

Final Plat

OF
LOTS 6-8, BLOCK 2
LOTS 7-10, BLOCK 4
LOTS 9-13, 15, BLOCK 5
LOT 1, BLOCK 6
LOTS 1, 4, 5 BLOCK 7
COMMON AREA 1
17 PROPOSED LOTS

GREEN BRANCH RIDGE SUBDIVISION PHASE EIGHT

35.84 ACRES

RICHARDSON PERRY LEAGUE OR 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' JULY, 2022



RYAN EDDIE & SUE
 LOT 21

STEEP HOLLOW CIRCLE DRIVE ADDITION
 VOL. 292, PG. 391
 PLATTED

SANDERS BRIAN &
 ROCHELLE
 LOT 20

STEEP HOLLOW
 BRANCH CREEK

STALBIRD EVAN
 WALKER
 LOT 19

NOTES:

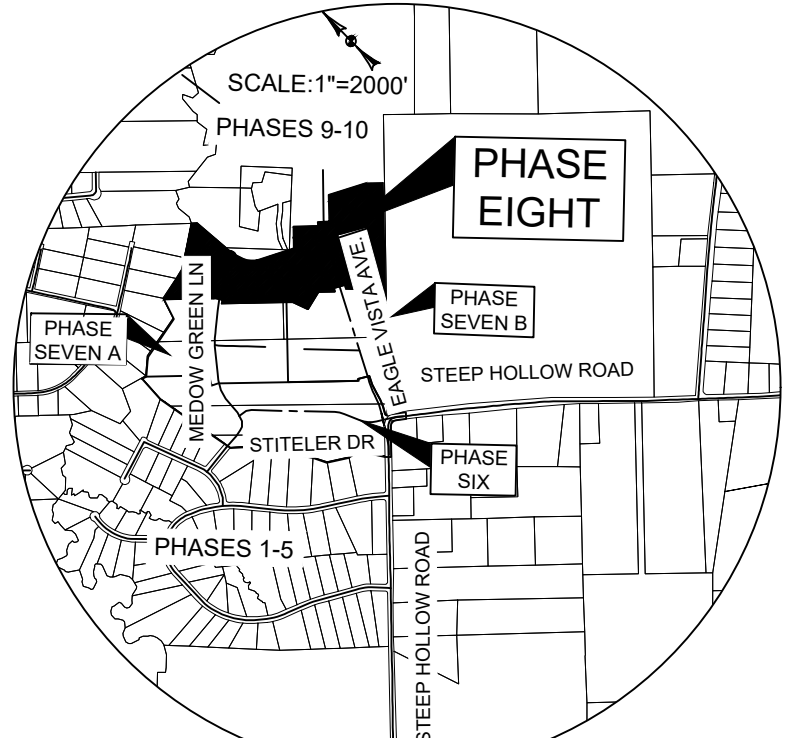
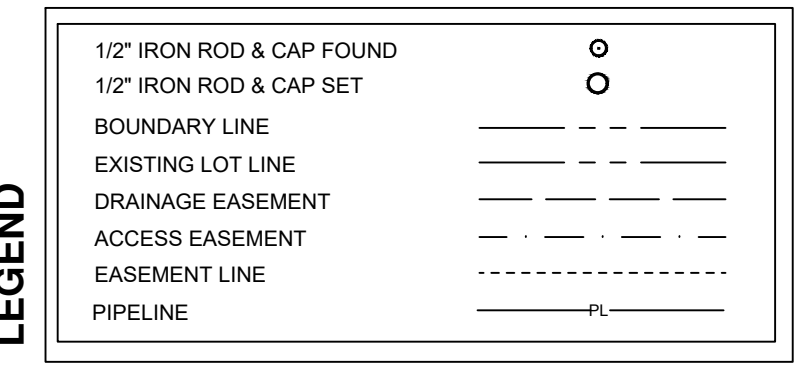
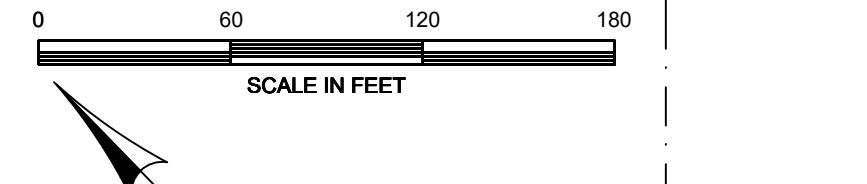
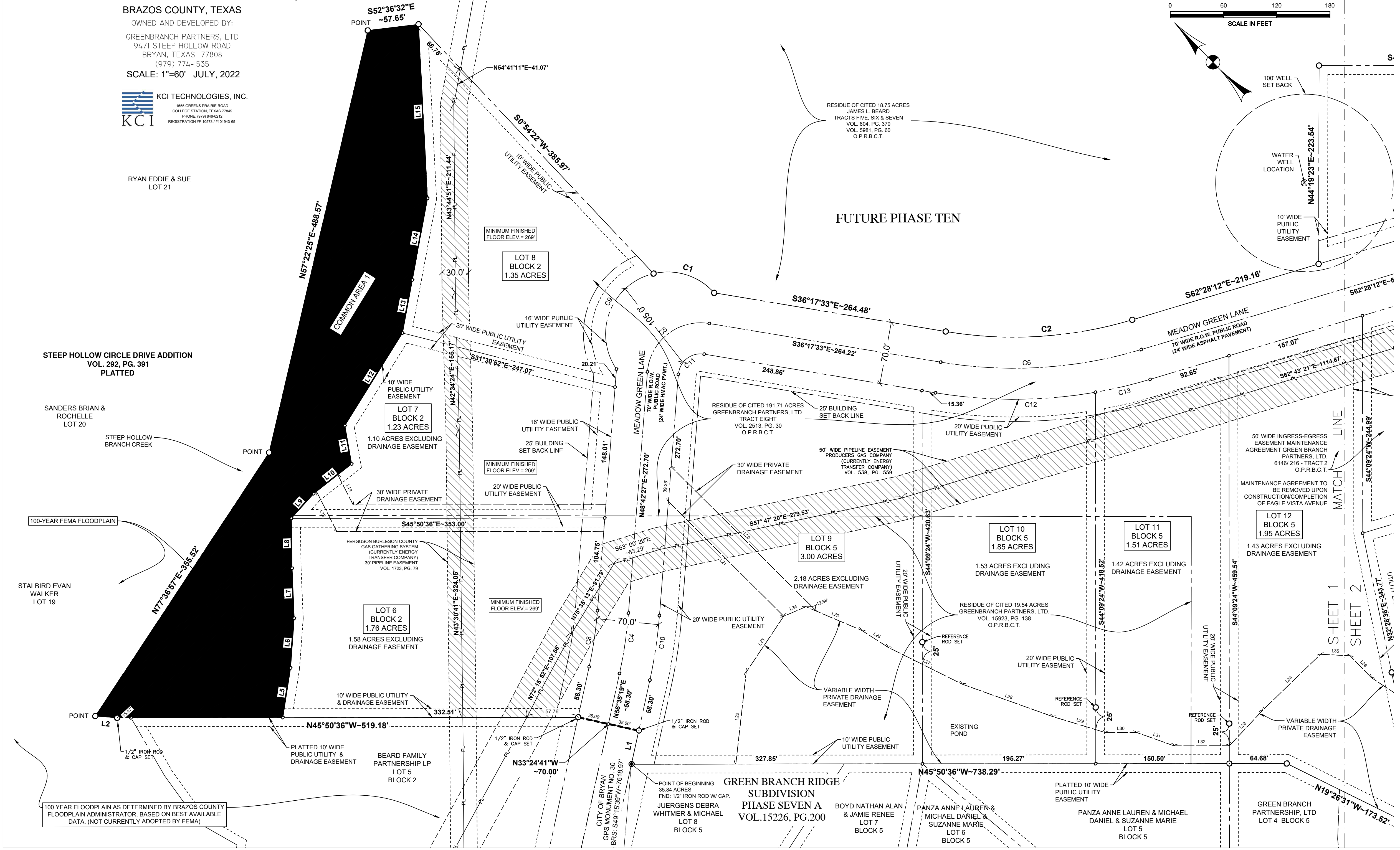
1. BASIS OF BEARINGS IS THE RE-ESTABLISHED MOST SOUTHWESTERLY LINE OF GREEN BRANCH RIDGE, PHASE ONE ACCORDING TO THE PLAT RECORDED IN VOL. 3971, PG. 189 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. RECORD BEARING: SOUTH 45°30'53" WEST.
2. CURRENT TITLE APPEARS VESTED AS FOLLOWS:
 - GREENBRANCH PARTNERS, LTD. BY VIRTUE OF DEED RECORDED IN VOL. 15923, PG. 138 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.
