

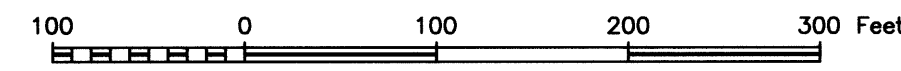
ORIGINAL PLAT

REPLAT

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public records of:
BRAZOS COUNTY
as stamped hereon by me.
Dec 30, 2009
HONORABLE KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY

Filed for Record in:
BRAZOS COUNTY
Doc: 01049672 Bk: DR Vol: 9451 Ps: 95
On: Dec 30, 2009 at 03:16P
As a Plats
Document Number: 01049672
Amount: 63.00
Receipt Number: 381016
Seth Gallion

SCALE: 1" = 100'



GENERAL NOTES

- 1. ALL LOTS SERVED BY ON-SITE SEWAGE FACILITIES (OSSF) MUST COMPLY WITH COUNTY AND STATE OSSF REGULATIONS...
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. WIXSON SPECIAL UTILITY DISTRICT WILL PROVIDE WATER SERVICE FOR THE SUBDIVISION...
5. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION...
6. A PORTION OF THE PROPERTY DOES LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0134 C DATED JULY 2, 1992...
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 OVERLAD FROM BRAZOS COUNTY DIGITAL MAPS.

Table with 3 columns: LINE, DISTANCE, BEARING. Contains 12 rows of survey data (L1 to L12).

METES AND BOUNDS DESCRIPTION OF A 6.77 ACRE TRACT

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JOHNS AUSTIN LEAGUE, ABSTRACT NO. 2, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOTS 25, 26, 27 AND 30, 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.

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

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF A CALLED 190 ACRE TRACT AS DESCRIBED BY A DEED TO MRS. JOHN C. (NELWYN) RABORN RECORDED IN VOLUME 593, PAGE 203 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE NORTH CORNER OF SAID LOT 25 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 LOTS 25, 26, 27 AND 30 AND SAID 68.8548 ACRE TRACT FOR A DISTANCE OF 1120.94 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF RIVER ROCK DRIVE (70' R.O.W.) MARKING THE EAST CORNER OF SAID LOT 30;

THENCE: S 48° 52' 08" W ALONG THE NORTHWEST LINE OF RIVER ROCK DRIVE FOR A DISTANCE OF 109.23 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 1035.00 FEET;

THENCE: CONTINUING ALONG THE NORTHWEST LINE OF RIVER ROCK DRIVE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 40' 50" FOR AN ARC DISTANCE OF 66.48 FEET (CHORD BEARS: S 47° 01' 43" W - 66.48 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID LOT 30 AND THE EAST CORNER OF LOT 29, BLOCK 3;

THENCE: N 45° 01' 44" W ALONG THE COMMON LINE OF SAID LOT 30 AND SAID LOT 29 FOR A DISTANCE OF 266.75 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOTS 29 AND 30 AND LOTS 27 AND 28, BLOCK 3;

THENCE: N 63° 31' 52" W ALONG THE COMMON LINE OF SAID LOT 27 AND LOT 28 FOR A DISTANCE OF 246.45 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF RIVER BEND COURT (70' R.O.W.) MARKING THE COMMON CORNER OF SAID LOTS 27 AND 28;

THENCE: N 14° 55' 17" E ALONG THE SOUTHWEST LINE OF RIVER BEND COURT FOR A DISTANCE OF 7.39 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: CONTINUING ALONG THE SOUTHWEST LINE OF RIVER BEND COURT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36° 52' 12" FOR AN ARC DISTANCE OF 18.09 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;

