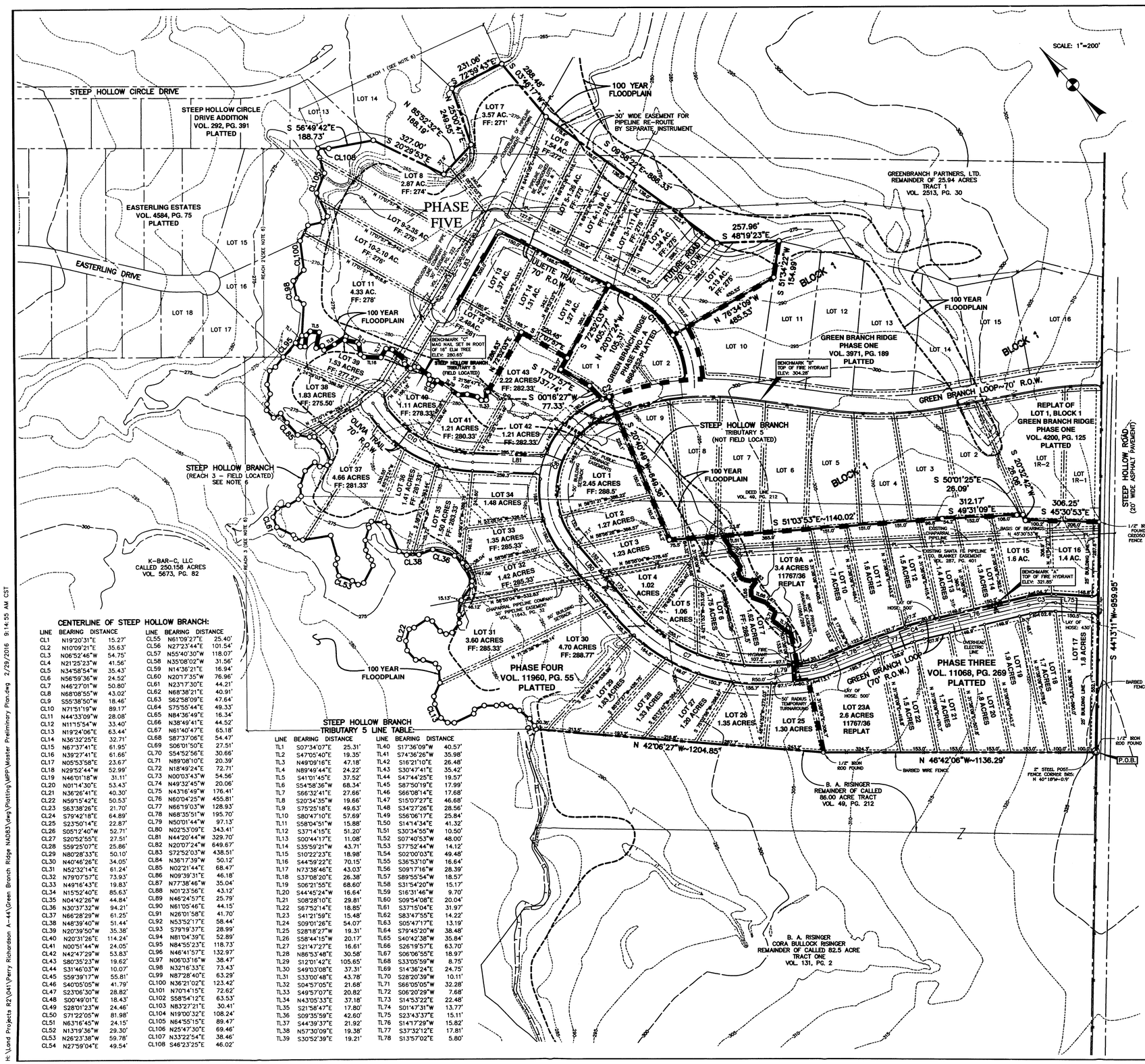


NOTES:

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.

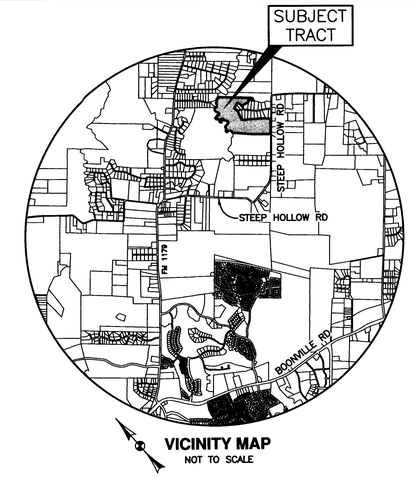
REACH 2 – HAS A COMMON BOUNDARY LINE WITH EASTERLING ESTATES (VOL. 4584, PG. 75–PLATTED), THE THREAD OF THE STREAM MEANDERS ON EITHER SIDE OF THIS LINE.

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: NAVD88.