 - JAMES L. BEARD BY VIRTUE OF DEED RECORDED IN VOL. 804, PG. 370 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
3. A PORTION OF PHASE EIGHT 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 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.

5. 1/2" IRON ROD & CAP SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.
6. SUBJECT TRACT AND SELECT EASEMENT / RIGHT-OF-WAY DEED INSTRUMENT RESEARCH WAS CONDUCTED BY SOUTH LAND TITLE WITH A SUBSEQUENT TITLE REPORT ISSUED ON MAY 31, 2018, G.F. No. BCTP1800928. TO DETERMINE APPLICABLE EASEMENTS, EASEMENTS ENCOMPASSING PORTIONS OF BTU ELECTRIC LINES LOCATED IN PHASES 8-9 WERE NOT FOUND. THIS FINAL PLAT 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 EIGHT IS IN THE BRYAN INDEPENDENT SCHOOL DISTRICT.
9. THE INTENDED LAND USE OF PHASE EIGHT IS RESIDENTIAL.
10. PHASE EIGHT LIES WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF BRYAN.
11. THIS SUBDIVISION LIES WITHIN THE WICKSON CREEK SPECIAL UTILITY DISTRICT SERVICE AREA. WATER SERVICE FOR GREEN BRANCH RIDGE PHASE EIGHT WILL BE PROVIDED BY WICKSON CREEK SPECIAL UTILITY DISTRICT.

