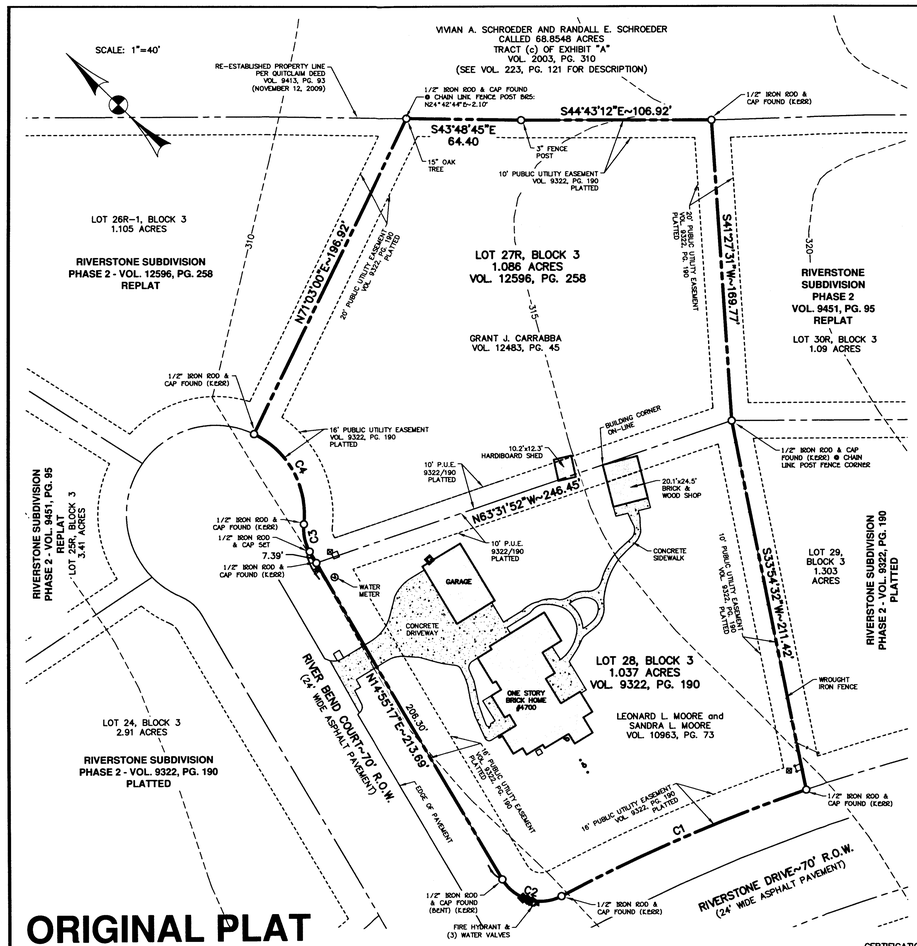


ORIGINAL PLAT

VOL. 12596, PG. 258 & VOL. 9322, PG. 190

APPROVAL OF THE PLANNING AND 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 & 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.

_____
Chair, Planning & Zoning Commission
City of Bryan, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, GRANT J. CARRABBA, the owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 12483, Page 45, 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.

_____
GRANT J. CARRABBA

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared GRANT J. 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 _____, 2015.

_____
Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, LEONARD L. MOORE and SANDRA L. MOORE, the owners and developers of the land shown on this plat, being part of the tract of land as conveyed to us in the Official Records of Brazos County in Volume 10963, Page 73, and whose names 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.

_____
LEONARD L. MOORE

_____
SANDRA L. MOORE

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared LEONARD L. MOORE, 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

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared SANDRA L. MOORE, 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

2.124 Acre Tract
Lot 27R, Block 3
Lot 28, Block 3
Riverstone Subdivision, Phase Two
John Austin Survey, A-2
Brazos County, Texas

