

PRELIMINARY PLAN (NOT FOR RECORD)

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 SURVEY, A-44
BRAZOS COUNTY, TEXAS

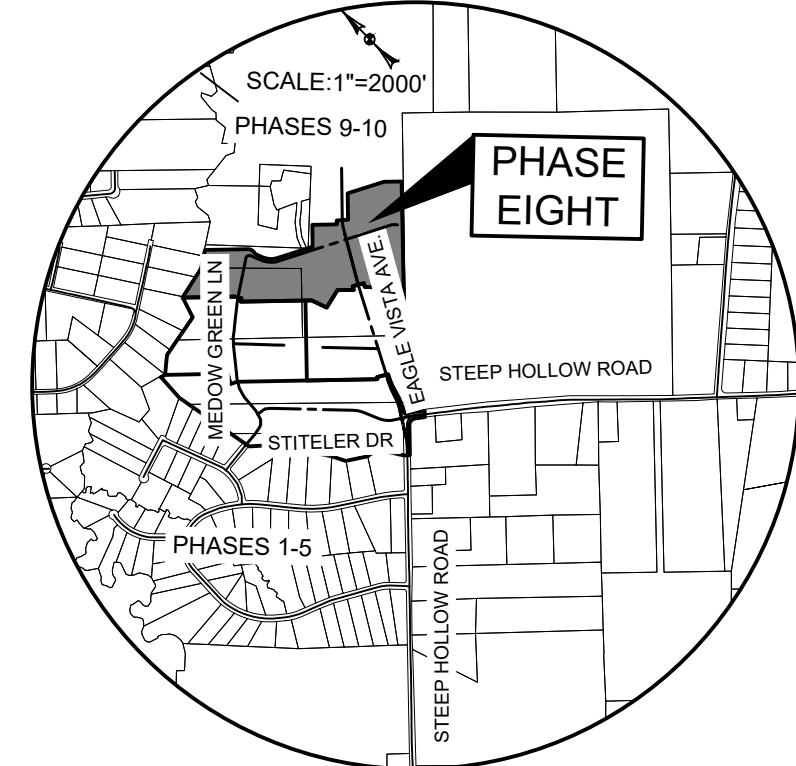
OWNED AND DEVELOPED BY:

GREENBRANCH PARTNERS, LTD
94.71 STEEP HOLLOW ROAD
BRYAN, TEXAS 77809
(979) 774-1535

SCALE: 1"=100' JANUARY, 2022

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



Line	Direction	Length
L1	N56°35'19"E	38.69
L2	N41°08'04"W	24.80
L3	N20°20'30"E	40.00
L4	S30°20'30"W	40.00
L5	N14°07'00"E	3.23
L6	N70°32'30"E	7.50
L7	S68°30'22"E	74.73
L8	N80°31'33"E	138.47
L9	N53°19'15"E	88.16
L10	N53°19'15"E	49.27
L11	N89°43'54"E	16.43
L12	S18°08'35"W	38.12
L13	S83°53'15"E	54.39
L14	N34°11'10"E	43.94
L15	N76°05'21"E	18.89
L16	N76°05'21"E	103.98
L17	N54°46'40"E	154.27
L18	N41°13'58"E	196.43
L19	S62°28'12"E	70.05
L20	S27°31'48"W	25.00