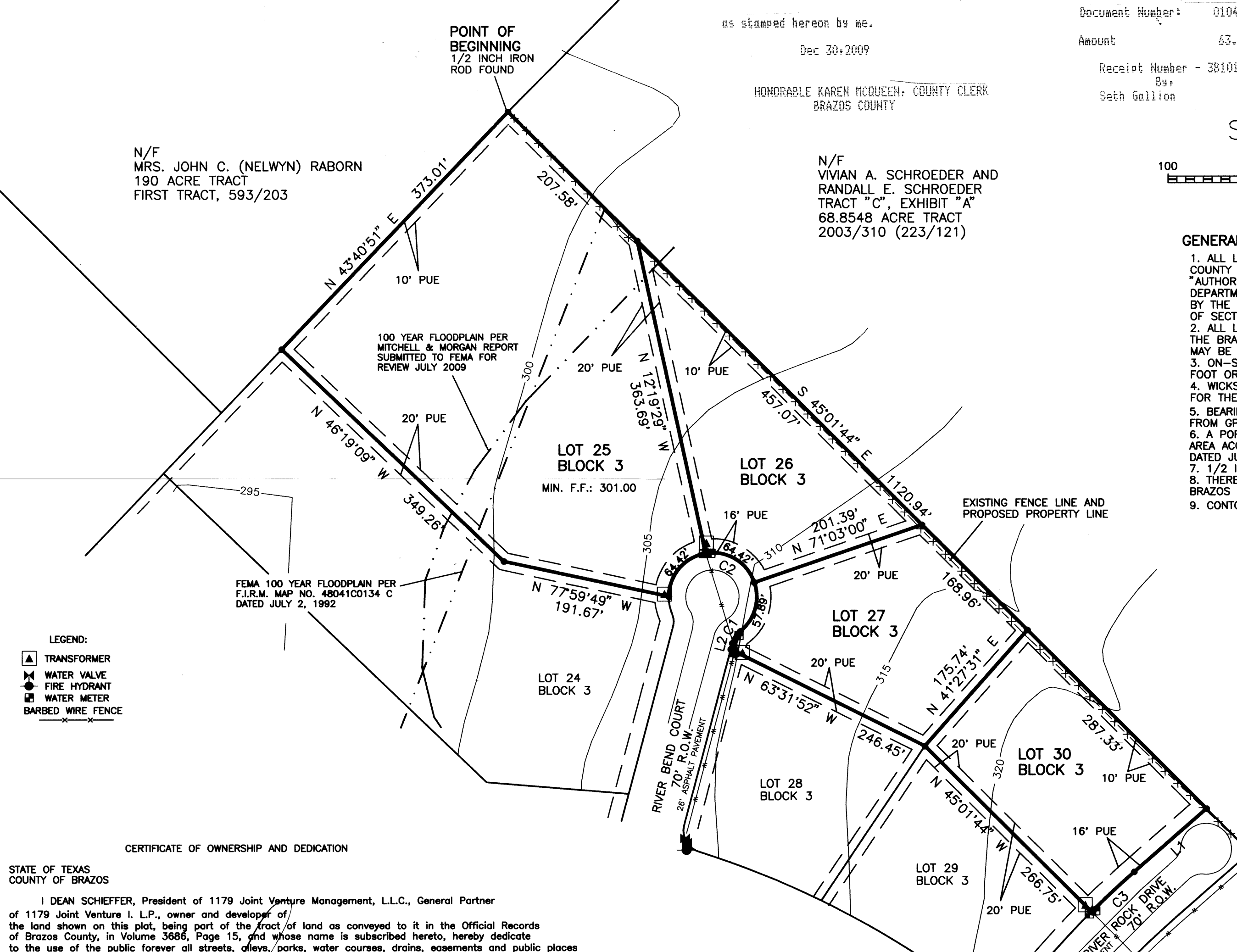
THENCE: ALONG THE CUL-DE-SAC AT THE END OF RIVER BEND COURT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 231° 10' 11" FOR AN ARC DISTANCE OF 201.73 FEET (CHORD BEARS: N 63° 47' 37" W - 90.19 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOT 25 AND LOT 24, BLOCK 3;

