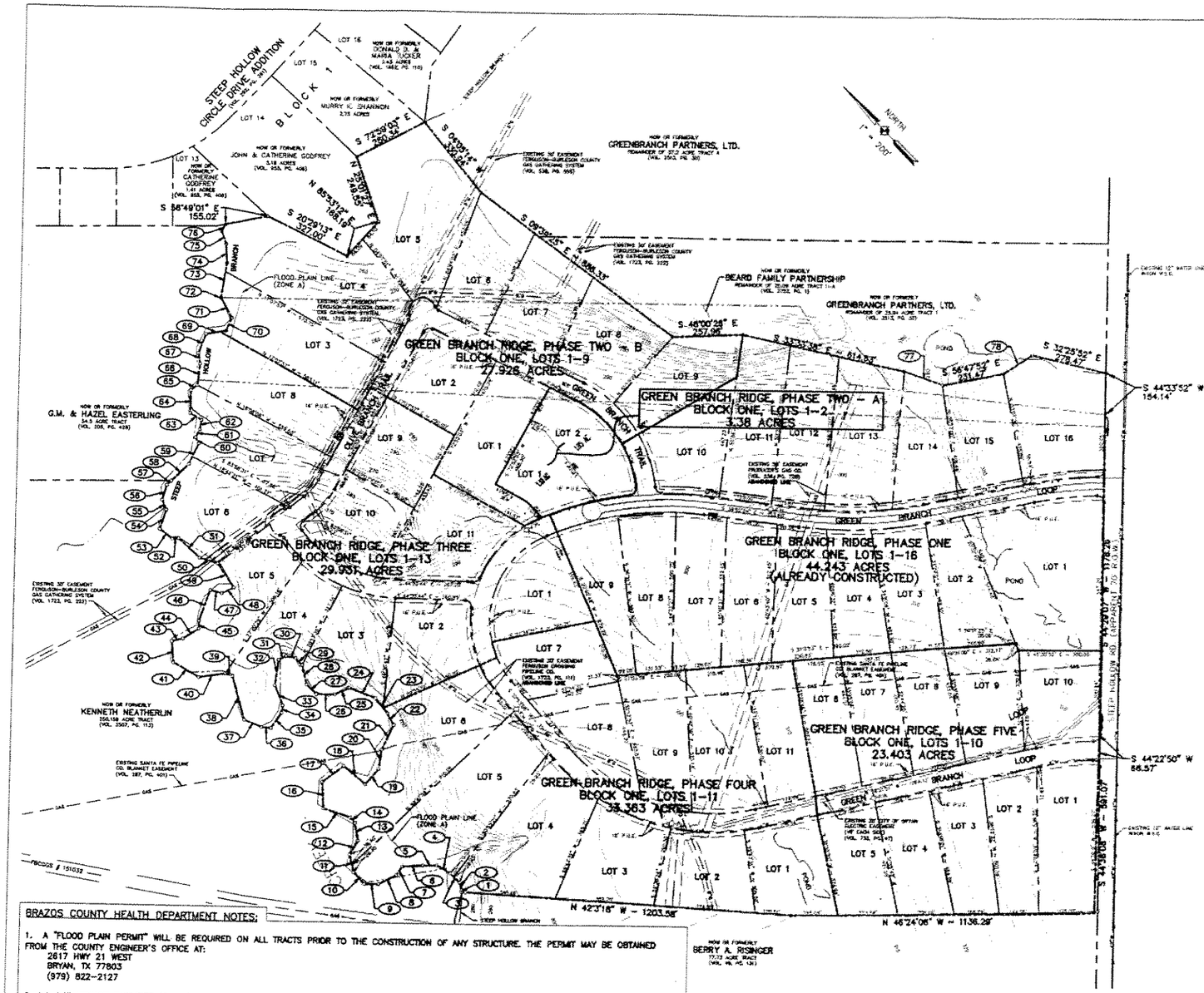
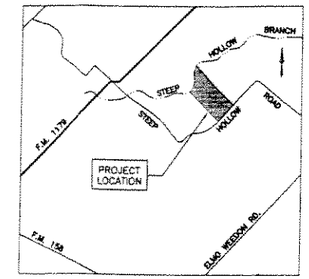
Received
MAR 2 6 2008
Development & Engineerin
Services





VICINITY MAP
N.T.S.

SPECIAL NOTE:

THIS REVISED MASTER PLAN SUPERCEDES THAT WHICH WAS PREVIOUSLY APPROVED: CASE NO. MP-00-01, MARCH 2, 2000

MASTER PRELIMINARY PLAN NOTES:

1. THIS TRACT DOES LIE WITHIN THE FLOOD PLAIN (ZONE A) AS GRAPHICALLY AS SHOWN ON F.E.M.A. FIRM COMMUNITY PANEL NO. 48041C0155C, JULY 2, 1992.

