°48'30"W-28.53'
C2	218.34	810.00	15°28'41"	N22°16'00"E-217.68'
C3	190.26	690.00	15°47'56"	N22°28'38"E-189.66'
C4	22.10	810.00	1°33'49"	S29°33'42"W-22.10'
C5	33.24	25.00	76°11'13"	N07°45'00"W-30.85'
C6	118.31	50.00	135°34'23"	N23°37'48"W-92.58'
C7	118.31	50.00	135°34'23"	S68°03'29"E-92.58'
C8	45.30	25.00	103°48'47"	N82°19'00"E-39.35'

Line	Direction	Length
L1	N29°59'21"E	12.70'
L2	N14°32'40"E	7.03'
L3	N30°20'30"E	40.00'
L4	S30°20'30"W	40.00'
L5	N45°50'36"W	21.52'



**PRELIMINARY PLAN
(NOT FOR RECORD)**
OF
LOTS 15-18, BLOCK 3
LOTS 1-6, BLOCK 4
LOTS 1-4 & 14, BLOCK 5
COMMON AREA 1
15 PROPOSED LOTS
**GREEN BRANCH RIDGE
SUBDIVISION PHASE SEVEN B**

22.04 ACRES

RICHARDSON PERRY SURVEY, A-44
BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
GREENBRANCH PARTNERS, LTD.
9471 STEEP HOLLOW ROAD
BRYAN, TEXAS 77808
(979) 774-1535

SCALE: 1"=60' JANUARY, 2021
SURVEYED BY:

CEC
CIVIL ENGINEERING CONSULTANTS
1555 GREENS PRAIRIE ROAD
COLLEGE STATION, TX 77845 - (979) 846-6212
TEXAS FIRM REGISTRATION NUMBERS
ENG. F-2214 & SURVEYING 100410-00