12. SURVEYED JUNE 2020, OCTOBER 2021, DECEMBER 2021 & JUNE 2022.
13. WHERE ELECTRICAL FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER AND ACROSS THE PROPERTY INCLUDED IN THE P.U.E. AND THE RIGHT OF INGRESS AND EGRESS ONTO AND ACROSS PROPERTY ADJACENT TO THE P.U.E TO ACCESS ELECTRIC FACILITIES.
14. ALL LOTS IN GREEN BRANCH RIDGE PHASE EIGHT WILL BE SERVED BY ON-SITE SEWAGE FACILITIES
 - ALL LOTS SERVED BY AN INDIVIDUAL ON-SITE SEWAGE FACILITY (OSSF) MUST COMPLY WITH ALL COUNTY & STATE OSSF REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN AUTHORIZATION TO CONSTRUCT (ATC) PERMIT ISSUED. THIS PERMIT ENSURES COMPLIANCE WITH THE COUNTY ORDER ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE. OSSF DISPOSAL AREAS SHALL NOT ENCRUCH THE 100' OR THE 150' SANITARY ZONE OF A PRIVATE OR PUBLIC WELL RESPECTIVELY.
 - NO OSSF ATC PERMIT FOR AN INDIVIDUAL LOT WILL BE ISSUED WITHOUT FIRST HAVING A SITE EVALUATION REPORT ON FILE FOR THAT INDIVIDUAL LOT. THE SITE EVALUATION MUST BE DONE BY A STATE LICENSED SITE EVALUATOR.
 - ANY POTENTIAL OSSF SITE WITHIN A 100-YEAR FLOOD PLAIN IS

- SUBJECT TO SPECIAL PLANNING REQUIREMENTS, THE OSSF SHALL BE LOCATED SO THAT A FLOOD WILL NOT DAMAGE THE OSSF DURING A FLOOD EVENT, RESULTING IN CONTAMINATION OF THE ENVIRONMENT. PLANNING MATERIALS SHALL INDICATE HOW TANK FLOTATION IS ELIMINATED.
15. APPENDIX G OF BRAZOS COUNTY SUBDIVISION REGULATIONS
 - G.1 DEVELOPMENT NOTE:
NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE BRAZOS COUNTY FLOODPLAIN ADMINISTRATOR. THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE (1) FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE (5) FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR TWO (2) FEET ABOVE THE BASE FLOOD ELEVATION ("BFE"), WHICHEVER IS HIGHER.
 - G.2 MAILBOXES:
RURAL MAILBOXES SHALL BE SET FIVE (5) FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND CURBS, WHEN USED. ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHT OF WAY SHALL MEET THE CURRENT TxDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY DEVELOPMENTS, MULTI-UNIT RESIDENTIAL DEVELOPMENTS OR MANUFACTURED HOME COMMUNITIES, NEIGHBOR DELIVERY AND COLLECTION BOX UNITS ("NDCBUS"), OR COMMUNITY MAILBOXES, SHALL BE REQUIRED, IF POSSIBLE, THESE

- MAILBOX UNITS SHOULD BE INSTALLED ON LOW VOLUME INTERSECTING ROADWAYS OR ON PRIVATE PROPERTY. LOCATIONS FOR THE NDCBUS SHALL BE SHOWN ON THE CONSTRUCTION PLANS.
- G.3 ROADWAY CONSTRUCTION: IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, SAID COMMISSIONER'S COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, OR OTHER PUBLIC THROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.
 - G.4 OWNER'S RESPONSIBILITIES: IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY THE OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
 16. DESIGN SPEED:
EAGLE VISTA AVENUE 40 MPH
MEADOW GREEN LANE 30 MPH
 17. DRAINAGE CONTRIBUTING TO PHASE EIGHT IS LOCATED PRIMARILY WITHIN PREVIOUSLY PLATTED PHASES 7A AND 7B, 25.24 AND 22.04 ACRES RESPECTIVELY. DEVELOPMENT CONSISTS OF LARGE LOT RESIDENTIAL WITH AVERAGE SLOPES BELOW 5 PERCENT.
 18. OPBCT DENOTES OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.



