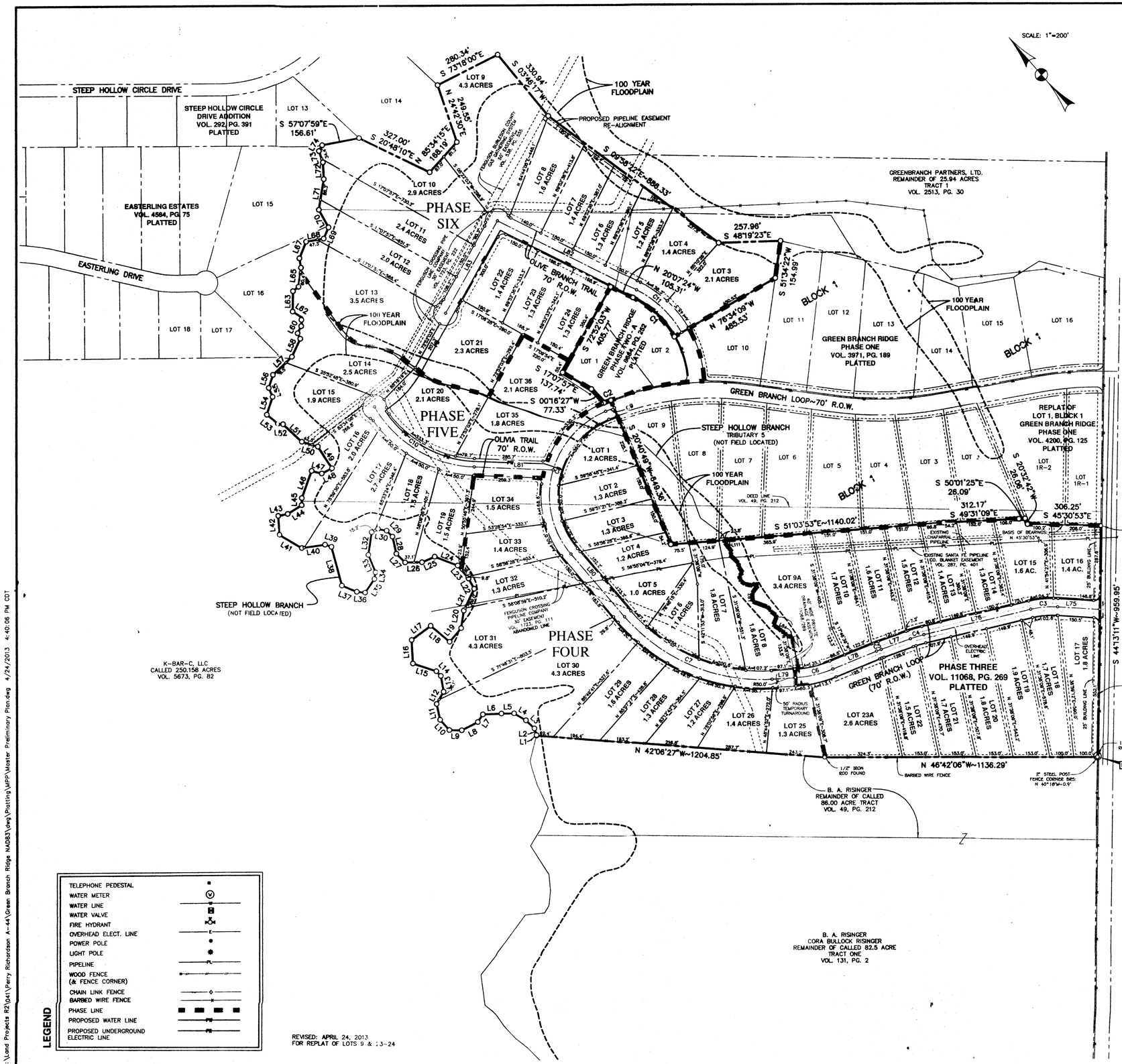

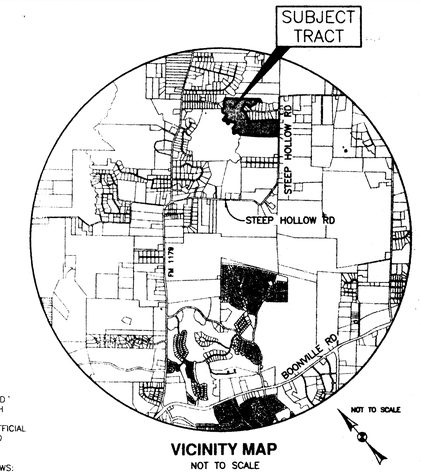

VICINITY MAP
NOT TO SCALE

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.

&

BLUESTONE PARTNERS, LLC, BY VIRTUE OF DEED RECORDED IN VOL. 11271, PG. 192 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.