8. CONTOURS SHOWN HEREON ARE TAKEN FROM BRAZOS COUNTY ELECTRONIC DATA.

9. SUBJECT TRACT IS IN THE BRYAN INDEPENDENT SCHOOL DISTRICT.



VICINITY MAP
NOT TO SCALE

113.1 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'

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'	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'

LEGEND

TELEPHONE PEDESTAL	
WATER METER	
WATER LINE	
WATER VALVE	
FIRE HYDRANT	
OVERHEAD ELECT. LINE	
POWER POLE	
LIGHT POLE	
PIPELINE	PL
WOOD FENCE (& FENCE CORNER)	
CHAIN LINK FENCE	
BARBED WIRE FENCE	
PHASE LINE	
PROPOSED WATER LINE	PW
PROPOSED UNDERGROUND ELECTRIC LINE	PE
VEHICLE LAY OF HOSE	

CENTERLINE OF STEEP HOLLOW BRANCH:

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
CL1	N19°20'31"E	15.27'	CL55	N61°09'27"E	25.40'
CL2	N10°09'21"E	35.63'	CL56	N27°23'44"E	101.54'
CL3	N06°52'46"W	54.75'	CL57	N55°40'30"W	118.07'
CL4	N21°25'23"W	41.56'	CL58	N35°08'02"W	31.56'
CL5	N34°58'54"W	35.43'	CL59	N14°36'21"E	16.94'
CL6	N56°59'36"W	24.52'	CL60	N20°17'35"W	76.96'
CL7	N46°27'01"W	50.80'	CL61	N23°17'30"E	44.21'
CL8	N68°08'55"W	43.02'	CL62	N68°38'21"E	40.91'
CL9	S55°38'50"W	18.46'	CL63	S62°58'09"E	47.64'
CL10	N71°51'19"W	89.17'	CL64	S75°55'44"E	49.33'
CL11	N44°33'09"W	28.08'	CL65	N84°36'49"E	16.34'
CL12	N11°15'54"W	33.40'	CL66	N38°49'41"E	44.52'
CL13	N19°24'06"E	63.44'	CL67	N61°40'47"E	65.18'
CL14	N36°32'25"E	32.71'	CL68	S87°37'06"E	54.47'
CL15	N67°37'41"E	61.95'	CL69	S06°01'50"E	27.51'
CL16	N39°27'41"E	61.66'	CL70	S54°52'56"E	30.66'
CL17	N05°53'58"E	23.67'	CL71	N89°08'10"E	20.39'
CL18	N29°52'44"W	52.99'	CL72	N18°49'24"E	72.71'
CL19	N46°01'18"W	31.11'	CL73	N00°03'43"W	54.56'
CL20	N01°14'30"E	53.43'	CL74	N49°32'45"W	20.06'
CL21	N36°26'41"E	40.30'	CL75	N43°16'49"W	176.41'
CL22	N59°15'42"E	50.53'	CL76	N60°04'25"W	455.81'
CL23	S63°38'26"E	21.70'	CL77	N66°19'03"W	128.93'
CL24	S79°42'18"E	64.89'	CL78	N68°35'51"W	195.70'
CL25	S23°50'14"E	22.87'	CL79	N50°01'44"W	97.13'
CL26	S05°12'40"W	52.71'	CL80	N02°53'09"E	343.41'
CL27	S20°52'55"E	27.51'	CL81	N44°20'44"W	329.70'
CL28	S59°25'07"E	25.86'	CL82	N20°07'24"W	649.67'
CL29	N80°28'33"E	50.10'	CL83	S72°52'03"W	438.51'
CL30	N40°46'26"E	34.05'	CL84	N36°17'39"W	50.12'
CL31	N52°32'14"E	61.24'	CL85	N02°21'44"E	68.47'
CL32	N79°07'57"E	73.93'	CL86	N09°39'31"E	46.18'
CL33	N49°16'43"E	19.83'	CL87	N77°38'46"W	35.04'
CL34	N15°52'40"E	85.63'	CL88	N01°23'56"E	43.12'
CL35	N04°42'26"W	44.84'	CL89	N46°24'57"E	25.79'
CL36	N30°37'32"W	94.21'	CL90	N61°05'46"E	44.15'
CL37	N66°28'29"W	61.25'	CL91	N26°01'58"E	41.70'
CL38	N48°39'40"W	51.44'	CL92	N53°52'17"E	58.44'
CL39	N20°39'50"W	35.38'	CL93	S79°19'37"E	28.99'
CL40	N20°31'26"E	114.24'	CL94	N81°04'39"E	52.89'
CL41	N00°51'44"W	24.05'	CL95	N84°55'23"E	118.73'
CL42	N42°47'29"W	53.83'	CL96	N46°41'57"E	132.97'
CL43	S80°35'23"W	19.62'	CL97	N06°03'16"W	38.47'
CL44	S31°46'03"W	10.07'	CL98	N32°16'33"E	73.43'
CL45	S59°39'17"W	55.81'	CL99	N87°28'40"E	63.29'
CL46	S40°05'05"W	41.79'	CL100	N36°21'02"E	123.42'
CL47	S23°06'30"W	28.82'	CL101	N70°14'15"E	72.62'
CL48	S00°49'01"E	18.43'	CL102	S58°54'12"E	63.53'
CL49	S28°01'23"W	24.46'	CL103	N83°27'21"E	30.41'
CL50	S71°22'05"W	81.98'	CL104	N19°00'32"E	108.24'
CL51	N63°16'45"W	24.15'	CL105	N64°55'15"E	89.47'
CL52	N13°19'36"W	29.30'	CL106	N25°47'30"E	69.46'
CL53	N26°23'38"W	59.78'	CL107	N33°22'54"E	38.46'
CL54	N27°59'04"E	49.54'	CL108	S46°23'25"E	46.02'

