10' X 5' PUBLIC UTILITY EASEMENT
AT FRONT OF EACH LOT

CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD BRG	CHORD
C1	678.00'	32°23'27"	383.29	196.92'	S61°33'11"E	378.21'
C2	522.06'	29°50'25"	271.90	139.11'	N62°51'26"W	268.83'
C3	25.00'	89°50'18"	39.20	24.93'	N02°59'33"W	35.31'
C7	25.00'	103°41'33"	45.24	31.82'	N16°25'45"W	39.32'
C8	725.00'	4°27'42"	56.46	28.24'	N37°38'52"E	56.44'
C9	25.00'	39°04'13"	17.05	8.87'	N59°24'50"E	16.72'
C10	50.00'	164°06'16"	143.21	358.14'	S03°06'12"E	99.04'
C11	25.00'	37°15'01"	16.25	8.43'	N66°31'50"W	15.97'
C12	25.00'	37°15'01"	16.25	8.43'	N29°16'49"W	15.97'
C13	50.00'	164°30'01"	143.55	367.40'	N87°05'41"E	99.09'
C14	25.00'	37°15'01"	16.25	8.43'	S23°28'10"W	15.97'
C15	50.00'	250°31'44"	218.63	70.71'	N83°10'11"W	81.65'
C16	25.00'	70°31'44"	30.77	17.68'	N06°49'49"E	28.87'
C17	25.00'	90°00'00"	39.27	25.00'	N87°05'41"E	35.36'
C18	25.00'	88°23'48"	38.57	24.31'	S03°42'25"E	34.86'
C19	775.00'	7°22'49"	99.83	49.98'	N36°48'04"E	99.76'
C20	25.00'	70°05'39"	30.58	17.54'	S68°09'29"W	28.71'

LINE TABLE		
LINE	LENGTH	BEARING
L1	55.32	S02°59'42"E
L2	16.00	N31°27'00"E

METES AND BOUNDS DESCRIPTION
OF A
5.920 ACRE TRACT
JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 89.096 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO GEORGE F. CARTER, ET AL, RECORDED IN VOLUME 6334, PAGE 235 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF FM 1179 (80' R.O.W.) MARKING THE SOUTH CORNER OF SAID 89.096 ACRE TRACT AND THE EAST CORNER OF A PORTION OF THE REMAINDER OF A CALLED 176.241 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO GEORGE F. CARTER, ET AL, RECORDED IN VOLUME 3253, PAGE 207 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, CITY OF BRYAN GPS MONUMENT NO. 32 BEARS: S 68° 56' 36" W FOR A DISTANCE OF 6795.73 FEET;

THENCE: N 47° 54' 19" W ALONG THE NORTHEAST LINE OF SAID CARTER TRACT, PASS THE EAST CORNER OF A CALLED 103.916 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO HOMEWOOD, LLC RECORDED IN VOLUME 8938, PAGE 97 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, CONTINUE ON FOR A TOTAL DISTANCE OF 777.41 FEET (PLAT CALL: N 45° 01' 50" W - 777.76 FEET, 8285/56) TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF LOT 1, BLOCK 1, RIVERSTONE SUBDIVISION, PHASE ONE, ACCORDING TO THE PLAT RECORDED IN VOLUME 8285, PAGE 56 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 42° 40' 02" E ALONG THE SOUTHEAST LINE OF SAID BLOCK 1 FOR A DISTANCE OF 235.73 FEET (PLAT CALL: N 45° 32' 51" E - 235.73 FEET, 8285/56) TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF RIVERSTONE DRIVE (80' R.O.W.) MARKING THE EAST CORNER OF SAID LOT 1. SAID IRON ROD FOUND MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 678.00 FEET;

THENCE: ALONG THE NORTHEAST LINE OF RIVERSTONE DRIVE FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32° 23' 27" FOR AN ARC DISTANCE OF 383.29 FEET (CHORD BEARS: S 61° 33' 11" E - 378.21 FEET)(PLAT CALL CHORD: S 58° 40' 22" E - 378.21 FEET, 8285/56) TO A 5/8 INCH IRON ROD FOUND MARKING THE END POINT OF SAID CURVE;

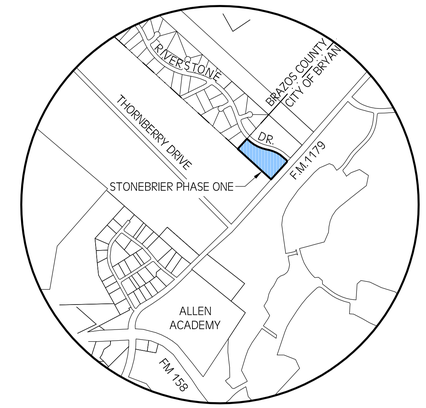
S 77° 44' 55" E FOR A DISTANCE OF 52.71 FEET (PLAT CALL: S 74° 52' 06" E - 52.71 FEET, 8285/56) TO A POINT MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 522.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29° 50' 36" FOR AN ARC DISTANCE OF 271.89 FEET (CHORD BEARS: S 62° 49' 37" E - 268.83 FEET)(PLAT CALL CHORD: S 59° 56' 48" E - 268.83 FEET, 8285/56) TO A 5/8 INCH IRON ROD FOUND MARKING THE END POINT OF SAID CURVE;

