

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, DEAN SCHEIFFER, 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 RECORDED IN 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.

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 SCHEIFFER  
TITLE: PRESIDENT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DEAN SCHEIFFER, 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 9 DAY OF October, 2007.

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 12th DAY OF October, 2007, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 3686.

Karen McQueen, Co. CLK.  
KAREN MCQUEEN, COUNTY CLERK, BRAZOS COUNTY, TEXAS By: Betty King, Deputy CLK.

GENERAL NOTES:

- 1.) MINIMUM LOT SIZE IS ONE ACRE.
- 2.) NO DRIVEWAY ACCESS IS ALLOWED ALONG F.M. 1179.
- 3.) PROPOSED LAND USE IS SINGLE FAMILY RESIDENTIAL LOTS AND COMPLIES WITH THE LAND USE PLAN.
- 4.) CUL-DE-SAC RADIUS @ COUNTY STANDARD 30' PAVEMENT, 50' ROW
- 5.) BEARINGS ARE BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
- 6.) 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.
- 7.) SETBACK LINES WILL COMPLY WITH ALL CITY AND COUNTY SUBDIVISION ORDINANCES.
- 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 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.
- 9.) WATER SERVICE SHALL BE PROVIDED BY WICKSON CREEK SPECIAL UTILITY DISTRICT.
- 10.) THE MAJORITY OF THIS PROPERTY IS IN THE CITY OF BRYAN ET.J.
- 11.) NO FENCES SHALL BE BUILT WITHIN DRAINAGE EASEMENTS OR ANY PLACE THAT MAY OBSTRUCT THE FLOW OF STORM WATER RUNOFF.
- 12.) DRAINAGE EASEMENTS SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION.
- 13.) PERMANENT MOUNTED MAILBOX'S SHALL BE 5- FEET FROM EDGE OF ROADWAY DRIVING SURFACE.
- 14.) NO CONCRETE DRIVEWAY OR SIDEWALK IN COUNTY RIGHT OF WAY.
- 15.) THE HOUSE PLACED ON LOT 9 BLOCK ONE SHALL BE A MAXIMUM OF 2500 SQUARE FEET. **(3 BEDROOM MAXIMUM)**

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 5th DAY OF May, 2007 AND SAME WAS DULY APPROVED ON THE 5th DAY OF May, 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 11 DAY OF October, 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 12th DAY OF October, 2007.

Paul Kaspar  
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 October, 2007.

SIGNED THIS THE 9th DAY OF October, 2007.

Randy Simms  
RANDY SIMMS, COUNTY JUDGE  
BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF A 38.152 ACRE TRACT JOHN AUSTIN LEAGUE, A-2 BRYAN, 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 LYING PARTIALLY WITHIN THE CITY LIMITS OF BRYAN, 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, LP, 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:

COMMENCING 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 REMAINDER OF 89.096 ACRE TRACT AND THE EAST CORNER OF THE REMAINDER OF A CALLED 176.241 ACRE TRACT AS DESCRIBED BY A DEED TO ANNE RICHTER CARTER, ROBERT BRENNEN CARTER AND GEORGE FRANCIS CARTER, JR. RECORDED IN VOLUME 3253, PAGE 207 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID 5/8 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID REMAINDER OF 89.096 ACRE TRACT AND SAID REMAINDER OF 176.241 ACRE TRACT AS PER A BOUNDARY LINE AGREEMENT RECORDED IN VOLUME 7849, PAGE 6 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

THENCE: N 44° 47' 44" E ALONG THE NORTHWEST LINE OF FM 1179 FOR A DISTANCE OF 395.50 FEET TO THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT, SAID POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

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

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 49' 14" FOR AN ARC DISTANCE OF 39.19 FEET (CHORD BEARS: N 00° 06' 53" W - 35.30 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE;

N 45° 01' 30" W FOR A DISTANCE OF 76.15 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE 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: N 59° 56' 48" W - 268.83 FEET) TO THE ENDING POINT OF SAID CURVE;

N 74° 52' 06" W FOR A DISTANCE OF 52.71 FEET TO A POINT MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 678.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32° 23' 27" FOR AN ARC DISTANCE OF 383.29 FEET (CHORD BEARS: N 58° 40' 22" W - 378.21 FEET) TO THE ENDING POINT OF SAID CURVE;

