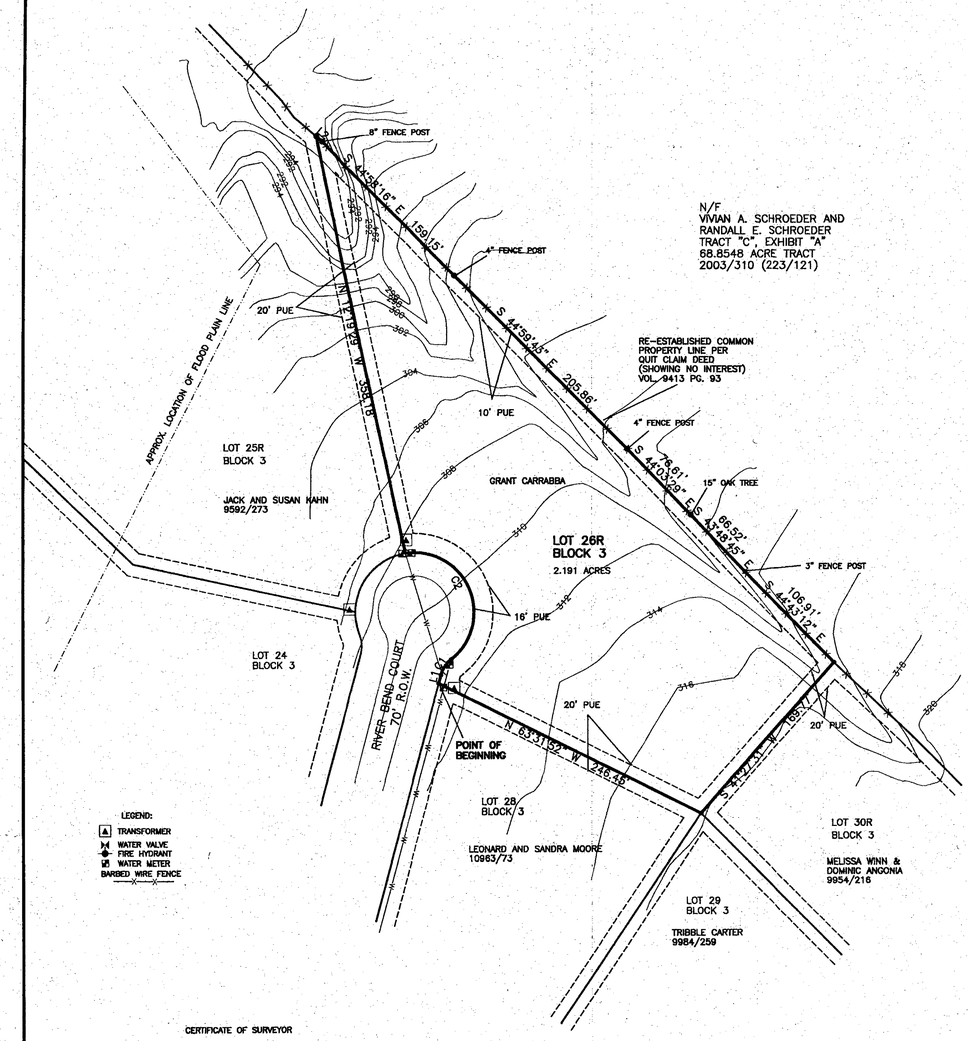
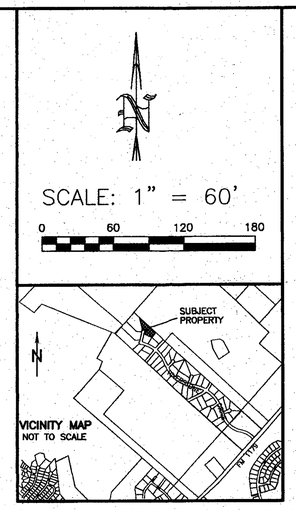
ORIGINAL PLAT



LEGEND:

- TRANSFORMER
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- BARBED WIRE FENCE