Field notes of a 2.124 acre tract or parcel of land, lying and being situated in the John Austin Survey, Abstract No. 2, Brazos County, Texas, and being all of Lot 27R, Block 3 (1.086 acres), Riverstone Subdivision, Phase Two - Replat, according to the plat recorded in Volume 12596, Page 258, of the Official Records of Brazos County, Texas, and all of Lot 28, Block 3 (1.037 acres), Riverstone Subdivision, Phase Two, according to the plat recorded in Volume 9322, Page 190, of the Official Records of Brazos County, Texas, and said 2.124 acre tract being more particularly described as follows:

BEGINNING at the ½" iron rod and cap found marking the east corner of the beforementioned Lot 27R, Block 3;

THENCE S 41° 27' 31" W along the southeast line of Lot 27R, same being in the northwest line of Lot 30R, Block 3 (1.09 acres), Riverstone Subdivision - Replat, according to the plat recorded in Volume 9451, Page 95, of the Official Records of Brazos County, Texas, for a distance of 169.77 feet to a ½" iron rod and cap found at chain link post fence corner marking the south corner of Lot 27R, same being the east corner of the beforementioned Lot 28, Block 3 and being the west corner of Lot 30R, and being the north corner of Lot 29, Block 3, Riverstone Subdivision, Phase Two;

THENCE S 33° 54' 32" W along the common line between the beforementioned Lot 28 and Lot 29, Block 3, adjacent to a wrought iron fence, for a distance of 211.42 feet to a ½" iron rod found at the south corner of Lot 28 in the northeast right-of-way line of River Bend Court, same being in a curve, concave to the south, having a radius of 1010.95 feet;

THENCE along the northeast right-of-way line of River Bend Court (70' wide right-of-way), as follows:

Northwesterly along said curve for an arc length of 150.04 feet to a ½" iron rod and cap found at the end of this curve, the chord bears N 68° 11' 24" W - 149.90 feet, same being the beginning of a transition curve into River Bend Court, concave to the northeast, having a radius of 25.00 feet,

Northwesterly along said transition curve for an arc length of 38.12 feet to a ½" iron rod and cap found at the end of this curve, the chord bears N 28° 45' 37" W - 34.53 feet;

THENCE along the easterly right-of-way line of River Bend Court (70' wide right-of-way), as follows:

N 14° 55' 17" E at a distance of 206.30 feet, pass a ½" iron rod and cap found at the common corner between Lot 28 and Lot 27R, Block 3, continue on, for a total distance of 213.69 feet to a ½" iron rod set at the beginning of a transition curve into cul-de-sac, concave to the southeast, having a radius of 25.00 feet,

Northeasterly along said transition curve for an arc length of 16.09 feet, to a ½" iron rod and cap found at the end of this curve, the chord bears N 33° 21' 13" E - 15.81 feet, same being the beginning of the cul-de-sac curve, concave to the west, having a radius of 50.00 feet,

Northerly along said cul-de-sac curve for an arc length of 61.75 feet to a ½" iron rod and cap found marking the northwest corner of Lot 27R, same being the southeast corner of Lot 26R, Block 3 (1.105 acres), in the beforementioned Riverstone Subdivision, Phase Two Replat, 12596 / 258, the chord bears N 16° 24' 32" E - 57.90 feet;

THENCE N 71° 03' 00" E along the common line between the beforementioned Lots 27R and Lot 26R, for a distance of 196.92 feet to the north corner of Lot 27R, Block 3 (corner in 15" oak tree), same being the east corner of Lot 26R and being in the southwest line of the Schroeder - called 68.8548 acre - Tract (c) of Exhibit "A", recorded in Volume 2003, Page 310, of the Official Records of Brazos County, Texas, (see Volume 223, Page 121, of the Deed Records of Brazos County, Texas, for description);

THENCE along the northeast line of the beforementioned Lot 27R, Block 3, adjacent to a fence, as follows:

S 43° 48' 45" E for a distance of 64.40 feet to a 3" fence post angle point,
S 44° 43' 12" E for a distance of 106.92 feet to the PLACE OF BEGINNING, containing 2.124 acres of land, more or less.

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 _____, 2015, in the Official Records of Brazos County, Texas, in Volume _____, Page _____

_____
Karen McQueen, County Clerk,
Brazos County, Texas

APPROVAL OF THE CITY ENGINEER

I, 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.