S 45° 32' 51" W ALONG A NORTH-WESTERLY LINE OF THE BRYAN CITY LIMITS FOR A DISTANCE OF 235.73 FEET TO A POINT ON THE AGREED COMMON LINE OF SAID REMAINDER OF 89.096 ACRE TRACT AND SAID REMAINDER OF 176.241 ACRE TRACT FOR A DISTANCE OF 1893.97 FEET TO A POINT MARKING THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

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 1893.97 FEET TO A POINT MARKING THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

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

N 48° 17' 54" E FOR A DISTANCE OF 205.89 FEET TO A POINT MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 1012.08 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07° 05' 16" FOR AN ARC DISTANCE OF 125.20 FEET (CHORD BEARS: N 49° 41' 37" W - 125.12 FEET) TO THE ENDING POINT OF SAID CURVE;

N 43° 51' 01" E FOR A DISTANCE OF 70.00 FEET TO A POINT;

N 31° 04' 16" E FOR A DISTANCE OF 542.99 FEET TO A POINT ON THE COMMON LINE OF SAID REMAINDER OF 89.096 ACRE TRACT AND 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;

THENCE: S 45° 01' 44" E ALONG THE COMMON LINE OF SAID REMAINDER OF 89.096 ACRE TRACT AND SAID 23.3 ACRE TRACT FOR A DISTANCE OF 2146.51 FEET TO A POINT ON SAID BRYAN CITY LIMITS LINE;

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

S 45° 32' 51" W ALONG SAID CITY LIMITS LINE FOR A DISTANCE OF 486.84 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 608.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32° 37' 06" FOR AN ARC DISTANCE OF 346.13 FEET (CHORD BEARS: N 58° 33' 33" E - 341.48 FEET) TO THE ENDING POINT OF SAID CURVE;

S 74° 52' 06" E FOR A DISTANCE OF 52.71 FEET TO A POINT MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 592.00 FEET;

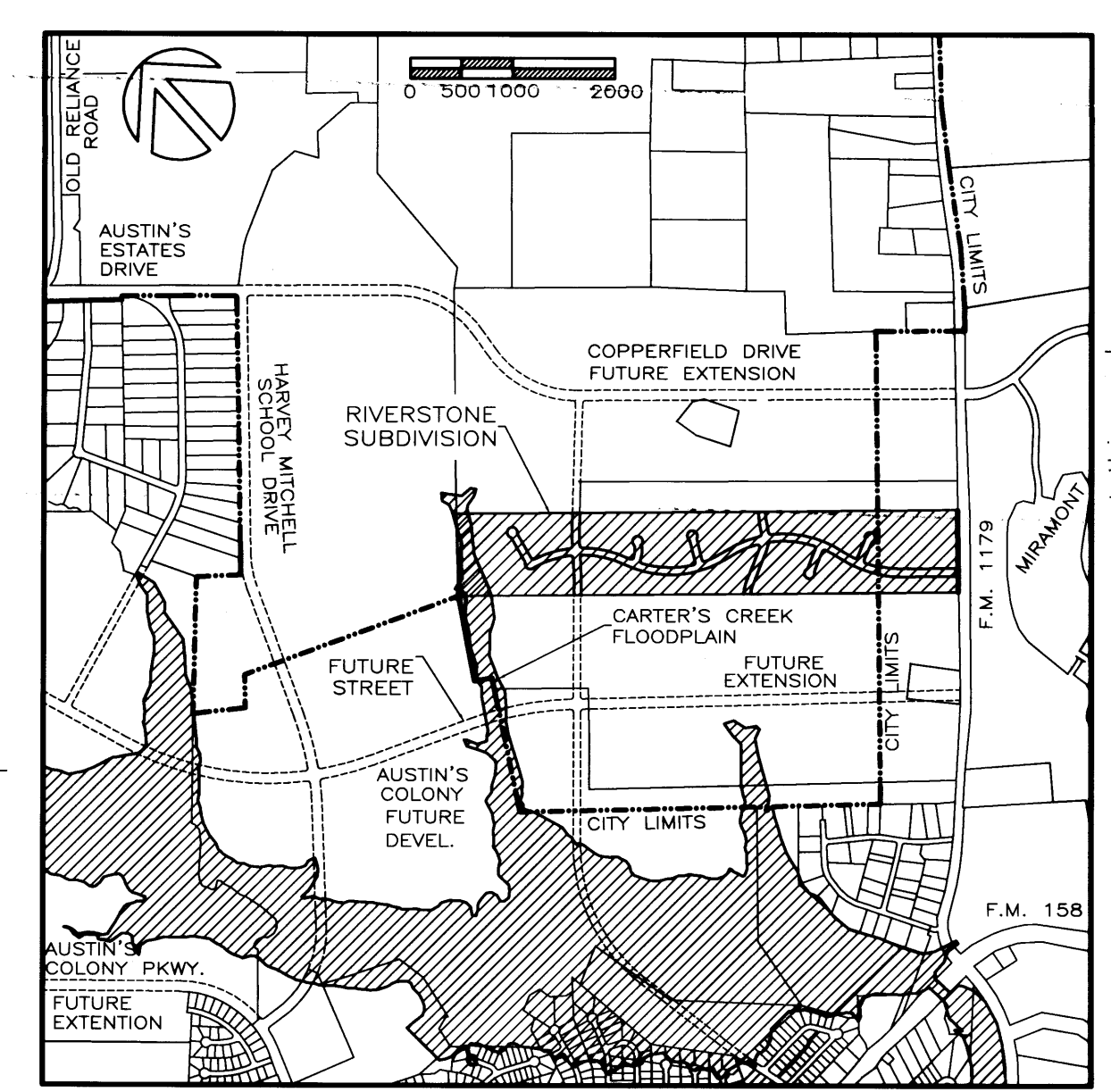
ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29° 50' 36" FOR AN ARC DISTANCE OF 308.35 FEET (CHORD BEARS: S 59° 56' 48" E - 304.88 FEET) TO THE ENDING POINT OF SAID CURVE;