Line Table

Line	Direction	Length
L1	N56°30'19"E	38.66
L2	N41°00'04"W	24.80
L3	N30°20'36"E	40.00
L4	S30°20'36"W	40.00
L5	N53°01'08"E	56.54
L6	N48°20'21"E	56.22
L7	N41°40'46"E	56.40
L8	N43°22'36"E	56.29
L9	N66°29'21"E	37.37
L10	S63°55'19"E	34.39
L11	N54°11'01"E	43.34
L12	N16°02'21"E	122.89
L13	N54°46'43"E	60.79
L14	N54°46'43"E	83.52
L15	N41°13'58"E	196.43
L16	S62°28'12"E	70.65
L17	S27°31'44"W	25.00

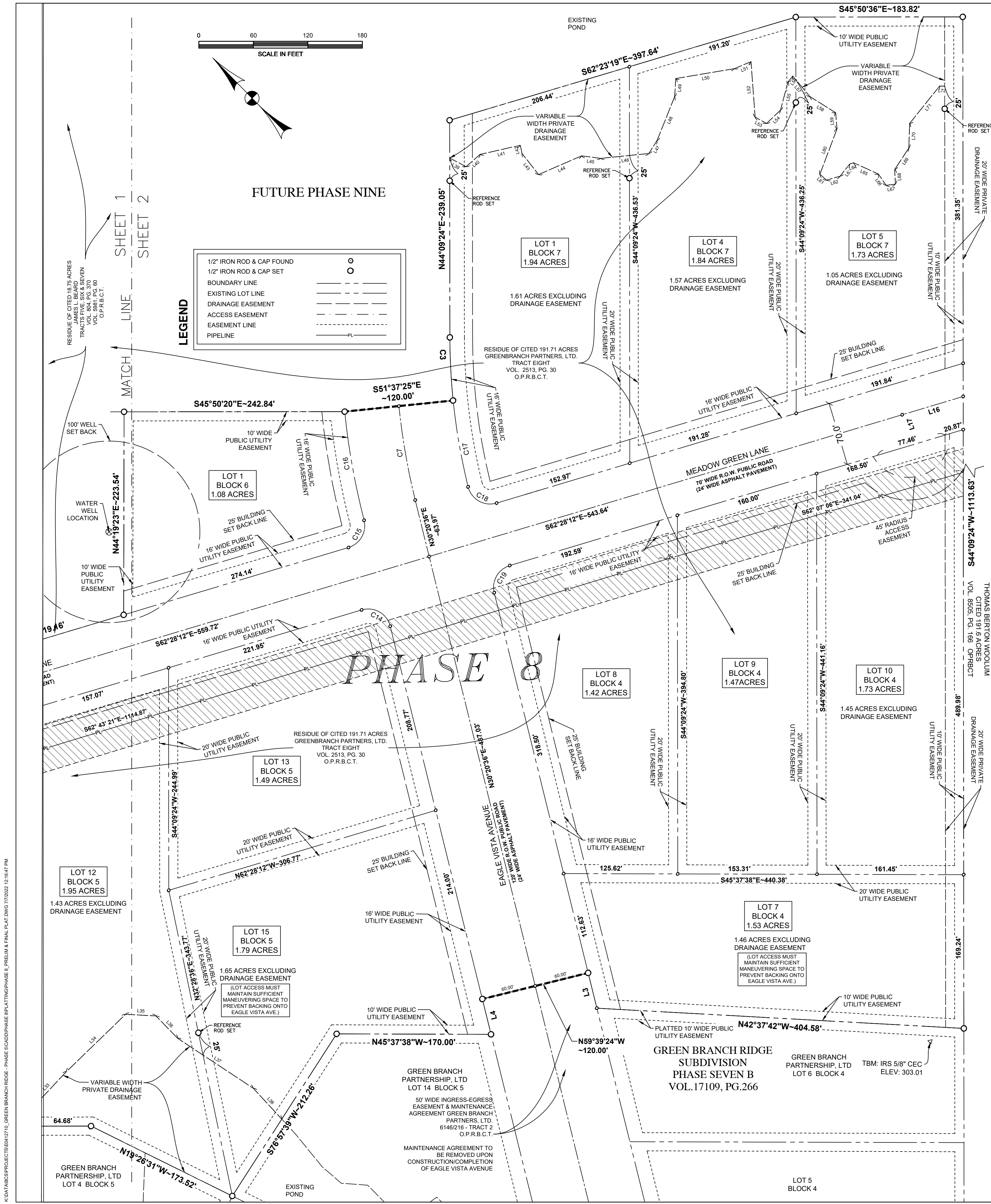
Variable Width Private Drainage Easement