THENCE: N 77° 59' 49" W ALONG THE COMMON LINE OF SAID LOTS 24 AND 25 FOR A DISTANCE OF 191.67 FEET TO A 1/2 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN SAID COMMON LINE;

THENCE: N 46° 19' 09" W CONTINUING ALONG THE COMMON LINE OF SAID LOTS 24 AND 25 FOR A DISTANCE OF 349.26 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF THE AFOREMENTIONED 190 ACRE TRACT MARKING THE WEST CORNER OF SAID LOT 25;

THENCE: N 43° 40' 51" E ALONG THE COMMON LINE OF SAID LOT 25 AND SAID 190 ACRE TRACT FOR A DISTANCE OF 373.01 FEET TO THE POINT OF BEGINNING CONTAINING 6.69 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND, BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR REGISTERED PROFESSIONAL LAND SURVEYOR No. 4502



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

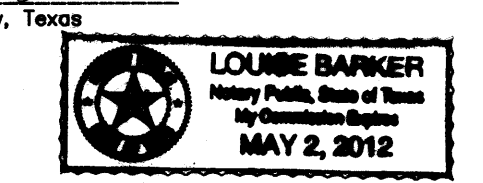
CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS
I, DEAN SCHEFFER, President of 1179 Joint Venture Management, L.L.C., General Partner of 1179 Joint Venture I, L.P., 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 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.

Owner(s)
Notary Public, Brazos County, Texas

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.



CERTIFICATE OF APPROVAL

This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas, on the 15th day of December, 2009. Signed this 17th day of December, 2009.

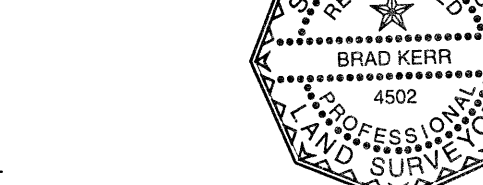


Table with 7 columns: CURVE, RADIUS, DELTA, ARC, TANGENT, BEARING, CHORD. Contains data for curves C1, C2, and C3.

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 15th day of December, 2009.

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 15th day of December, 2009.