METES AND BOUNDS DESCRIPTION
OF A
2.191 ACRE TRACT
LOT 26R, BLOCK 3
RIVERSTONE SUBDIVISION, PHASE TWO
BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOT 26R, BLOCK 3, RIVERSTONE SUBDIVISION, PHASE TWO, ACCORDING TO THE PLAT RECORDED IN VOLUME 9451, PAGE 95 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE EAST LINE OF RIVER BEND COURT (50' R.O.W.) MARKING THE SOUTHWEST CORNER OF SAID LOT 26R AND THE NORTHWEST CORNER OF LOT 28, BLOCK 3, RIVERSTONE SUBDIVISION, PHASE TWO, ACCORDING TO THE PLAT RECORDED IN VOLUME 9322, PAGE 190 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE EASTERLY AND NORTHERLY LINES OF RIVER BEND COURT FOR THE FOLLOWING CALLS:

N 14° 55' 17" E FOR A DISTANCE OF 7.39 FEET TO A 1/2 INCH IRON ROD FOUND MARKING 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: N 33° 21' 23" E – 15.81 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE AND THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 50.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 150° 57' 20" FOR AN ARC DISTANCE OF 131.73 FEET (CHORD BEARS: N 23° 41' 11" W – 96.81 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE MOST EASTERLY SOUTH CORNER OF LOT 25R, BLOCK 3 (PLAT 9451/95);

THENCE: N 12° 19' 29" W ALONG THE COMMON LINE OF SAID LOT 26R AND SAID LOT 25R FOR A DISTANCE OF 358.18 FEET TO THE COMMON LINE OF SAID LOT 26R AND 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: ALONG THE COMMON LINE OF SAID LOT 26R AND SAID 68.8548 ACRE TRACT FOR THE FOLLOWING CALLS:

S 50° 01' 31" E FOR A DISTANCE OF 6.75 FEET TO AN 8 INCH FENCE POST;

S 44° 56' 16" E FOR A DISTANCE OF 159.15 FEET TO A 4 INCH FENCE POST;

S 44° 59' 43" E FOR A DISTANCE OF 205.86 FEET TO A 4 INCH FENCE POST;

S 44° 03' 29" E FOR A DISTANCE OF 76.61 FEET TO A TREE;

S 43° 48' 45" E FOR A DISTANCE OF 66.52 FEET TO A 3 INCH FENCE POST;

S 44° 43' 12" E FOR A DISTANCE OF 106.91 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID LOT 26R AND THE NORTH CORNER OF LOT 30R, BLOCK 3;

THENCE: S 41° 27' 31" W ALONG THE COMMON LINE OF SAID LOT 26R AND SAID LOT 30R FOR A DISTANCE OF 169.77 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID LOT 26R AND THE EAST CORNER OF THE APOREMENTIONED LOT 28;

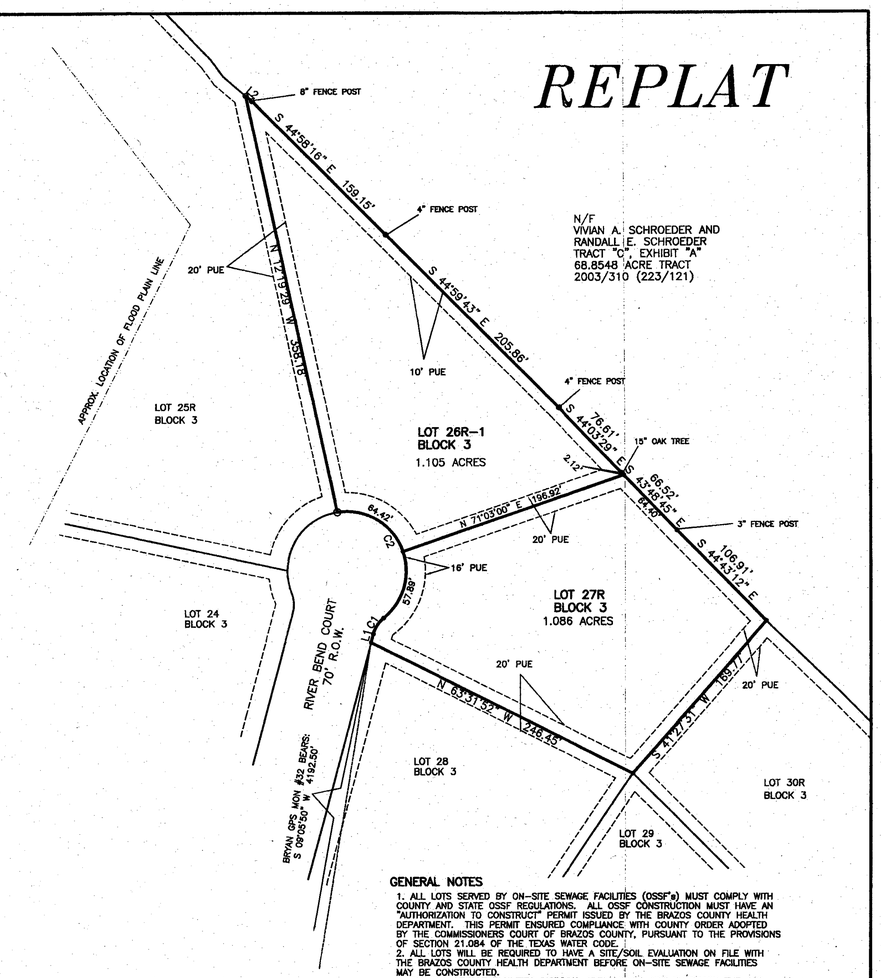
THENCE: N 63° 31' 52" W ALONG THE COMMON LINE OF SAID LOT 26R AND SAID LOT 28 FOR A DISTANCE OF 248.43 FEET TO THE POINT OF BEGINNING CONTAINING 2.191 ACRES OF LAND, MORE OF LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREON IS BASED ON THE PLAT CALL BEARINGS OF RIVERSTONE SUBDIVISION, PHASE TWO, 9451/95.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