Line	Direction	Length	Line	Direction	Length
L18	N17°11'07"E	50.57	L46	S61°34'51"E	53.08
L19	N17°11'07"E	38.65	L47	N76°31'15"E	16.86
L20	S00°50'53"E	230.93	L48	N66°10'29"E	52.06
L21	S00°50'53"E	183.27	L49	N47°37'13"E	19.89
L22	N00°39'32"E	101.69	L50	S55°22'48"E	65.45
L23	N78°05'59"E	75.89	L51	S88°38'11"E	19.89
L24	S68°51'34"E	27.20	L52	S39°59'57"W	61.14
L25	S22°48'01"E	68.16	L53	S10°26'35"E	14.40
L26	S13°06'50"E	35.21	L54	S89°30'57"E	21.32
L27	S19°19'37"E	60.28	L55	N59°02'52"E	31.89
L28	S28°10'04"E	108.50	L56	N82°31'36"E	8.40
L29	S28°56'42"E	62.04	L57	S04°20'58"W	26.50
L30	S49°07'08"E	34.84	L58	S13°45'53"E	33.55
L31	S26°08'59"E	45.15	L59	S39°40'19"W	17.88
L32	S45°50'36"E	62.10	L60	S64°54'04"W	53.30
L33	N87°23'19"E	54.89	L61	S04°11'40"E	9.79
L34	S89°51'28"E	96.64	L62	S81°57'13"E	15.43
L35	S42°47'16"E	33.39	L63	N82°35'51"E	17.12
L36	S00°04'44"W	34.33	L64	S63°49'31"E	4.46
L37	S12°19'41"E	99.88	L65	S21°25'24"E	30.04
L38	S01°28'52"W	46.20	L66	S09°44'54"W	15.05
L39	S18°10'29"E	20.40	L67	S53°09'22"E	10.21
L40	S87°01'22"E	20.53	L68	N41°42'26"E	16.03
L41	S68°31'01"E	45.30	L69	N77°31'40"E	28.40
L42	S32°05'30"W	9.20	L70	N45°55'51"E	27.07
L43	S06°06'50"W	29.52	L71	N83°00'02"E	52.70
L44	S69°18'31"E	51.67	L72	S45°50'38"E	5.63
L45	S38°10'22"E	21.35			

Curve Table

Curve	Length	Radius	Delta	Chord Bearing
C1	75.24	70.00	81°35'18"	S38°10'14"E-71.67'
C2	212.45	465.00	26°19'38"	S49°22'53"E-210.61'
C3	69.61	690.00	5°48'49"	N41°15'59"E-69.58'
C4	68.78	500.00	7°52'52"	N52°38'53"E-68.72'
C5	99.48	60.00	90°00'00"	S83°47'33"E-88.47'
C6	228.44	500.00	26°19'38"	S49°22'53"E-228.44'
C7	105.15	750.00	8°01'59"	N34°21'38"E-105.06'
C8	63.96	465.00	7°52'52"	N52°38'53"E-63.91'
C9	135.91	70.00	111°14'39"	N65°24'48"E-115.55'
C10	73.59	535.00	7°52'52"	N52°38'53"E-73.53'
C11	41.45	25.00	90°00'00"	S83°47'33"E-36.86'
C12	180.99	535.00	19°22'59"	S45°50'38"E-180.13'
C13	63.44	535.00	6°47'39"	S59°04'22"E-63.40'
C14	40.50	25.00	92°48'48"	S10°02'49"E-38.21'
C15	38.04	25.00	87°11'12"	N29°56'12"E-34.48'
C16	121.64	813.88	8°33'47"	N34°05'48"E-121.55'
C17	96.50	690.00	8°00'48"	N32°11'49"E-96.43'
C18	40.45	25.00	92°42'59"	S18°06'52"E-38.18'
C19	38.04	25.00	87°11'12"	S73°56'12"W-34.48'

K:\DATA\PROJECTS\B2612710_GREEN BRANCH RIDGE - PHASE 8\DRAWINGS\PHASE 8_FINAL.PLT



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, GREENBRANCH PARTNERS L.T.D., the owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 2513, Page 30, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

Jim Beard, President
LHB, Inc., General Partner
STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Jim Beard, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal of office this ____ day of _____, 20__.

Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, GREENBRANCH PARTNERS L.T.D., the owners and developers of the land shown on this plat, being part of the tract of land as conveyed to us in the Official Records of Brazos County in Volume 15923, Page 155, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

Jim Beard, President
LHB, Inc., General Partner
STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Jim Beard, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal of office this ____ day of _____, 20__.

Notary Public, Brazos County, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, _____, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the ____ day of _____, 20__ and same was duly approved on the ____ day of _____, 20__ by said Commission.

Chair, Planning & Zoning Commission
City of Bryan, Texas

I, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the ____ day of _____, 20__.

City Planner, City of Bryan, Texas.

I, Steven Ray Estes, Registered Professional Land Surveyor No. 5631, in the State of Texas, do hereby certify that the foregoing plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Steven Ray Estes, RPLS No. 5631

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, James L. Beard, the owners and developers of the land shown on this plat, being part of the tract of land as conveyed to us in the Official Records of Brazos County in Volume 804, Page 370, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

Jim Beard, President
LHB, Inc., General Partner
STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Jim Beard, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal of office this ____ day of _____, 20__.

