

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

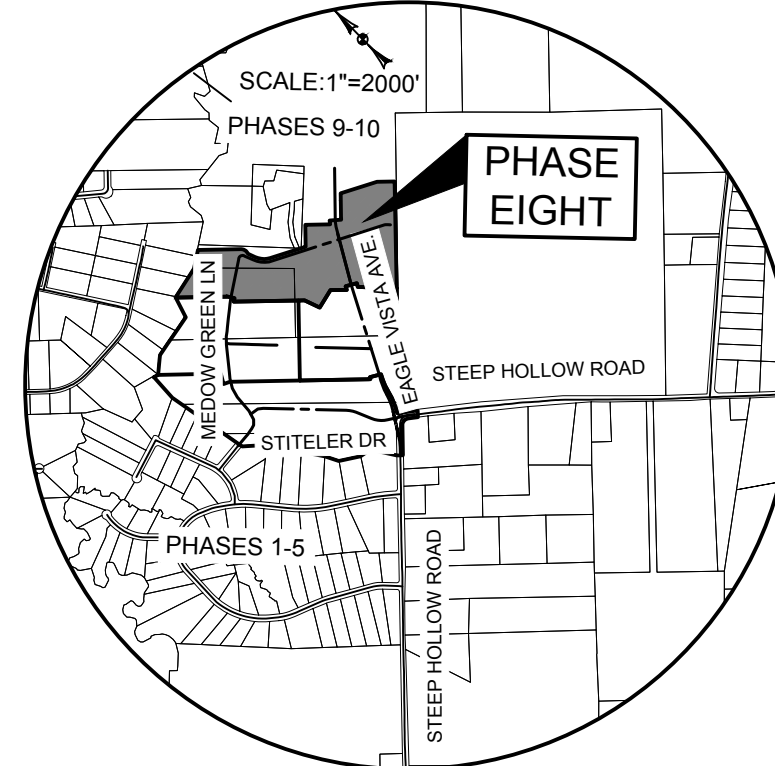
OWNED AND DEVELOPED BY:

GREENBRANCH PARTNERS, LTD
 91.71 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



REVISIONS:
 2-9-2022, REVISIONS TO ADDRESS
 CITY OF BRYAN SDRC COMMENTS,
 BRAZOS COUNTY ROAD AND BRIDGE
 COMMENTS AND COUNTY HEALTH
 REQUIRED NOTES.

Curve	Length	Radius	Delta	Chord Bearing
C1	75.24	70.00	61°30'18"	S28°10'14"E-71.67'
C2	212.45	465.00	28°10'38"	S49°22'53"E-210.61'
C3	69.61	690.00	5°46'48"	N41°10'59"E-69.58'
C4	68.78	500.00	7°52'52"	N52°38'53"E-68.72'
C5	99.48	60.00	95°00'00"	S83°47'33"E-88.47'
C6	228.44	500.00	28°10'38"	S49°22'53"E-228.44'
C7	105.19	750.00	8°10'59"	N34°21'36"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°24'46"E-115.55'
C10	73.59	535.00	7°52'52"	N52°38'53"E-73.53'
C11	41.45	25.00	95°00'00"	S83°47'33"E-56.96'
C12	100.86	535.00	18°20'59"	S45°59'03"E-100.19'
C13	83.44	535.00	8°17'39"	S59°42'23"E-83.40'
C14	40.50	75.00	92°48'48"	S16°54'48"E-38.21'
C15	38.04	25.00	87°11'12"	N73°56'12"E-34.48'
C16	123.64	813.86	8°33'47"	N34°09'43"E-121.53'
C17	96.97	690.00	8°00'48"	S34°22'11"W-96.42'
C18	40.45	25.00	82°42'36"	S16°56'52"E-36.18'
C19	38.04	25.00	87°11'12"	S73°56'12"W-34.48'

Line	Direction	Length
L1	N56°35'19"E	38.66'
L2	N41°08'04"W	24.80'
L3	N30°03'36"E	40.00'
L4	S30°30'36"W	40.00'
L5	N14°07'09"E	3.23'
L6	N70°32'39"E	7.50'
L7	S58°39'22"E	74.73'
L8	N80°31'33"E	138.47'
L9	N53°19'15"E	88.16'
L10	N53°19'15"E	49.22'
L11	N89°43'54"E	16.43'
L12	S18°58'35"W	36.12'
L13	S83°53'15"E	54.39'
L14	N34°11'01"E	43.94'
L15	N76°02'21"E	18.86'
L16	N76°02'21"E	103.98'
L17	N54°46'40"E	154.27'
L18	N41°13'55"E	196.43'
L19	S82°28'12"E	70.00'
L20	S27°31'48"W	25.00'

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. 480410210E. 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 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: NAVD83.
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
 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 PUE, AND THE RIGHT INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRICAL 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 ENROACH 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 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. PRELIMINARY PLAN FOR REVIEW PURPOSES ONLY.
 16. 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 MAIL BOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY BRAZOS COUNTY. FOR SINGLE-FAMILY RESIDENTIAL 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.
- C.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 WORKS 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 PLANNING 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.
 17. DESIGN SPEED:
EAGLE VISTA AVENUE 40 MPH
MEADOW GREEN LANE 30 MPH
 18. DRAINAGE CONTRIBUTING TO PHASE 8 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.