114.1 ACRE TRACT CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	240.62'	410.51'	33°35'03"	N 03°19'52"W~237.19'
C2	30.00'	1198.83'	1°26'01"	S 67°35'06"E~30.00'

114.1 ACRE TRACT LINE TABLE:

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N39°36'00"E	2.42'	L38	N28°13'42"E	167.14'
L2	N25°44'52"E	28.62'	L39	N27°33'13"W	28.17'
L3	N02°59'56"W	49.06'	L40	N54°38'03"W	97.76'
L4	N16°24'55"W	57.44'	L41	N16°20'43"W	108.61'
L5	N47°28'31"W	52.59'	L42	N39°01'54"E	78.52'
L6	N49°04'37"W	77.38'	L43	S59°41'05"E	41.71'
L7	S76°59'59"W	37.82'	L44	S78°49'27"E	68.87'
L8	N73°20'34"W	75.07'	L45	N44°12'58"E	29.48'
L9	N45°39'28"W	51.67'	L46	N63°18'11"E	120.15'
L10	N01°15'20"E	57.06'	L47	S31°49'42"E	43.85'
L11	N30°49'26"E	67.80'	L48	S73°25'06"E	47.68'
L12	N73°28'47"E	58.56'	L49	N09°51'29"E	107.14'
L13	N33°20'36"E	66.70'	L50	N29°44'43"W	69.66'
L14	N00°09'08"W	27.01'	L51	N03°50'43"W	106.40'
L15	N28°06'30"W	103.00'	L52	N51°58'22"W	23.88'
L16	N40°19'28"E	97.69'	L53	N08°32'50"W	58.46'
L17	S82°54'46"E	98.56'	L54	N61°37'09"E	77.20'
L18	S06°32'19"E	102.95'	L55	N20°05'53"E	40.22'
L19	N83°44'43"E	74.03'	L56	N61°11'35"E	56.81'
L20	N52°10'01"E	73.34'	L57	N89°17'06"E	112.84'
L21	N68°58'16"E	100.07'	L58	N68°33'39"E	82.27'
L22	N14°36'55"E	48.52'	L59	N16°47'37"E	25.29'
L23	N02°59'21"E	70.50'	L60	N70°11'24"E	32.99'
L24	N25°18'08"W	102.47'	L61	N53°08'49"E	34.96'
L25	N70°19'47"W	57.79'	L62	N14°37'01"W	48.81'
L26	N46°53'40"W	70.58'	L63	N44°20'38"E	84.20'
L27	N01°25'32"W	51.20'	L64	S85°30'41"E	29.59'
L28	N30°31'54"E	73.30'	L65	N50°48'37"E	78.85'
L29	N00°41'04"W	34.79'	L66	N33°38'42"E	39.65'
L30	N34°46'46"W	36.66'	L67	N65°34'25"E	74.58'
L31	N73°47'12"W	29.84'	L68	S56°07'35"E	74.08'
L32	S51°32'56"W	96.02'	L69	N66°53'06"E	50.55'
L33	S21°05'07"W	78.72'	L70	N14°15'23"E	83.27'
L34	S53°00'36"W	27.93'	L71	N52°38'47"E	128.42'
L35	S78°07'36"W	68.10'	L72	N40°30'33"E	69.79'
L36	N40°31'06"W	34.78'	L73	N23°55'22"E	49.75'
L37	N24°07'46"W	66.95'	L74	N72°53'04"E	27.50'

CENTERLINE ROADWAY LINE TABLE:

LINE	BEARING	DISTANCE
L75	N43°16'49"W	176.41'
L76	N60°04'25"W	455.81'
L77	N66°19'03"W	128.93'
L78	N68°35'51"W	195.70'
L79	N50°01'44"W	97.13'
L80	N02°53'09"E	343.41'
L81	N44°20'44"W	329.70'
L82	N20°07'24"W	649.67'
L83	S72°52'03"W	438.51'

CENTERLINE ROADWAY CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C3	112.84'	385.00'	16°47'36"	N 51°40'37"W~112.44'
C4	58.30'	535.00'	6°14'38"	N 63°11'44"W~58.27'
C5	21.29'	535.00'	2°16'47"	N 67°27'27"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'	500.00'	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'

LOT 9A LINE TABLE:

LINE	BEARING	DISTANCE
L84	N13°57'02"W	5.80'
L85	N37°32'12"W	17.81'
L86	N14°17'29"E	15.82'
L87	N23°43'37"W	15.11'
L88	N01°47'31"E	13.77'
L89	N14°53'22"W	22.48'
L90	N06°20'29"E	7.68'
L91	N66°05'05"E	32.28'
L92	N28°20'39"E	10.11'
L93	N14°36'24"W	24.75'
L94	N33°05'59"E	8.75'
L95	N06°06'55"W	18.97'
L96	N26°19'57"W	63.70'
L97	N40°42'38"E	35.84'
L98	N79°45'20"E	38.48'
L99	N05°47'17"W	13.19'
L100	N83°47'55"W	14.22'
L101	N37°15'04"W	31.97'
L102	N09°54'08"W	20.04'
L103	N16°31'46"E	9.70'
L104	N31°54'20"E	15.17'
L105	N89°55'54"E	18.57'
L106	N09°17'16"E	28.39'
L107	N36°53'10"E	16.64'
L108	N02°00'03"W	49.48'
L109	N77°36'26"E	14.14'
L110	N07°40'53"E	47.92'
L111	N30°34'55"E	10.50'

LEGEND

- 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
- PHASE LINE
- PROPOSED WATER LINE
- PROPOSED UNDERGROUND ELECTRIC LINE

REVISED: APRIL 24, 2013
FOR REPLAT OF LOTS 9 & 13-24

SECOND REVISED MASTER PRELIMINARY PLAN

OF

GREEN BRANCH RIDGE SUBDIVISION

114.1 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
(979) 774-1535

BLUESTONE PARTNERS, LLC
8405 JUSTIN AVENUE
COLLEGE STATION, TEXAS 77845

SCALE: 1"=200' APRIL, 2013

RECEIVED
APR 26 2013

PREPARED BY:
KLING ENGINEERING & SURVEYING
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN,TEXAS + PH.979/846-6212

H:\Land Projects R2\041\Perry Richardson A-44\Green Branch Ridge NAD83\dwg\Platting\MPP\Master Preliminary Plan.dwg 4/24/2013 4:40:06 PM CDT