2. A TEMPORARY TURN-AROUND CUL-DE-SAC SHALL BE LOCATED AT THE END OF PHASE ONE.

3. MINIMUM FRONT SETBACKS ARE 25 FEET, SIDE SETBACKS ARE 10 FEET AND REAR SETBACKS ARE 18 FEET UNLESS OTHERWISE SPECIFIED.

4. BASIS OF BEARING: S 44°29' 07" W ~ 1178.26 FEET BEING THE MOST SOUTHERLY LINE OF 151.312 ACRE TRACT RECORDED IN VOLUME 2752, PAGE 1 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

5. NEITHER PARKLAND DEDICATION NOR OVERSIZE PARTICIPATION APPLIES TO THIS SUBDIVISION

6. DEVELOPMENT FOR GREENBRANCH SUBDIVISION SHALL HAVE 70' R.O.W. WITH 24' WIDE ASPHALT SURFACE ROADS WITH 3:1 BAR DITCHES FOR DRAINAGE UNLESS OTHERWISE SHOWN.

7. CONTOURS (10 FOOT ELEVATTIONS) SHOWN ARE AS GRAPHICALLY DEPICTED FROM USGS - BRYAN EAST QUADRANGLE. ALL OTHER CONTOURS ARE INTERPOLATED FROM USGS CONTOURS AND FIELD INSPECTIONS.

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	N 39°54'57" E	7.55'	27	N 01°06'35" W	51.20'	53	N 08°13'53" W	58.46'
2	N 26°03'49" E	28.62'	28	N 30°50'51" E	73.30'	54	N 81°54'07" E	75.24'
3	N 02°40'59" W	49.05'	29	N 00°22'07" W	34.79'	55	N 20°24'50" E	40.21'
4	N 16°05'58" W	57.44'	30	N 34°27'49" W	38.68'	56	N 61°30'32" E	56.81'
5	N 47°09'34" W	52.59'	31	N 73°28'15" W	29.84'	57	N 89°28'04" E	22.50'
6	N 48°45'40" W	77.38'	32	S 51°51'53" W	96.02'	58	N 89°38'23" E	90.34'
7	S 77°16'56" W	37.82'	33	S 21°24'04" W	78.73'	59	N 68°52'36" E	82.27'
8	N 73°01'37" W	75.07'	34	S 53°19'33" W	27.93'	60	N 17°06'34" E	25.29'
9	N 45°20'31" W	51.67'	35	S 78°26'33" W	68.10'	61	N 70°30'21" E	32.99'
10	N 01°34'17" E	57.06'	36	N 40°12'09" W	34.78'	62	N 53°27'46" E	34.96'
11	N 31°08'23" E	67.80'	37	N 23°48'49" W	56.95'	63	N 14°18'04" E	48.61'
12	N 73°47'44" E	58.56'	38	N 28°32'39" E	167.14'	64	N 44°39'35" E	84.20'
13	N 33°39'33" E	66.70'	39	N 27°14'16" W	28.17'	65	S 85°11'44" E	29.59'
14	N 00°09'49" E	27.01'	40	N 54°19'08" W	97.76'	66	N 51°07'34" E	78.85'
15	N 27°49'32" W	103.00'	41	N 16°01'46" W	108.61'	67	N 33°57'39" E	39.65'
16	N 40°38'25" E	97.69'	42	N 39°26'51" E	78.52'	68	N 65°53'22" E	74.58'
17	S 82°35'49" E	98.56'	43	S 59°22'08" E	41.71'	69	S 55°48'38" E	74.08'
18	S 08°13'22" E	102.95'	44	S 78°30'30" E	68.87'	70	N 67°12'03" E	50.55'
19	N 84°03'40" E	74.03'	45	N 44°31'55" E	29.48'	71	N 14°34'20" E	82.75'
20	N 52°28'58" E	73.34'	46	N 83°37'08" E	120.15'	72	N 42°57'18" E	1.87'
21	N 69°17'13" E	100.07'	47	S 31°30'45" E	43.85'	73	N 52°57'44" E	126.99'
22	N 14°55'52" E	48.52'	48	S 73°06'09" E	47.68'	74	N 40°49'30" E	69.79'
23	N 05°18'18" E	70.50'	49	N 10°10'28" E	107.14'	75	N 24°14'18" E	49.75'
24	N 24°59'11" W	102.47'	50	N 29°25'46" W	69.86'	76	N 73°12'01" E	28.15'
25	N 70°00'50" W	57.79'	51	N 03°31'46" W	106.40'	77	S 28°27'08" E	152.82'
26	N 46°34'43" W	70.58'	52	N 51°38'25" W	23.88'	78	S 78°29'05" E	125.18'

BRAZOS COUNTY HEALTH DEPARTMENT NOTES:

1. A "FLOOD PLAIN PERMIT" WILL BE REQUIRED ON ALL TRACTS PRIOR TO THE CONSTRUCTION OF ANY STRUCTURE. THE PERMIT MAY BE OBTAINED FROM THE COUNTY ENGINEER'S OFFICE AT:
   2617 HWY 21 WEST
   BRYAN, TX 77803
   (979) 822-2127