S 47° 54' 19" E FOR A DISTANCE OF 75.98 FEET (PLAT CALL: S 45° 01' 30" E - 76.15 FEET, 8285/56) TO A POINT MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 50' 44" FOR AN ARC DISTANCE OF 39.20 FEET (CHORD BEARS: S 02° 58' 57" E - 35.31 FEET)(PLAT CALL CHORD: S 00° 06' 55" E - 35.30 FEET, 8285/56) TO A 5/8 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF FM 1179 MARKING THE END POINT OF SAID CURVE;

THENCE: S 41° 56' 25" W ALONG THE NORTHWEST LINE OF FM 1179 FOR A DISTANCE OF 395.48 FEET (PLAT CALL: S 44° 47' 44" W - 395.50 FEET, 8285/56) TO THE <u>POINT OF BEGINNING</u> CONTAINING 5.920 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND DECEMBER, 2013. SEE PLAT PREPARED DECEMBER, 2013, FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED BY GPS OBSERVATION.



KEY MAP

GENERAL NOTES:

1.) DRAINAGE EASEMENTS & COMMON AREA'S SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
2.) THE PERMANENT MOUNTED MAILBOX FOR LOT 19 SHALL BE LOCATED 5-FEET MINIMUM FROM EDGE OF ROADWAY DRIVING SURFACE.
3.) MINIMUM LOT SIZE IS 5924 SQUARE FEET.
4.) MINIMUM HOUSE SIZE IS 2200 HEATED SQUARE FEET.
5.) THE HOMES WILL BE CONSTRUCTED WITH BE A COMBINATION OF ROCK, BRICK & STUCCO & HAVE TWO CAR ATTACHED GARAGES.
6.) ZERO LOT LINE HOMES SHALL HAVE A MINIMUM 10-FOOT SEPARATION FROM STRUCTURES ON ADJACENT LOTS, UNLESS OTHERWISE SHOWN ON THE PLAN
7.) ONLY LOT 19 SHALL HAVE DRIVEWAY ACCESS TO RIVERSTONE DRIVE.
8.) NO DEVELOPMENT SHALL BE AUTHORIZED WITHIN THE BUFFER AREA EXCEPT LANDSCAPING, SCREENING, AND DRAINAGE FACILITIES.
9.) WICKSON CREEK SPECIAL UTILITY DISTRICT WILL PROVIDE WATER SERVICE FOR THE DEVELOPMENT.
10.) THE PROPERTY IS ZONED PLANNED DEVELOPMENT - HOUSING (PD-H) DISTRICT, AS APPROVED BY THE BRYAN CITY COUNCIL ON MAY 27, 2014 (ORDINANCE NO. 2047). DEVELOPMENT IN THIS SUBDIVISION SHALL BE SUBJECT TO THE STANDARDS OF THAT PD-H DISTRICT.

CERTIFICATION OF THE SURVEYOR
STATE OF TEXAS COUNTY OF BRAZOS

I, BRAD KERR, REGISTERED PUBLIC SURVEYOR NO. 4502 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS 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.

_____
BRAD KERR, R.P.L.S.

APPROVAL OF CITY PLANNER

I, MARTIN ZIMMERMANN, 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 _____, 2015.

_____
MARTIN ZIMMERMANN, CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE CITY ENGINEER

I, PAUL KASPAR, THE UNDERSIGNED, CITY ENGINEER 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 _____, 2015.

_____
PAUL KASPER, CITY ENGINEER, BRYAN, TEXAS

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

I DEAN SCHIEFFER, THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING (PART OF) THE TRACT OF LAND AS CONVEYED TO ME IN THE DEEDS RECORDS OF BRAZOS COUNTY IN VOLUME 6334, PAGE 235, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

OWNER:_____

STATE OF TEXAS
COUNTY OF BRAZOS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DEAN SCHIEFFER, 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 _____,2015.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS: _____

(NOTARY SEAL)

APPROVAL OF THE PLANNING & 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 AND ZONING COMMISSION OF THE CITY OF BRYAN ON THE _____ DAY OF _____, 2015 AND SAME WAS DULY APPROVED ON THE _____ DAY OF _____, 2015_____ BY SAID COMMISSION.

_____
PLANNING & ZONING COMMISSION BRYAN, TEXAS

CERTIFICATION OF THE COUNTY CLERK
STATE OF TEXAS COUNTY OF BRAZOS

I, KAREN MCQUEEN, COUNTY CLERK IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2015, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME _____, PAGE _____.

COUNTY CLERK BRAZOS COUNTY, TEXAS _____

FINAL PLAT
STONEBRIER SUBDIVISION
PHASE ONE LOTS 1-19
5.92 ACRES
JOHN AUSTIN LEAGUE A-2
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1"=60' DECEMBER 17, 2014

SURVEYOR
BRAD KERR, R.P.L.S.
KERR SURVEYING COMPANY
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
979-268-3195

PREPARED BY:
MICHAEL G. HESTER, P.E.
HESTER ENGINEERING COMPANY #F-5476
7607 EASTMARK DRIVE, SUITE 253-B
COLLEGE STATION, TEXAS 77840
979-693-1100 mhester@hester-engr.com

OWNER & DEVELOPER
DEAN SCHIEFFER, MANAGING PARTNER
1179 JOINT VENTURE 1, LP
2103 TABOR ROAD
BRYAN, TEXAS 77803
979-268-8403