

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

I, DEAN SCHEFFER, PRESIDENT OF 1179 JOINT VENTURE MANAGEMENT, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF 1179 JOINT VENTURE I, L.P., A TEXAS LIMITED PARTNERSHIP THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING AN 89.096 ACRE TRACT OF LAND AS CONVEYED TO ME IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME 3686 PAGE 15 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.

BY: 1179 JOINT VENTURE I, L.P.,
 a Texas limited partnership

BY: 1179 JOINT VENTURE MANAGEMENT, L.L.C.,
 A TEXAS LIMITED LIABILITY COMPANY
 ITS GENERAL PARTNER

NAME: DEAN SCHEFFER
 TITLE: PRESIDENT

STATE OF TEXAS
 COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DEAN SCHEFFER, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE 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 _____, 2007.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

MRS. JOHN C. (NELWYN) RABORN
 190 ACRE TRACT
 FIRST TRACT, 593/203

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. NO. 4502

CERTIFICATION BY 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 _____, 2007, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME _____ PAGE _____

KAREN MCQUEEN
 COUNTY CLERK, BRAZOS COUNTY, TEXAS

APPROVAL OF THE PLANNING & ZONING COMMISSION

I, ART HUGHES, CHAIRMAN OF THE PLANNING & 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 _____, 2007 AND SAME WAS DULY APPROVED ON THE _____ DAY OF _____, 2007 BY SAID COMMISSION.

ART HUGHES
 CHAIRMAN, PLANNING & ZONING COMMISSION BRYAN, TEXAS

APPROVAL OF THE CITY PLANNER

I, KEVIN RUSSELL THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING & 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 _____, 2007.

KEVIN RUSSELL
 CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE CITY ENGINEER

I, PAUL KASPAR, P.E. 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 _____, 2007.

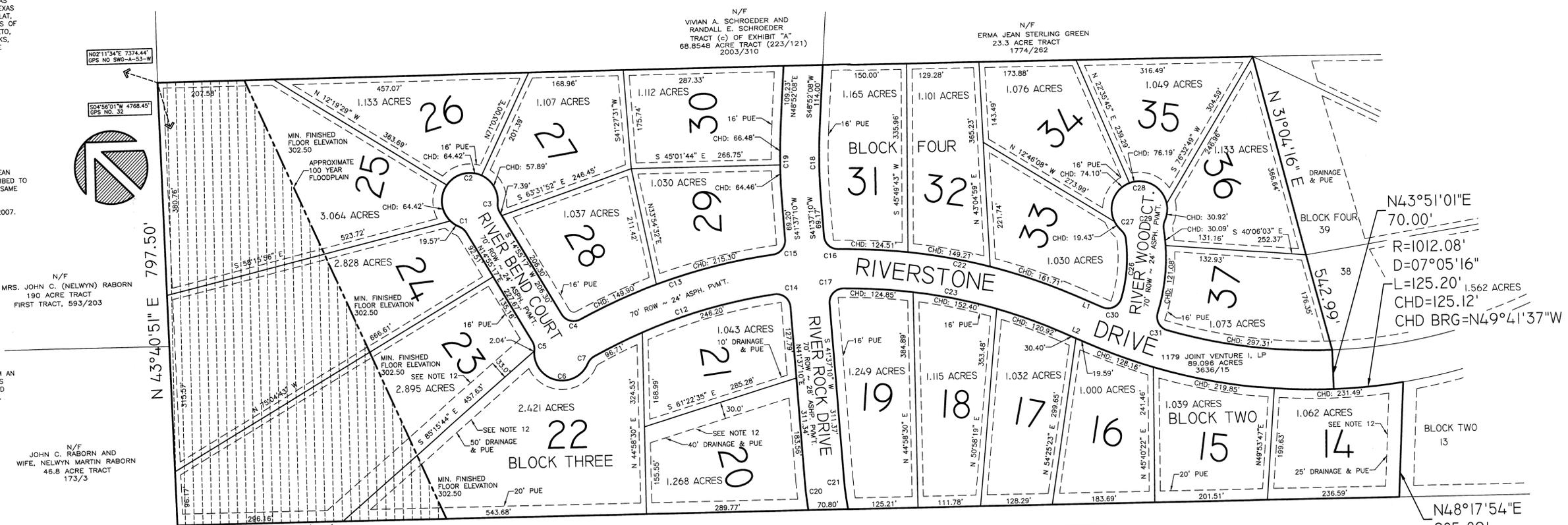
PAUL KASPAR, P.E.
 CITY ENGINEER, BRYAN, TEXAS