2. ON-SITE SEWAGE FACILITIES (OSSFs)

   a) ALL LOTS SERVED BY OSSFs MUST COMPLY WITH COUNTY AND STATE OSSF REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN "AUTHORIZATION TO CONSTRUCT" PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT ENSURES COMPLIANCE WITH COUNTY ORDER ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE.

   b) ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE OSSF MAY BE CONSTRUCTED.

   c) OSSF DISPOSAL AREAS SHALL NOT ENCROACH THE 100-FOOT OR THE 150-FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.

   d) OSSF SHALL BE DESIGNED TO WHERE NO DAMAGE WILL OCCUR TO THE SYSTEM DURING A FLOOD.

   e) A PROFESSIONAL ENGINEER MUST ADDRESS TANK FLOATATION.

   f) ALL ELECTRICAL COMPONENTS (SUCH AS ALARMS, JUNCTION BOXES & COMPRESSORS) ARE ELEVATED ABOVE FLOOD PLAIN.

   g) TANKS & ELECTRICAL COMPONENTS, WHICH ARE BURIED, MAY NEED TO HAVE EXCESS SOIL REMOVED FROM SITE, DEPENDING ON SLOOD PLAIN STATUS, PER PROPERTY.

3. WICKSON S.U.D. WILL PROVIDE WATER SERVICE FOR THE SUBDIVISION.

SYMBOL LEGEND

- LINE CALL
- EXISTING WATER LINE
- EXISTING GAS LINE
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- 1/2" IRON ROD (UNLESS OTHERWISE SPECIFIED)

BENCHMARK: ELEV. = 326.38

BRAZOS COUNTY MONUMENT #82-170, LOCATED IN THE NORTH RIGHT-OF-WAY OF STEEP HOLLOW ROAD AND INSIDE BEND OF A 90° CURVE APPROXIMATELY 1.1 MILE SOUTHEAST OF F.M. 1179 AND STEEP HOLLOW ROAD INTERSECTION.

LOT #	PHASE 1	PHASE 2-A	PHASE 2-B	PHASE 3	PHASE 4	PHASE 5	TOTAL
1	3.314	2.765	1.530	2.246	2.250	2.744	
2	2.141	2.081	1.658	2.308	2.127	2.063	
3	2.128	2.834	———	2.321	2.256	2.055	
4	2.008	4.428	———	2.501	3.521	2.680	
5	2.326	4.342	———	2.711	4.299	2.000	
6	2.289	2.778	———	2.371	4.231	2.010	
7	2.196	2.577	———	2.882	2.047	2.067	
8	2.328	2.405	———	2.817	2.144	2.061	
9	2.600	2.154	———	2.931	2.127	2.198	
10	2.180	———	———	2.127	3.092	2.273	
11	2.351	———	———	2.821	2.138	———	
12	1.723	———	———	———	———	———	
13	1.079	———	———	———	———	———	
14	2.063	———	———	———	———	———	
15	2.268	———	———	———	———	———	
16	2.301	———	———	———	———	———	
AVG.	2.208	2.891	———	2.462	2.791	2.168	
R.O.W.	2.311	2.741	———	2.848	2.483	2.309	
TOTAL	44.243	31.008	3.188	29.931	33.484	23.403	162.248

ADAMS, TAGGART, AND ASSOCIATES
2551 TEXAS AVENUE SOUTH, SUITE A
COLLEGE STATION, TX 77840
Ph: (979) 693-5359
Fx: (979) 693-4243
EMAIL: mdgcats@yahoo.com

CONSULTING ENGINEERS
SURVEYORS
PLANNERS
ENVIRONMENTAL CONSULTANTS

THIS DRAWING IS THE PROPERTY OF ADAMS, TAGGART, AND ASSOCIATES AND MAY NOT BE REPRODUCED OR USED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF ADAMS, TAGGART, AND ASSOCIATES.THIS DRAWING IS COPYRIGHTED AS OF PROJECT DATE.

REV.	DATE	BY	COMMENT
A	03/27/08	GHC	REVISIONS AS PER STAFF COMMENTS

Scale: 1" = 200' Filename: 3249PRC
Project Date: DECEMBER, 1999
Drawn By: C.A.E.
Checked By: G.C.T.

PREPARED FOR:
BEARD FAMILY PARTNERSHIP
4001 STEEP HOLLOW RD.
BRYAN, TX 77808
(409) 822-7431

A MASTER PRELIMINARY PLAN
(REVISED)
GREEN BRANCH RIDGE
OF
PHASE ONE - FIVE
162.25 ACRES

RICHARD PERRY LEAGUE, ABSTRACT NO. 44
BRAZOS COUNTY, TEXAS

ADAMS, TAGGART, AND ASSOCIATES
FILE NUMBER
000699-3249

SHEET 1 OF 1

X:\600\3249 - Richards\PRELIMINARY\3249PRD.dwg, 3/26/2008 12:00:26 PM, HP LaserJet 4.pc3,
1:2.7861