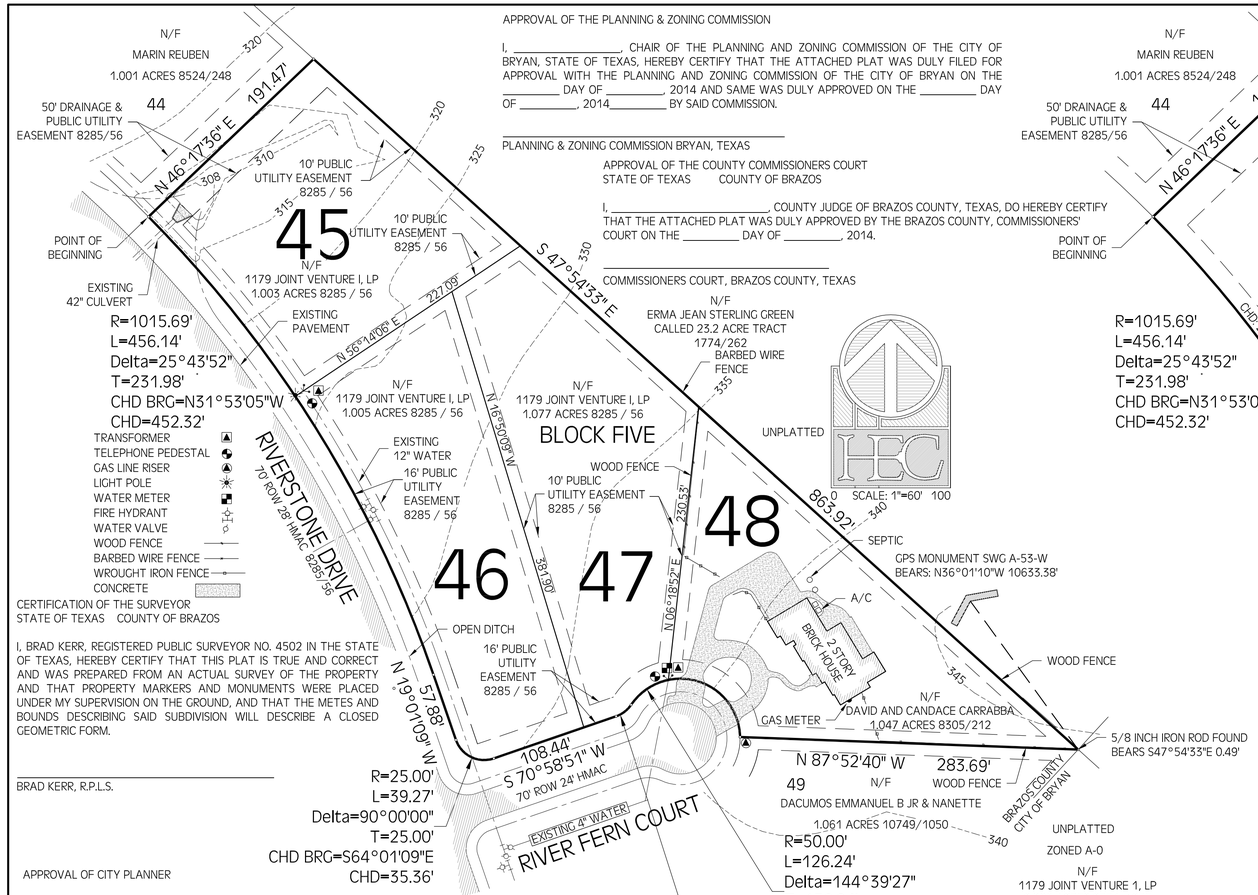
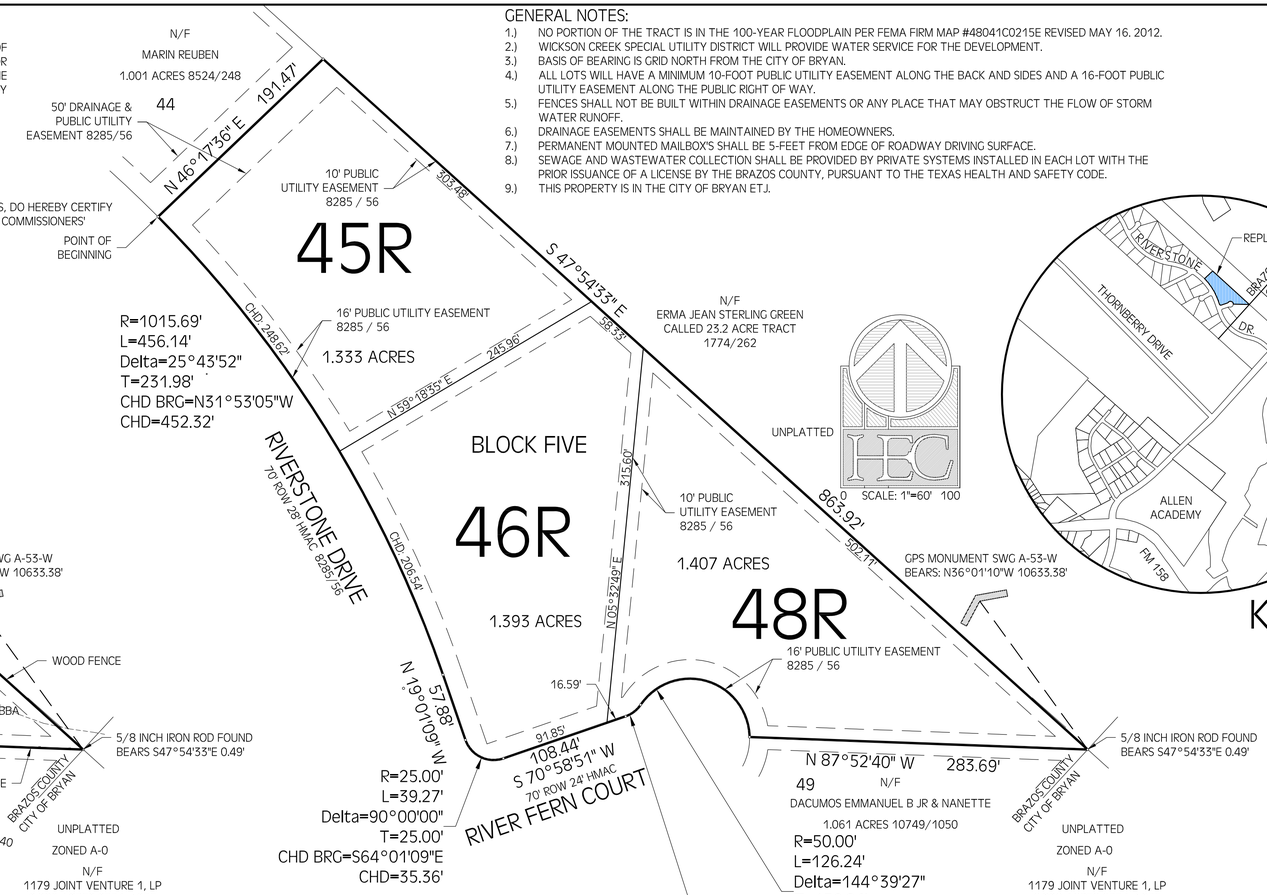