LINE	BEARING	DISTANCE
L1	N 14°55'17" E	7.39'
L2	S 50°01'31" E	6.75'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	16.09'	25.00'	36°52'12"	N 33°21'23" E	15.81'
C2	131.73'	50.00'	150°57'20"	N 23°41'11" W	96.81'

REPLAT



GENERAL NOTES

1. ALL LOTS SERVED BY ON-SITE SEWAGE FACILITIES (OSSF's) 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 ENSURED 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.
2. ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE ON-SITE SEWAGE FACILITIES MAY BE CONSTRUCTED.
3. ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENCROACH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
4. WICKSON SPECIAL UTILITY DISTRICT WILL PROVIDE WATER SERVICE FOR THE SUBDIVISION.
5. BEARING SYSTEM SHOWN HEREON IS BASED ON THE PLAT CALL BEARINGS OF THE PLAT RECORDED IN VOLUME 9451 PAGE 95, OFFICIAL PUBLIC RECORDS.
6. THE PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0205 F AND 48041C0215 F DATED APRIL 2, 2014.
7. 1/2 INCH IRON ROD AT ALL CORNERS UNLESS OTHERWISE NOTED.
8. THERE SHALL BE A 25' BUILDING SETBACK LINE FROM ALL STREETS PER BRAZOS COUNTY SUBDIVISION REGULATIONS.
9. CONTOURS SHOWN HEREON OVERLAID FROM CITY OF BRYAN DIGITAL MAPS.
10. WATER LINE SHOWN HEREON IS AN APPROXIMATE LOCATION.
11. DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.

CERTIFICATE OF 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

CERTIFICATE OF APPROVAL

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 _____, 20___.
Signed this the _____day of _____, 20___.

_____
County Judge, Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman 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 _____, 20___, and same was duly approved on the ____ day of _____, 20___.

_____
Chairman

CERTIFICATION OF CITY PLANNER

I, 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 _____, 20___.

_____
City Planner, City of Bryan

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 _____, 20___.

_____
City Engineer, City of Bryan

CERTIFICATE 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 authentification was filed for record in my office on the _____ day of _____, 20___, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

_____
County Clerk
Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, owner and developer of the land shown on this plat, being part of the tract of land as conveyed to it in the Official Records of Brazos County, in Volume _____, Page _____ 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.

_____
_____
Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 20___.

_____
Notary Public, Brazos County, Texas

REPLAT
OF
LOT 26R, BLOCK 3
RIVERSTONE SUBDIVISION PHASE TWO
VOLUME 9451, PAGE 95
2.191 ACRES JOHN AUSTIN LEAGUE, A-2
BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 60 FEET
SURVEY DATE: 01-21-15
PLAT DATE: 02-04-15
REVISED: 02-19-15
JOB NUMBER: 15-041
CAD NAME: 15-041R
CR5 FILE: 15-041

PREPARED BY: KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195

PREPARED FOR: GRANT CARRABBA
2103 TABOR ROAD
BRYAN, TEXAS 77803
PHONE (979) 778-9511