APPROVAL OF THE COMMISSIONERS COURT OF BRAZOS COUNTY

THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, TEXAS, AS THE FINAL PLAT OF SUCH SUBDIVISION ON THE _____ DAY OF _____, 2007.

SIGNED THIS THE _____ DAY OF _____, 2007.

BRAD KERR
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 4502



GENERAL NOTES:

- 1.) MINIMUM LOT SIZE IS ONE ACRE.
- 2.) PROPOSED LAND USE IS SINGLE FAMILY RESIDENTIAL LOTS.
- 3.) CUL-DE-SAC RADIUS @ COUNTY STANDARD 30' PAVEMENT, 50' ROW
- 4.) BEARINGS ARE BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
- 5.) ALL LOTS WILL HAVE A MINIMUM 10-FOOT PUBLIC UTILITY EASEMENT ALONG THE BACK AND SIDES AND 16-FOOT PUBLIC UTILITY EASEMENT ALONG ALL PUBLIC ROW.
- 6.) SETBACK LINES WILL COMPLY WITH ALL CITY AND COUNTY SUBDIVISION ORDINANCES.
- 7.) SEWAGE AND WASTEWATER COLLECTION SHALL BE PROVIDED BY PRIVATE SYSTEMS INSTALLED IN EACH LOT WITH THE PRIOR ISSUANCE OF A LICENSE BY THE BRAZOS COUNTY HEALTH DISTRICT UNDER THE PROVISIONS OF THE PRIVATE SEWAGE FACILITY REGULATIONS ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE TEXAS HEALTH AND SAFETY CODE.
- 8.) WATER SERVICE SHALL BE PROVIDED BY WICKSON CREEK SPECIAL UTILITY DISTRICT.
- 9.) NO FENCES SHALL BE BUILT WITHIN DRAINAGE EASEMENTS OR ANY PLACE THAT MAY OBSTRUCT THE FLOW OF STORM WATER RUNOFF.
- 10.) DRAINAGE EASEMENTS SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION.
- 11.) PERMANENT MOUNTED MAILBOX'S SHALL BE 5-FEET FROM EDGE OF ROADWAY DRIVING SURFACE.
- 12.) NO CONCRETE DRIVEWAY OR SIDEWALK IN COUNTY RIGHT OF WAY.

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

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 2, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 89.096 ACRE TRACT AS DESCRIBED BY A DEED TO 1179 JOINT VENTURE I, L.P., 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 1/4 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF A CALLED 190 ACRE TRACT DESCRIBED AS FIRST TRACT BY A DEED TO MRS. JOHN C. (NEWLYN) RABORN RECORDED IN VOLUME 593, PAGE 203 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE NORTHEAST CORNER OF SAID REMAINDER OF 89.096 ACRE TRACT AND THE WEST CORNER OF A CALLED 68.8548 ACRE TRACT AS DESCRIBED BY A DEED TO VIVIAN A. SCHROEDER AND RANDALL E. SCHROEDER RECORDED IN VOLUME 2003, PAGE 310 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 45° 01' 44" E ALONG THE COMMON LINE OF SAID REMAINDER OF 89.096 ACRE TRACT AND SAID 68.8548 ACRE TRACT FOR A DISTANCE OF 1960.75 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF A CALLED 23.3 ACRE TRACT AS DESCRIBED BY A DEED TO ERMA JEAN STERLING GREEN RECORDED IN VOLUME 1774, PAGE 262 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE MOST EASTERLY CORNER OF THIS HEREIN DESCRIBED TRACT; FOR REFERENCE A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF FM 1179 MARKING THE COMMON CORNER OF SAID REMAINDER OF 89.096 ACRE TRACT AND SAID 23.3 ACRE TRACT BEARS: S 45° 01' 44" E FOR A DISTANCE OF 2913.86 FEET;