_____
City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, 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.

_____
City Planner, City of Bryan, Texas.

CERTIFICATION OF THE SURVEYOR

I. S. M. Kling, Registered Professional Land Surveyor No. 2003, 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.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

_____
S. M. Kling, R.P.L.S. No. 2003

NOTES:

1. BASIS OF BEARINGS IS THE MONUMENTED NORTHEAST LINE OF LOT 28, BLOCK 3 ACCORDING TO THE PLAT OF RIVERSTONE SUBDIVISION, PHASE TWO RECORDED IN VOL. 9322, PG. 190 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. RECORD BEARING: S 63°31'52"E.

2. THE SUBJECT TRACT DOES NOT LIE 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. 480083, PANEL NO. 0215F, MAP NO. 48041C0215F. EFFECTIVE DATE: APRIL 2, 2014.

3. 1/2" IRON ROD & CAP SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.

4. CONTOURS SHOWN HEREON ARE TAKEN FROM BRAZOS COUNTY ELECTRONIC DOCUMENTS.

5. THERE SHALL BE A 25' BUILDING SETBACK LINE FROM ALL STREETS PER BRAZOS COUNTY SUBDIVISION REGULATIONS.

6. NOTES FROM THE BRAZOS COUNTY HEALTH DEPARTMENT:

a.) NO ON SITE SEWAGE FACILITY (OSSF) AUTHORIZATION TO CONSTRUCT 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.

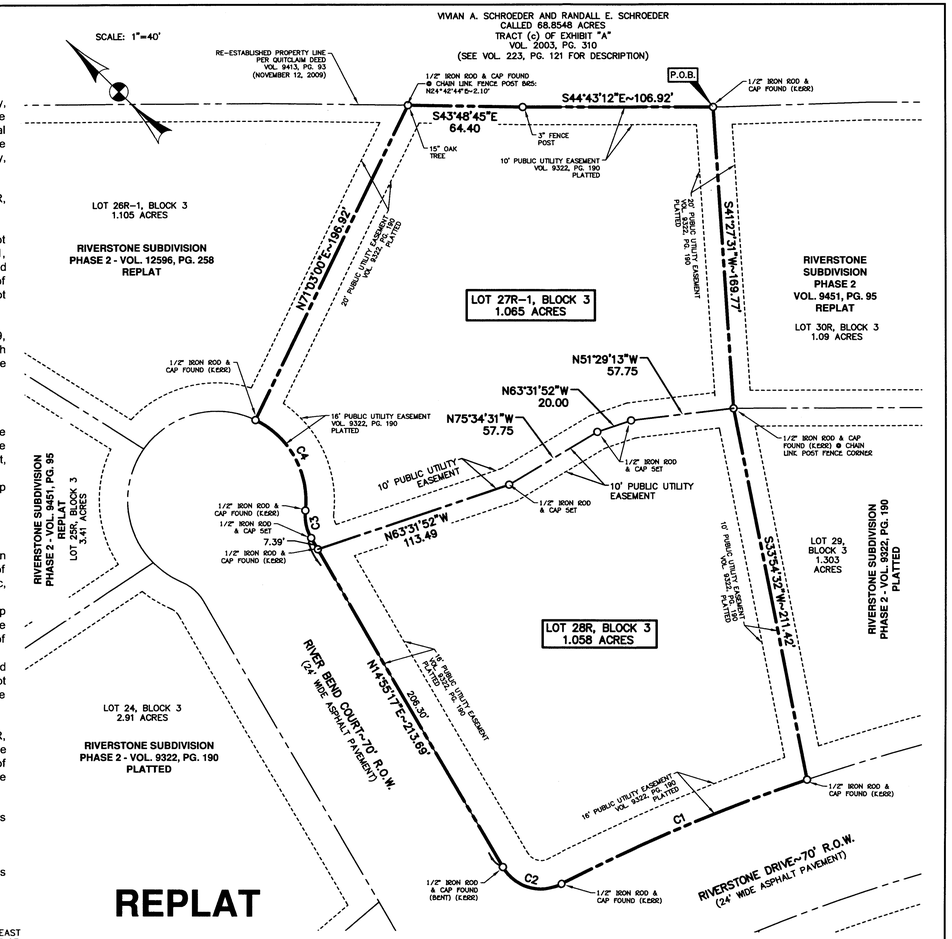
b.) ALL LOTS SERVED BY AN OSSF MUST COMPLY WITH COUNTY AND STATE REGULATIONS. NO OSSF MAY BE INSTALLED ON ANY LOT WITHOUT THE ISSUANCE OF AN "AUTHORIZATION TO CONSTRUCT" ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT UNDER THE PROVISIONS OF THE PRIVATE SEWAGE FACILITY REGULATIONS ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE. NO OSSF DRAIN FIELD IS TO ENCROACH ON THE 100-FOOT SANITARY ZONE OF PRIVATE WATER WELLS OR 150 FEET OF PUBLIC WATER WELLS. A SANITARY ZONE MUST BE CLEARLY DELINEATED AROUND ALL EXISTING PUBLIC OR PRIVATE WELLS ON THE SUBDIVISION PLAT OR WITHIN 150 FEET OF THE SUBDIVISION BOUNDARY.