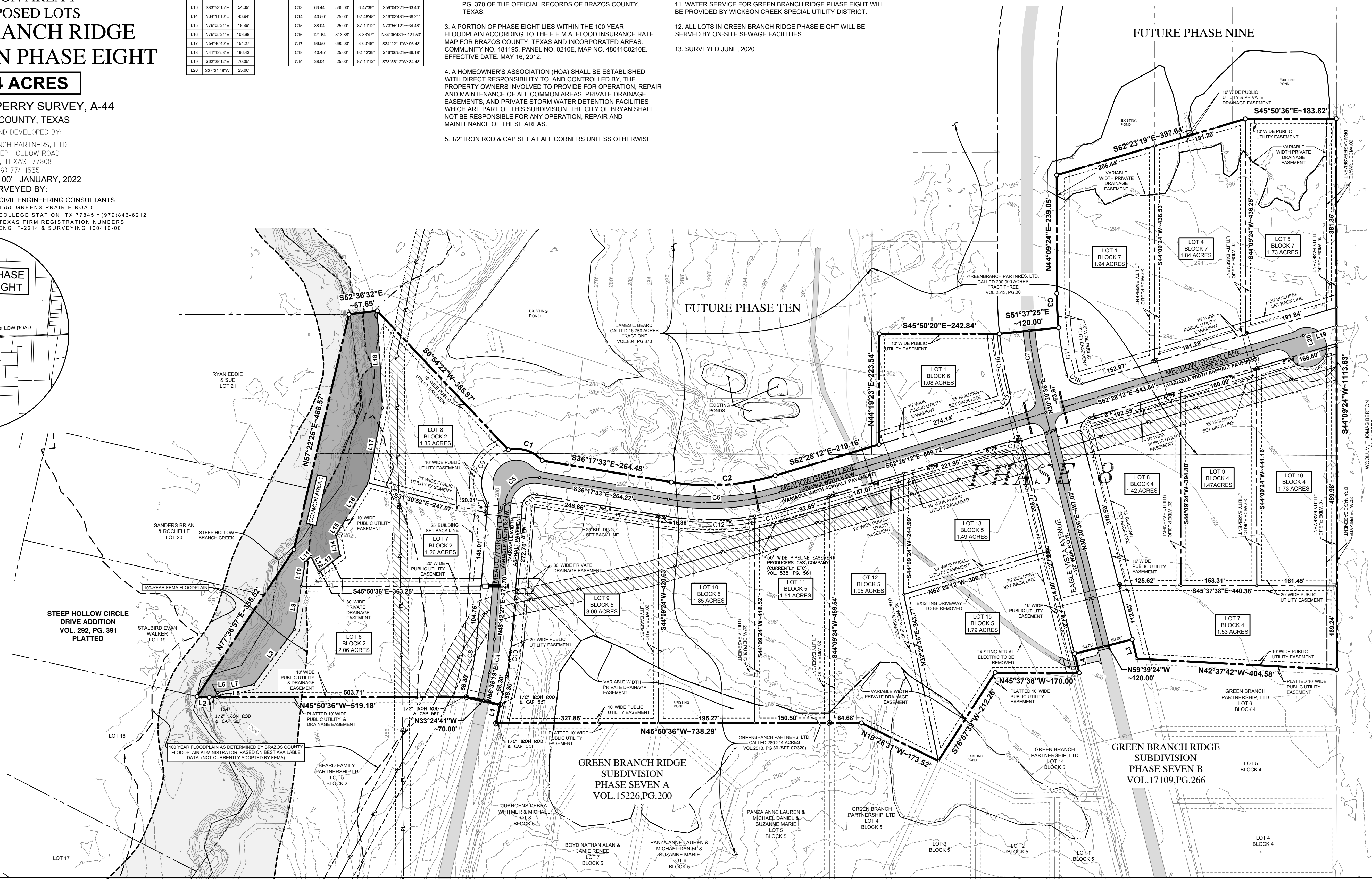
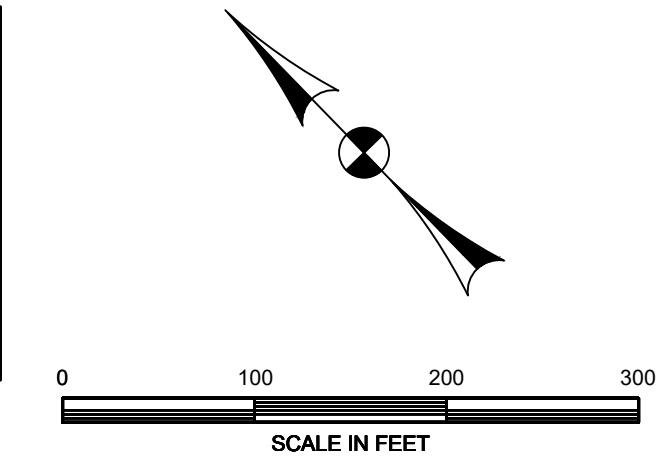
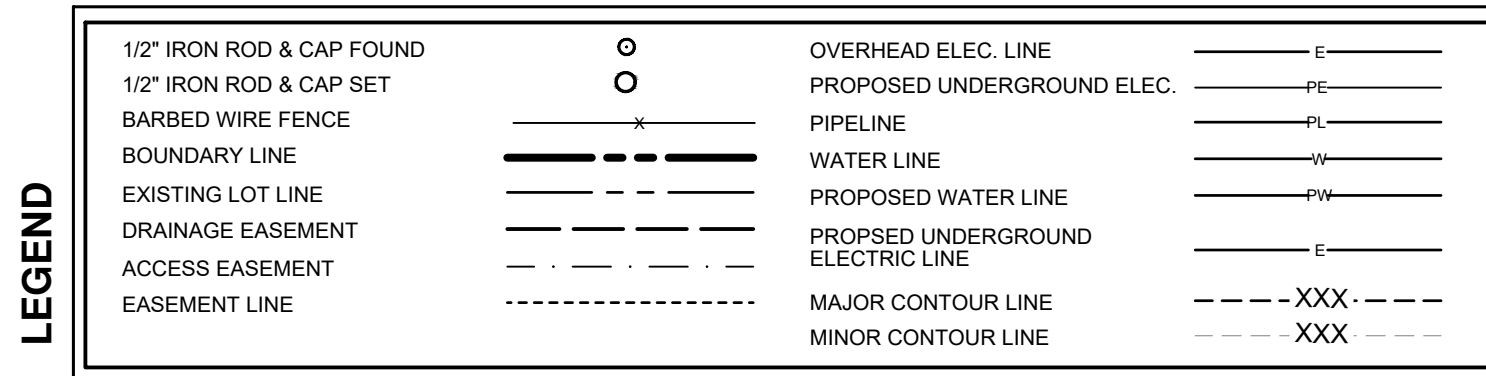
Curve	Length	Radius	Delta	Chord Bearing
C1	75.24	70.00	61°35'18"	S28°10'41"E-71.67
C2	212.45	465.00	26°10'38"	S49°22'03"E-210.61
C3	69.61	690.00	5°46'49"	N41°15'59"E-69.58
C4	68.78	500.00	7°52'52"	N52°38'57"E-68.72
C5	99.48	60.00	95°00'00"	S83°47'33"E-88.47
C6	228.44	500.00	26°10'38"	S49°22'03"E-228.44
C7	105.19	750.00	8°01'59"	N34°21'30"E-105.06
C8	63.99	465.00	7°52'52"	N52°38'57"E-63.91
C9	135.91	70.00	111°14'39"	N65°24'48"E-115.59
C10	73.59	535.00	7°52'52"	N52°38'57"E-73.53
C11	41.45	25.00	95°00'00"	S83°47'33"E-41.43
C12	180.69	535.00	19°22'59"	S45°59'03"E-180.13
C13	63.44	535.00	6°47'39"	S59°04'22"E-63.40
C14	40.50	25.00	92°49'48"	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°02'48"	S34°22'11"W-96.43
C18	40.45	25.00	92°42'39"	S16°05'21"E-36.18
C19	38.04	25.00	87°11'12"	S73°56'12"E-34.48

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. 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 HOMEOWNERS 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.

SPECIFIED:

6. DEED RESEARCH WAS CONDUCTED BY SOUTH LAND TITLE ON MAY 31, 2016 TO DETERMINE APPLICABLE EASEMENTS. EASEMENTS ENCOMPASSING PORTIONS OF BTU ELECTRIC LINES LOCATED IN PHASES 8-9 WERE NOT FOUND. THIS PRELIMINARY PLAN 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. WATER SERVICE FOR GREEN BRANCH RIDGE PHASE EIGHT WILL BE PROVIDED BY WICKSON CREEK SPECIAL UTILITY DISTRICT.
12. ALL LOTS IN GREEN BRANCH RIDGE PHASE EIGHT WILL BE SERVED BY ON-SITE SEWAGE FACILITIES
13. SURVEYED JUNE, 2020



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