THENCE: THROUGH SAID REMAINDER OF 89.096 ACRE TRACT FOR THE FOLLOWING CALLS:

S 31° 04' 16" W FOR A DISTANCE OF 542.99 FEET TO A 5/8 INCH IRON ROD FOUND;

S 43° 51' 01" W FOR A DISTANCE OF 70.00 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 1012.080 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07° 05' 16" FOR AN ARC DISTANCE OF 125.20 FEET (CHORD BEARS: S 49° 41' 37" E - 125.12 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING THE ENDING POINT OF SAID CURVE;

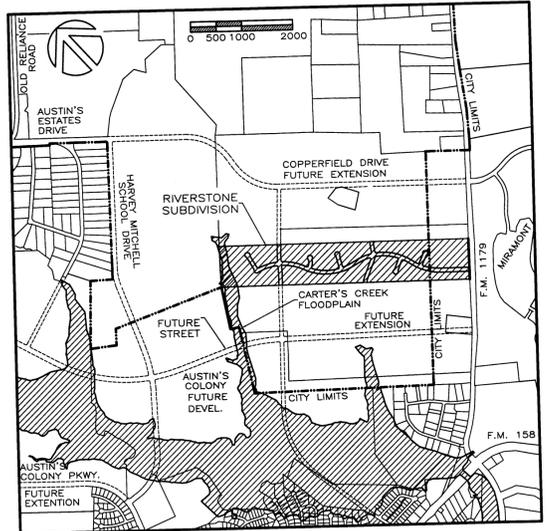
S 48° 17' 54" W FOR A DISTANCE OF 205.89 TO A 5/8 INCH IRON ROD FOUND ON THE AGREED COMMON LINE OF SAID REMAINDER OF 89.096 ACRE TRACT AND THE REMAINDER OF A CALLED 176.241 ACRE TRACT AS DESCRIBED BY A DEED TO ANNE RICHTER CARTER, ROBERT BRENNAN CARTER AND GEORGE FRANCIS CARTER, JR. RECORDED IN VOLUME 3253, PAGE 207 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID COMMON LINE AS PER A BOUNDARY LINE AGREEMENT RECORDED IN VOLUME 7849, PAGE 6 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 45° 01' 30" W ALONG THE AGREED COMMON LINE OF SAID REMAINDER OF 89.096 ACRE TRACT AND SAID REMAINDER OF 176.241 ACRE TRACT FOR A DISTANCE OF 2187.47 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF A CALLED 46.8 ACRE TRACT AS DESCRIBED BY A DEED TO JOHN C. RABORN AND WIFE, NELWYN MARTIN RABORN, RECORDED IN VOLUME 173, PAGE 3 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT; FOR REFERENCE A 1/2 INCH IRON ROD FOUND MARKING THE ORIGINAL COMMON CORNER OF SAID 89.096 ACRE TRACT AND SAID 46.8 ACRE TRACT BEARS: S 43° 40' 51" W FOR A DISTANCE OF 5.00 FEET;