7. WATER SERVICE FOR RIVERSTONE SUBDIVISION PHASE TWO IS BEING PROVIDED BY WICKSON SPECIAL UTILITY DISTRICT.

BRAZOS COUNTY COMMISSIONERS COURT

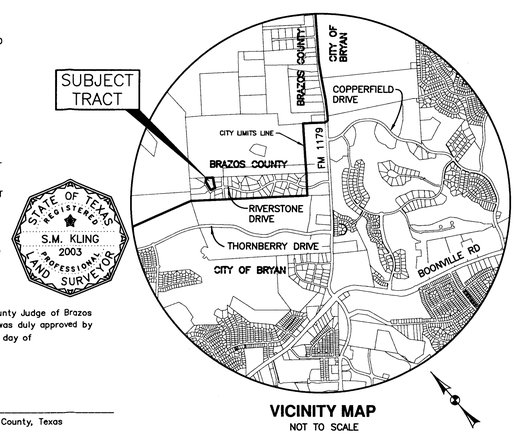
I, _____ County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County, Commissioners' Court on the _____ day of _____, 2015.

_____
County Judge, Brazos County, Texas



REPLAT

CURVE TABLE:					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	150.04'	1010.95'	8°30'13"	N68°11'24"W	149.90'
C2	38.12'	25.00'	87°21'47"	N28°45'37"W	34.53'
C3	16.09'	25.00'	36°51'53"	N33°21'13"E	15.81'
C4	61.75'	50.00'	70°45'17"	N16°24'32"E	57.90'



VICINITY MAP
NOT TO SCALE

STATE OF TEXAS REGISTERED S.M. KLING 2003 PROFESSIONAL LAND SURVEYOR

Development Services
OCT 07 2015
RECEIVED

REPLAT

OF
LOT 27R, BLOCK 3
RIVERSTONE SUBDIVISION
PHASE TWO
VOL. 12596, PG. 258
&
LOT 28, BLOCK 3
RIVERSTONE SUBDIVISION
PHASE TWO
VOL. 9322, PG. 190

2.124 ACRES

JOHN AUSTIN SURVEY, A-2
BRAZOS COUNTY, TEXAS
SCALE: 1"=40' OCTOBER, 2015

OWNED AND DEVELOPED BY:

GRANT J. CARRABBA
3914 ESQUIRE COURT
BRYAN, TEXAS 77808
(979) 776-8594

LEONARD L. MOORE AND SANDRA L. MOORE
4700 RIVER BEND COURT
BRYAN, TEXAS 77808
(979) 777-5070

PREPARED BY:
CIVIL ENGINEERING CONSULTANTS
4101 S. TEXAS AV. STE A
BRYAN, TX + PH.979/846-6212

\\NEON\BCS_Projects\data\BCS\Proj_2015\E052520_RIVERSTONE SUBD. PH. 2 - LOT 27R AND 28\cadd\Platting\Replat - Lots 27R 28.dwg - 10/7/2015 1:50:06 PM