STEEP HOLLOW BRANCH TRIBUTARY 5 LINE TABLE:

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
TL1	S07°34'07"E	25.31'	TL40	S17°36'09"W	40.57'
TL2	S47°05'40"E	19.35'	TL41	S74°36'26"W	35.98'
TL3	N49°09'16"E	47.18'	TL42	S16°21'10"E	26.48'
TL4	N89°49'44"E	24.22'	TL43	S30°47'41"E	35.42'
TL5	S41°01'45"E	37.52'	TL44	S47°44'25"E	19.57'
TL6	S54°58'36"W	68.34'	TL45	S87°50'19"E	17.99'
TL7	S66°32'41"E	27.66'	TL46	S66°08'14"E	17.68'
TL8	S20°34'35"W	19.66'	TL47	S15°07'27"E	46.68'
TL9	S75°25'18"E	49.63'	TL48	S34°27'26"E	28.56'
TL10	S80°47'10"E	57.69'	TL49	S56°06'17"E	25.84'
TL11	S58°04'51"W	15.88'	TL50	S14°14'34"E	41.32'
TL12	S37°14'15"E	51.20'	TL51	S30°34'55"W	10.50'
TL13	S00°44'17"E	11.08'	TL52	S07°40'53"W	48.00'
TL14	S35°59'21"W	43.71'	TL53	S77°52'44"W	14.12'
TL15	S10°22'23"E	18.98'	TL54	S02°00'03"E	49.48'
TL16	S44°59'22"E	70.15'	TL55	S36°53'10"W	16.64'
TL17	N73°38'46"E	43.03'	TL56	S09°17'16"W	28.39'
TL18	S37°08'20"E	26.38'	TL57	S89°55'54"W	18.57'
TL19	S06°21'55"E	68.60'	TL58	S31°54'20"W	15.17'
TL20	S44°45'24"W	16.64'	TL59	S16°31'46"W	9.70'
TL21	S08°28'10"E	29.81'	TL60	S09°54'08"E	20.04'
TL22	S67°52'14"E	18.85'	TL61	S37°15'04"E	31.97'
TL23	S41°21'59"E	15.48'	TL62	S83°47'55"E	14.22'
TL24	S09°01'26"E	54.07'	TL63	S05°47'17"E	13.19'
TL25	S28°18'27"W	19.31'	TL64	S79°45'20"W	38.48'
TL26	S58°44'15"W	20.17'	TL65	S40°42'38"W	35.84'
TL27	S21°47'27"E	16.61'	TL66	S26°19'57"E	63.70'
TL28	N86°53'48"E	30.58'	TL67	S06°06'55"E	18.97'
TL29	S12°01'42"E	105.65'	TL68	S33°05'59"W	8.75'
TL30	S49°03'08"E	37.31'	TL69	S14°36'24"E	24.75'
TL31	S33°00'48"E	43.78'	TL70	S28°20'39"W	10.11'
TL32	S04°57'05"E	21.68'	TL71	S66°05'05"W	32.28'
TL33	S49°57'07"E	20.82'	TL72	S06°20'29"W	7.68'
TL34	N43°05'33"E	37.18'	TL73	S14°53'22"E	22.48'
TL35	S21°58'47"E	17.80'	TL74	S01°47'31"W	13.77'
TL36	S09°35'59"E	42.60'	TL75	S23°43'37"E	15.11'
TL37	S44°39'37"E	21.92'	TL76	S14°17'29"W	15.82'
TL38	N57°30'09"E	19.38'	TL77	S37°32'12"E	17.81'
TL39	S30°52'39"E	19.21'	TL78	S13°57'02"E	5.80'

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
FIELD LOCATED STEEP HOLLOW
BRANCH, MODIFIED PHASES 4 & 5,
REMOVED PHASE 6

REVISED: JULY 31, 2013
ADDED VEHICLE LAY OF HOSE

REVISED: APRIL 24, 2013
FOR REPLAT OF LOTS 9 & 23–24

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
(979) 774-1535

FEB 29 2016

SCALE: 1"=200' FEBRUARY, 2016

PREPARED BY:
CIVIL ENGINEERING CONSULTANTS
4101 S. TEXAS AV., STE A
BRYAN, TX ✦ PH.979/846-6212

H:\Land Projects R2\041\Perry Richardson A-44\Green Branch Ridge NAD83\dwg\Plotting\MPP\Master Preliminary Plan.dwg 2/29/2016 9:14:55 AM CST