Notary Public, Brazos County, Texas

Variable Width Private Drainage Easement

Line Table		Line Table	
Line	Direction	Line	Direction
L18	N17°11'07"E	L46	S01°34'51"E
L19	N17°11'07"E	L47	N76°31'15"E
L20	S00°56'53"E	L48	N68°10'26"E
L21	S00°56'53"E	L49	N47°37'13"E
L22	N50°39'52"E	L50	S55°22'48"E
L23	N78°09'59"E	L51	S68°36'11"E
L24	S48°51'34"E	L52	S39°59'57"W
L25	S32°48'01"E	L53	S16°26'30"E
L26	S13°05'50"E	L54	S89°30'57"E
L27	S19°19'37"E	L55	N09°02'53"E
L28	S28°04'10"E	L56	N82°31'35"E
L29	S28°56'42"E	L57	S04°20'58"W
L30	S48°07'08"E	L58	S13°45'53"E
L31	S28°08'59"E	L59	S39°40'19"W
L32	S45°50'38"E	L60	S64°54'04"W
L33	N87°23'19"E	L61	S04°11'40"E
L34	S89°51'28"E	L62	S61°57'13"E
L35	S42°47'16"E	L63	N62°35'57"E
L36	S00°04'44"W	L64	S63°49'31"E
L37	S12°19'41"E	L65	S21°25'54"E
L38	S01°28'57"W	L66	S39°46'54"W
L39	S18°10'29"E	L67	S33°02'22"E
L40	S87°01'22"E	L68	N41°42'28"E
L41	S63°01'10"E	L69	N77°31'42"E
L42	S32°05'37"W	L70	N43°50'51"E
L43	S26°06'57"W	L71	N83°00'02"E
L44	S68°18'31"E	L72	S45°50'36"E
L45	S38°19'02"E	L73	S21°30'20"E

Curve Table

Curve	Length	Radius	Delta	Chord Bearing
C1	75.24	70.00	61°35'18"	S28°10'14"E-71.67'
C2	212.45	465.00	26°10'38"	S49°22'53"E-210.61'
C3	69.61	690.00	5°46'49"	N41°15'59"E-69.68'
C4	68.78	500.00	7°52'52"	N52°38'53"E-68.72'
C5	99.48	60.00	90°00'00"	S83°47'33"E-99.47'
C6	228.44	500.00	29°10'38"	S49°22'53"E-228.46'
C7	155.15	750.00	9°10'59"	N34°01'38"E-155.08'
C8	63.90	480.00	7°52'52"	N52°38'53"E-63.91'
C9	135.91	70.00	111°14'39"	N65°24'48"E-115.59'
C10	73.59	530.00	7°52'52"	N52°38'53"E-73.52'
C11	41.43	25.00	95°00'00"	S83°47'33"E-38.68'
C12	180.99	530.00	19°22'59"	S45°50'36"E-180.13'
C13	63.44	530.00	6°47'50"	S59°04'22"E-63.40'
C14	40.50	25.00	92°48'48"	S16°03'48"E-38.21'
C15	38.04	25.00	87°11'12"	N73°56'12"E-34.48'
C16	121.64	813.88	8°33'47"	N34°05'43"E-121.53'
C17	96.50	690.00	8°00'48"	S34°22'11"W-96.43'
C18	40.40	25.00	92°42'30"	S16°08'52"E-36.18'
C19	38.04	25.00	87°11'12"	S73°56'12"W-34.48'

Line Table

Line	Direction	Length
L4	N66°30'19"E	38.66'
L2	N41°08'04"W	24.89'
L3	N30°02'06"E	40.00'
L4	S39°03'07"W	40.00'
L5	N53°01'09"E	56.54'
L6	N48°26'21"E	56.22'
L7	N41°46'46"E	56.40'
L8	N45°22'28"E	56.29'
L9	N48°26'21"E	56.37'
L10	N38°53'15"E	54.30'
L11	N34°11'19"E	43.94'
L12	N76°02'14"E	122.89'
L13	N54°46'45"E	60.70'
L14	N54°46'45"E	93.53'
L15	N41°33'55"E	196.43'
L16	S62°28'17"E	70.50'
L17	S27°31'48"W	25.00'

Final Plat
OF
LOTS 6-8, BLOCK 2
LOTS 7-10, BLOCK 4
LOTS 9-13, 15, BLOCK 5
LOT 1, BLOCK 6
LOTS 1, 4, 5 BLOCK 7
COMMON AREA 1
17 PROPOSED LOTS
**GREEN BRANCH RIDGE
SUBDIVISION PHASE EIGHT**
35.84 ACRES

RICHARDSON PERRY LEAGUE OR 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"=100' JULY, 2022

KCI TECHNOLOGIES, INC.
1555 GREENE PRAIRIE ROAD
COLLEGE STATION, TEXAS 77840
PHONE: (979) 844-0132
REGISTRATION #1-59711 (01/04/05)

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Green Branch Ridge Subdivision Phase Eight (8)
35.84 Acres
Richardson Perry League or Survey, Abstract 44
Brazos County, Texas