S 45° 01' 30" E FOR A DISTANCE OF 75.77 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 10' 46" FOR AN ARC DISTANCE OF 39.35 FEET (CHORD BEARS: N 89° 53' 07" E - 35.41 FEET) TO A POINT ON THE NORTHWEST LINE OF FM 1179 MARKING THE ENDING POINT OF SAID CURVE. FOR REFERENCE A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID REMAINDER OF 89.096 ACRE TRACT BEARS: N 44° 47' 44" E FOR A DISTANCE OF 277.15 FEET;

THENCE: S 44° 47' 44" W ALONG THE NORTHWEST LINE OF FM 1179 FOR A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING CONTAINING 38.152 ACRES OF LAND, MORE OR LESS, BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 4502



Doc 00979167, Blk BR 8285, Vol 56, Pg 56

LINE TABLE		CURVE TABLE						
LINE	LENGTH	BEARING	CURVE RADIUS	DELTA	LENGTH	TAN	CHORD BRG	CHD:
L3	50.01'	S77°45'29"E	C24	942.08'	41°06'16"	675.85	353.21'	661.45'
L4	50.01'	N77°45'29"W	C25	1012.08'	57°23'08"	1013.67	553.93'	971.83'
L5	113.54'	N73°40'17"E	C32	26.00'	69°47'39"	39.18	24.61'	666°00'23"E 35.29'
L6	16.37'	N19°54'23"E	C33	25.00'	97°43'35"	42.64	28.62'	S27°45'14"E 37.66'
L7	57.88'	S16°08'20"E	C34	25.00'	36°52'12"	16.09	8.33'	N02°40'28"E 15.81'
L8	198.79'	S16°08'20"E	C35	25.00'	36°52'12"	16.09	8.33'	S39°32'39"W 15.81'
L9	108.44'	N73°51'40"E	C36	50.00'	25°34'23"	221.43	66.67'	N68°53'26"W 80.00'
L10	108.44'	N73°51'40"E	C37	1015.69'	19°09'08"	339.51	171.36'	N68°10'55"W 337.94'
L11	102.38'	N63°31'34"E	C38	945.69'	16°28'21"	271.88	136.89'	N69°31'19"W 270.95'
L12	102.38'	N63°31'34"E	C39	25.00'	78°48'36"	34.39	20.54'	N81°59'21"E 31.74'
C40	25.00'	120°39'16"	C40	25.00'	120°39'16"	52.65	43.88'	N00°57'31"W 43.44'
C41	25.00'	73°29'14"	C41	25.00'	73°29'14"	32.06	18.66'	N89°53'07"W 29.91'
C42	25.00'	92°50'19"	C42	25.00'	92°50'19"	40.51	26.27'	S05°31'37"E 36.22'
C43	465.00'	22°40'40"	C43	465.00'	22°40'40"	184.05	93.24'	N31°14'43"E 182.85'
C44	535.00'	19°14'42"	C44	535.00'	19°14'42"	179.70	90.71'	N51°16'11"E 178.86'
C45	535.00'	13°04'11"	C45	535.00'	13°04'11"	122.04	61.28'	N59°54'22"E 121.77'
C46	465.00'	7°04'20"	C46	465.00'	7°04'20"	57.40	28.73'	N62°54'17"E 57.36'
C47	465.00'	11°56'22"	C47	465.00'	11°56'22"	96.90	48.62'	N72°24'38"E 96.72'