THENCE: N 43° 40' 51" E ALONG THE COMMON LINE OF SAID REMAINDER OF 89.096 ACRE TRACT AND SAID 46.8 ACRE TRACT AND THE AFOREMENTIONED 190 ACRE TRACT FOR A DISTANCE OF 792.50 FEET TO THE POINT OF BEGINNING CONTAINING 37.637 ACRES OF LAND, MORE OR LESS, BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH TANGENT	CHORD BRG	CHORD	
C1	25.00'	36°52'12"	16.09	8.33'	N03°30'48"W	80.00'
C2	50.00'	25°44'23"	221.43	66.67'	N75°04'43"W	15.81'
C3	25.00'	36°52'12"	16.09	8.33'	S33°21'23"W	34.53'
C4	25.00'	36°52'12"	16.09	8.33'	S28°45'37"E	15.81'
C5	25.00'	36°52'11"	16.09	8.33'	N33°21'23"E	15.81'
C6	50.00'	16°07'20"	142.35	337.02'	S29°46'12"E	98.92'
C7	25.00'	38°15'19"	16.69	8.67'	S87°47'47"W	16.36'
C12	940.95'	20°55'32"	343.66	173.76'	N62°36'48"W	341.75'
C13	1010.95'	20°43'43"	365.75	184.89'	N62°04'39"W	363.75'
C14	25.00'	93°46'00"	37.82	23.59'	N05°15'50"W	36.50'
C15	25.00'	86°40'02"	37.82	23.59'	N84°57'11"E	34.31'
C16	25.00'	86°41'32"	37.83	23.60'	S01°43'36"E	34.32'
C17	25.00'	93°44'20"	40.90	26.69'	S88°29'20"W	36.49'
C18	965.00'	7°14'58"	122.10	61.13'	S45°14'39"W	122.02'
C19	1035.00'	7°14'58"	130.95	65.56'	S45°14'39"W	130.87'
C20	635.00'	4°48'22"	52.90	26.48'	S39°13'59"W	52.88'
C21	565.00'	4°48'22"	57.08	28.56'	S38°43'32"W	57.05'
C22	1010.95'	24°42'01"	435.82	221.35'	N32°43'21"W	432.45'
C23	940.95'	24°16'00"	398.52	202.29'	N32°30'20"W	395.55'
C24	942.08'	41°06'16"	675.85	353.21'	S48°32'39"E	661.45'
C25	1012.08'	57°23'08"	1013.67	553.93'	S49°03'55"E	971.83'
C26	265.00'	23°06'11"	106.85	54.18'	N50°45'59"E	106.13'
C27	25.00'	41°48'40"	18.24	9.55'	N18°18'33"E	17.84'
C28	41.87'	146°39'15"	107.17	139.79'	S55°55'58"W	80.22'
C29	25.00'	33°14'04"	14.50	7.46'	S54°06'49"W	14.30'
C30	25.00'	97°18'35"	42.46	28.41'	S69°01'38"E	37.54'
C31	25.00'	91°27'33"	39.91	25.64'	S17°44'15"W	35.80'
C32	942.08'	18°09'28"	298.56	150.54'	S37°04'15"E	297.31'
C33	1012.08'	25°46'39"	455.34	231.59'	S33°15'40"E	451.51'

LINE TABLE		
LINE	LENGTH	BEARING
L1	51.73'	S20°22'20"E
L2	50.00'	N20°22'20"W



FINAL PLAT RIVERSTONE SUBDIVISION PHASE TWO~ 37.634 ACRES

BLOCK TWO ~ LOTS 14-19
 BLOCK THREE ~ LOTS 20-30
 BLOCK FOUR ~ LOTS 31-37
JOHN AUSTIN LEAGUE, A-2
 BRAZOS COUNTY, TEXAS
 SCALE: 1"=100' OCTOBER 11, 2007

PROPERTY OWNER:
 DEAN SCHEFFER, MANAGING PARTNER
 1179 JOINT VENTURE I, LP
 2103 TABOR ROAD
 BRYAN, TEXAS 77803
 979-778-9511

SURVEYOR:
 BRAD KERR, R.P.L.S.
 505 CHURCH STREET
 COLLEGE STATION, TEXAS 77841
 979-268-3195

PREPARED BY:
 MICHAEL HESTER, P.E.
 HESTER ENGINEERING COMPANY
 7607 EASTMARK DRIVE, SUITE 253-B
 COLLEGE STATION, TEXAS 77840
 979-693-1100

OCT 1 & 2 2007