ORIGINAL PLAT



REPLAT

KEY MAP

GENERAL NOTES:

1.) NO PORTION OF THE TRACT IS IN THE 100-YEAR FLOODPLAIN PER FEMA FIRM MAP #48041C0215E REVISED MAY 16. 2012.
2.) WICKSON CREEK SPECIAL UTILITY DISTRICT WILL PROVIDE WATER SERVICE FOR THE DEVELOPMENT.
3.) BASIS OF BEARING IS GRID NORTH FROM THE CITY OF BRYAN.
4.) ALL LOTS WILL HAVE A MINIMUM 10-FOOT PUBLIC UTILITY EASEMENT ALONG THE BACK AND SIDES AND A 16-FOOT PUBLIC UTILITY EASEMENT ALONG THE PUBLIC RIGHT OF WAY.
5.) FENCES SHALL NOT BE BUILT WITHIN DRAINAGE EASEMENTS OR ANY PLACE THAT MAY OBSTRUCT THE FLOW OF STORM WATER RUNOFF.
6.) DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS.
7.) PERMANENT MOUNTED MAILBOX'S SHALL BE 5-FEET FROM EDGE OF ROADWAY DRIVING SURFACE.
8.) 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, PURSUANT TO THE TEXAS HEALTH AND SAFETY CODE.
9.) THIS PROPERTY IS IN THE CITY OF BRYAN ETJ.

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 _____, 2014 AND SAME WAS DULY APPROVED ON THE _____ DAY OF _____, 2014_____ BY SAID COMMISSION.