C48	535.00'	7°02'23"	C48	535.00'	7°02'23"	65.51	33.30'	N47°00'08"E 66.47'
C49	945.69'	22°55'52"	C49	945.69'	22°55'52"	378.49	191.81'	N41°40'34"W 375.97'
C50	1015.69'	35°48'27"	C50	1015.69'	35°48'27"	634.76	328.13'	N34°02'33"W 624.48'
C51	25.00'	93°44'12"	C51	25.00'	93°44'12"	40.90	26.69'	N16°39'28"E 36.49'
C52	25.00'	93°44'12"	C52	25.00'	93°44'12"	40.90	26.69'	N69°36'20"W 36.49'
C53	25.00'	36°52'12"	C53	25.00'	36°52'12"	16.09	8.33'	N81°57'40"E 15.81'
C54	25.00'	36°52'12"	C54	25.00'	36°52'12"	16.09	8.33'	S45°05'28"W 15.81'
C55	50.00'	25°34'23"	C55	50.00'	25°34'23"	221.43	66.67'	S26°28'26"E 80.00'
C56	945.69'	6°35'55"	C56	945.69'	6°35'55"	108.91	54.52'	N19°26'17"W 108.85'
C57	25.00'	90°00'00"	C57	25.00'	90°00'00"	39.27	25.00'	S61°08'20"E 35.36'
C58	25.00'	90°00'00"	C58	25.00'	90°00'00"	39.27	25.00'	S28°51'40"W 35.36'
C59	25.00'	36°52'12"	C59	25.00'	36°52'12"	16.09	8.33'	N55°25'34"E 15.81'
C60	25.00'	36°52'12"	C60	25.00'	36°52'12"	16.09	8.33'	N47°24'14"W 15.81'
C61	50.00'	25°34'23"	C61	50.00'	25°34'23"	221.43	66.67'	N16°08'20"W 80.00'
C62	608.00'	58°43'46"	C62	608.00'	58°43'46"	623.21	342.10'	N45°30'13"W 596.29'
C63	678.00'	58°43'46"	C63	678.00'	58°43'46"	694.97	381.48'	S45°30'13"E 664.94'
C64	592.00'	29°50'36"	C64	592.00'	29°50'36"	308.35	157.78'	N59°56'48"W 304.88'
C65	522.00'	29°50'36"	C65	522.00'	29°50'36"	271.89	139.10'	N59°56'48"W 268.83'
C66	25.00'	90°10'46"	C66	25.00'	90°10'46"	39.35	25.08'	N89°53'07"E 35.41'
C67	25.00'	89°49'14"	C67	25.00'	89°49'14"	39.19	24.92'	N00°06'53"W 35.30'
C68	608.00'	32°37'06"	C68	608.00'	32°37'06"	346.13	177.90'	S58°33'33"E 341.48'
C69	678.00'	32°37'06"	C69	678.00'	32°37'06"	383.29	196.92'	S58°40'22"E 378.21'

as stamped hereon by me.

Oct 12, 2007  
HONORABLE KAREN MCQUEEN, COUNTY CLERK  
BRAZOS COUNTY

# FINAL PLAT RIVERSTONE SUBDIVISION PHASE ONE~ 38.152 ACRES

BLOCK ONE ~ LOTS 1-9, BLOCK TWO ~ LOTS 10-13  
BLOCK FOUR ~ LOTS 38-43, BLOCK FIVE ~ LOTS 44-50  
JOHN AUSTIN LEAGUE, A-2  
BRYAN, BRAZOS COUNTY, TEXAS  
SCALE: 1"=100' OCTOBER 2, 2007

PROPERTY OWNER:  
DEAN SCHEIFFER, 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