Field Notes of a 35.84 acre tract or parcel of land, lying and being situated in the Richardson Perry League or Survey, Abstract No. 44, Brazos County, Texas, and being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2" iron rod with cap found marking the Northernmost corner of Lot 8, Block 5 of Green Branch Ridge Subdivision Phase Seven A (7A), map or plat thereof recorded in Volume 15226, Page 200 of the Official Public Records of Brazos County, Texas (OPRBCT) same sited on the South right-of-way margin of Meadow Green Lane (70' R.O.W.), same monument being the Southwest corner of a certain 3.00 acre tract cited herein as Lot 8, Block 5 of the foregoing Green Branch Ridge Subdivision Phase Eight (8) and from whence a bound and occupied City of Bryan GPS Monument No. 30 bears S 49° 15' 39" W a distance of 7618.97 feet, aforesaid 1/2" iron rod with cap being the **POINT OR PLACE OF BEGINNING** of the herein described tract;

THENCE N 56°35'19" E along the South right-of-way margin of Meadow Green Lane for a distance of 38.66 feet to a 1/2" iron rod with cap set for an ell corner of the herein described tract;

THENCE N 33°24'41" W traversing aforesaid Meadow Green Lane right-of-way for a distance of 70.00 feet to a 1/2" iron rod with cap found for the Northeast corner of Lot 5, Block 2 of aforesaid Green Branch Ridge Phase Seven A (7A), for an inside corner of the herein described tract;

THENCE N 45°50'36" W departing the North right-of-way margin of said Meadow Green Lane and along the Northeast boundary of aforesaid Green Branch Ridge Subdivision Phase Seven A (7A) for a distance of 519.18 feet to a 1/2" iron rod with cap set on the South high bank of Steep Hollow Branch Creek, for an angle corner of the herein described tract;

THENCE N 41°08'04" W continuing along the Northeast boundary of aforesaid Green Branch Ridge Subdivision Phase Seven A (7A) for a distance of 24.80 feet to a POINT in the centerline of said Steep Hollow Branch Creek, same POINT being the Southwest corner of Lot 19 of Steep Hollow Circle Drive Addition, map or plat thereof recorded in Volume 202, Page 391, OPRBCT, for the lower Northwest corner of the herein described 35.84 acre tract;

THENCE N 77°30'57" E departing aforementioned Green Branch Ridge Subdivision Phase Seven A (7A) Northeast boundary and along the South line of said Steep Hollow Circle Drive Addition for a distance of 355.52 feet to a POINT in the centerline of said Steep Hollow Branch Creek, for an angle corner of the herein described tract;

THENCE N 57°22'25" E continuing along the South line of said Steep Hollow Circle Drive Addition for a distance of 488.57 feet to a POINT in the centerline of said Steep Hollow Branch Creek, for the upper Northwest corner of the herein described tract, same sited on the Northwest line of a certain Cited 18.75 acre tract described in a deed to James L. Beard and recorded in Vol. 804, Pg. 370 and Vol. 5881, Pg. 60, OPRBCT;

THENCE S 52°36'32" E departing aforementioned Steep Hollow Circle Drive Addition South line, across said James L. Beard Cited 18.75 acre tract for a distance of 57.65 feet to a 1/2" iron rod with cap set for an angle corner of the herein described tract;

THENCE S 00°54'22" W for a distance of 385.97 feet to a 1/2" iron rod with cap set for a non-tangent Point of Curvature of the herein described tract;

THENCE generally in a Southeasterly direction along a curve to the right having a Radius of 70.00 feet, a Central Angle of 61°35'18", and at an approximate arc distance of 52 feet crossing the Northeast boundary of a certain Residue of a Cited 191.71 acre tract described in a deed to Greenbranch Partners, Ltd. as recorded in Vol. 2513, Pg. 30, OPRBCT, continuing for a total Arc Length of 75.24 feet and a Chord Bearing & Distance of S 28°10'14" E - 71.67 feet, to a 1/2" iron rod with cap set for a non-tangent angle corner of the herein described tract;

THENCE S 36°17'33" E for a distance of 385.97 feet to a 1/2" iron rod with cap set for a Point of Curvature of the herein described tract;

THENCE generally in a Southeasterly direction along a curve to the right having a Radius of 465.00 feet, a Central Angle of 26°10'38", an Arc Length of 212.45 feet and a Chord Bearing & Distance of S 49°22'53" E - 210.61 feet, to a 1/2" iron rod with cap set for a Point of Tangency of the herein described tract;

THENCE S 62°28'12" E for an approximate distance of 157 feet crossing the Southwest boundary of aforesaid James L. Beard Cited 18.75 acre tract, at an approximate distance of 204 feet crossing an inside line of aforementioned Greenbranch Partners, Ltd. residue tract and continuing for a total distance of 219.16 feet to a 1/2" iron rod with cap set for an interior angle corner of the herein described tract;

THENCE N 44°19'23" E for a distance of 223.54 feet to a 1/2" iron rod with cap set for an angle corner of the herein described tract;