_____
PLANNING & ZONING COMMISSION BRYAN, TEXAS

APPROVAL OF THE COUNTY COMMISSIONERS COURT
STATE OF TEXAS COUNTY OF BRAZOS

I, _____, COUNTY JUDGE OF BRAZOS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY APPROVED BY THE BRAZOS COUNTY, COMMISSIONERS' COURT ON THE _____ DAY OF _____, 2014.

_____
COMMISSIONERS COURT, BRAZOS COUNTY, TEXAS

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 _____, 2014.

_____
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 _____, 2014.

_____
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 _____,2014.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS: _____

(NOTARY SEAL)

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

I DAVID CARRABBA, THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO ME IN THE DEEDS RECORDS OF BRAZOS COUNTY IN VOLUME 8305, PAGE 212, 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 DAVID CARRABBA, 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 _____,2014.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS: _____

(NOTARY SEAL)

METES AND BOUNDS DESCRIPTION
OF A 4.132 ACRE TRACT
RIVERSTONE SUBDIVISION, PHASE ONE
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 ALL OF LOTS 45, 46, 47 AND 48, BLOCK 5, RIVERSTONE SUBDIVISION, PHASE ONE, ACCORDING TO THE PLAT RECORDED IN VOLUME 8285, PAGE 56 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 NORTHEAST LINE OF RIVERSTONE DRIVE (70' R.O.W.) MARKING THE WEST CORNER OF SAID LOT 45 AND THE SOUTH CORNER OF LOT 44, BLOCK 5;

THENCE: N 46° 17' 36" E ALONG THE COMMON LINE OF SAID LOT 45 AND SAID LOT 44 FOR A DISTANCE OF 191.47 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF A CALLED 23.2 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 COMMON CORNER OF SAID LOTS 44 AND 45;

THENCE: S 47° 54' 33" E ALONG THE COMMON LINE OF SAID LOTS 45, 47 AND 48 AND SAID 23.2 ACRE TRACT FOR A DISTANCE OF 863.92 FEET TO THE EAST CORNER OF SAID LOT 48 AND LOT 49, BLOCK 5, FOR REFERENCE A 5/8 INCH IRON ROD FOUND DISTURBED BEARS: S 47° 54' 33" E FOR A DISTANCE OF 0.49 FEET;

THENCE: N 87° 52' 40" W ALONG THE COMMON LINE OF SAID LOT 48 AND LOT 49 FOR A DISTANCE OF 283.69 FEET TO A 5/8 INCH IRON ROD FOUND ON THE NORTHEASTERLY LINE OF RIVER FERN COURT (70' R.O.W.) MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 50.00 FEET;

THENCE: ALONG THE NORTHERLY LINES OF RIVER FERN COURT FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 144° 39' 27" FOR AN ARC DISTANCE OF 126.24 FEET (CHORD BEARS: N 73° 33' 37" W - 95.28 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE AND THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36° 52' 12" FOR AN ARC DISTANCE OF 16.09 FEET (CHORD BEARS: S 52° 32' 45" W - 15.81 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE;

S 70° 58' 51" W FOR A DISTANCE OF 108.44 FEET TO THE BEGINNING OF A TRANSITION CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: N 64° 01' 09" W - 35.36 FEET) TO A 5/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF RIVERSTONE DRIVE MARKING THE END OF SAID CURVE;

THENCE: N 19° 01' 09" W ALONG THE NORTHEAST LINE OF RIVERSTONE DRIVE FOR A DISTANCE OF 57.88 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 1015.69 FEET;

THENCE: CONTINUING ALONG THE NORTHEAST LINE OF RIVERSTONE DRIVE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25° 43' 52" FOR AN ARC DISTANCE OF 456.14 FEET (CHORD BEARS: N 31° 53' 05" W - 452.32 FEET) TO THE POINT OF BEGINNING CONTAINING 4.132 ACRES OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

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 _____, 2014, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME _____, PAGE _____.

COUNTY CLERK BRAZOS COUNTY, TEXAS _____

REPLAT

RIVERSTONE SUBDIVISION
4.132 ACRES
PHASE ONE
BLOCK FIVE LOTS 45-48
JOHN AUSTIN LEAGUE A-2
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1"=60' FEBRUARY, 2014

OWNER
DAVID CARRABBA
4725 RIVER FERN COURT
BRYAN, TEXAS 77802
979-776-8594

PREPARED BY:
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OWNER & DEVELOPER
DEAN SCHIEFFER, MANAGING PARTNER
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2103 TABOR ROAD
BRYAN, TEXAS 77803
979-268-8403

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