THENCE S 45°50'20" E for a distance of 242.84 feet to a 1/2" iron rod with cap set for an angle corner of the herein described tract and sited on the Northwest right-of-way margin of proposed Eagle Vista Avenue (120' R.O.W.) for an angle corner of the herein described 34.85 acre tract;

THENCE S 51°37'25" E across aforesaid Eagle Vista Avenue for a distance of 120.00 feet to a 1/2" iron rod with cap set for a non-tangent Point of Curvature of the herein described tract;

THENCE generally in a Northeasterly direction along a curve to the right having a Radius of 690.00 feet, a Central Angle of 05°46'49", an Arc Length of 69.61 feet and a Chord Bearing & Distance of N 41°15'59" E - 69.59 feet, to a 1/2" iron rod with cap set for a Point of Tangency of the herein described tract;

THENCE N 44°09'24" E for a distance of 239.05 feet to a POINT in an existing waterbody for an angle corner of the herein described 35.84 acre tract;

THENCE S 62°23'19" E for a distance of 397.64 feet to a 1/2" iron rod with cap set for the upper Northeast corner of the herein described tract;

THENCE S 45°50'36" E for a distance of 183.82 feet to a 1/2" iron rod with cap set on the Northwest boundary of a certain Cited 191.60 acre tract described in a deed to Thomas Berton Woolum as recorded in Vol. 8505, Pg. 166, OPRBCT, for the lower Northeast corner of the herein described 35.84 acre tract;

THENCE S 44°09'24" W along the Northwest boundary of aforesaid Woolum Cited 191.60 acre tract for a distance of 1113.63 feet to a 1/2" iron rod with cap found for the Easternmost corner of Lot 6, Block 4 of Green Branch Ridge Subdivision Phase Seven B (7B), map or plat thereof recorded in Vol. 17109, Pg. 266, OPRBCT, for the Southwest corner of the herein described 35.84 acre tract;

THENCE N 42°37'42" W along the Northeast line of aforesaid Green Branch Ridge Phase Seven B (7B), Block 4, for a distance of 404.58 feet to a 1/2" iron rod with cap found for an angle corner of the herein described tract, same sited on the Southeast right-of-way margin of existing Eagle Vista Avenue (120' R.O.W.);

THENCE N 30°20'36" E along said Eagle Vista Avenue for a distance of 40.00 feet to a 1/2" iron rod with cap set for an interior angle corner of the herein described tract;

THENCE across said Eagle Vista Avenue N 59°39'24" W for a distance of 120.00 feet to a 1/2" iron rod with cap found for an interior angle corner of the herein described tract;

THENCE S 30°20'36" W along the Northwest right-of-way margin of said Eagle Vista Avenue for a distance of 40.00 feet to a 1/2" iron rod with cap found for the Easternmost corner of Lot 14, Block 5 of aforesaid Green Branch Ridge Phase Seven B (7B) for an angle corner of the herein described tract;

THENCE N 45°37'38" W departing aforesaid Eagle Vista Avenue along an Eastern boundary of said Lot 14, Block 5 for a distance of 170.00 feet to a 1/2" iron rod with cap found for an angle corner of the herein described tract;

THENCE S 76°57'39" W continuing along said Lot 14, Block 5 of Green Branch Ridge Phase Seven B (7B) for a distance of 212.26 feet to a 1/2" iron rod with cap set for an angle corner of the herein described tract, same being the Northeast corner of Lot 4, Block 5 of said Subdivision;

THENCE N 19°26'31" W continuing along said Lot 4, Block 5 of Green Branch Ridge Phase Seven B (7B) for a distance of 173.52 feet to a 1/2" iron rod with cap set for an angle corner of the herein described tract;

THENCE N 45°50'36" W continuing along the Northeast line of said Block 5 of Green Branch Ridge Subdivision Phase Seven B (7B) and at a distance of 64.68 feet passing the Easternmost corner of aforementioned Green Branch Ridge Subdivision Phase Seven A (7A) continuing for a total distance of 738.29 feet to the **POINT OR PLACE OF BEGINNING** of the herein described tract and containing 35.84 acres (1,561,190.40 Square Feet) of land, more or less.

Final Plat

OF
LOTS 6-8, BLOCK 2
LOTS 7-10, BLOCK 4
LOTS 9-13, 15, BLOCK 5
LOT 1, BLOCK 6
LOTS 1, 4, 5 BLOCK 7
COMMON AREA 1
17 PROPOSED LOTS
GREEN BRANCH RIDGE
SUBDIVISION PHASE EIGHT

35.84 ACRES

RICHARDSON PERRY LEAGUE OR SURVEY, A-44
BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
GREENBRANCH PARTNERS, LTD
94.71 STEEP HOLLOW ROAD
BRYAN, TEXAS 77808
(979) 774-1535
SCALE: 1"=100' JULY, 2022

 KCI TECHNOLOGIES, INC.
1555 GREENS PRIME ROAD
COLLEGE STATION, TEXAS 77845
PHONE: (979) 846-6112
REGISTRATION #: 19571 / #101943-65