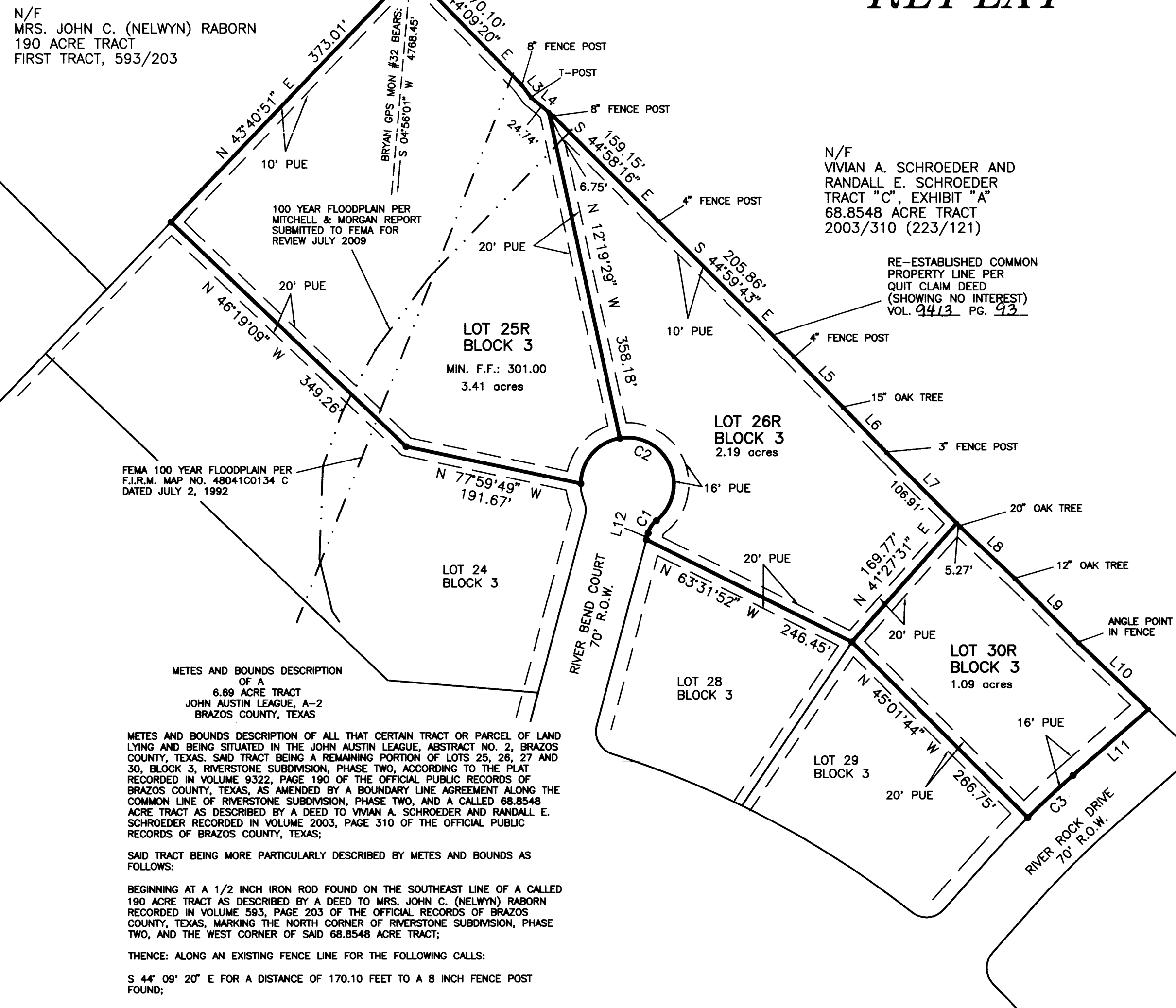
City Engineer, City of Bryan

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 authentication was filed for record in my office on the 30th day of December, 2009 in the Official Public Records of Brazos County, Texas, in Volume 9451, Page 95.

Karen McQueen, County Clerk, Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION
I, Brad Kerr, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly approved for approval by the Planning & Zoning Commission of the City of Bryan on the 15th day of December, 2009, and some was duly approved on the 15th day of December, 2009.



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

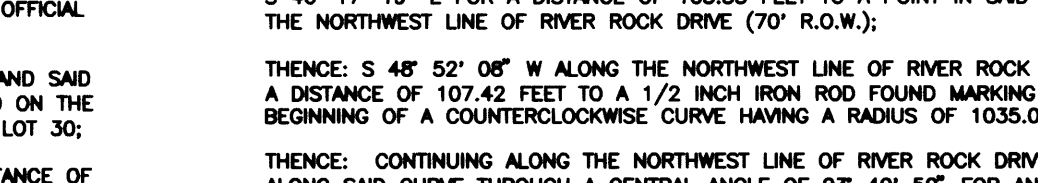
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Owner(s)
Notary Public, Brazos County, Texas

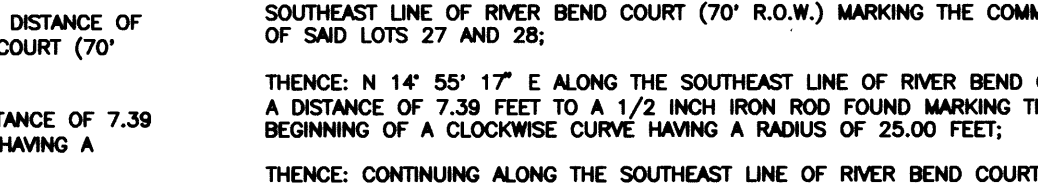
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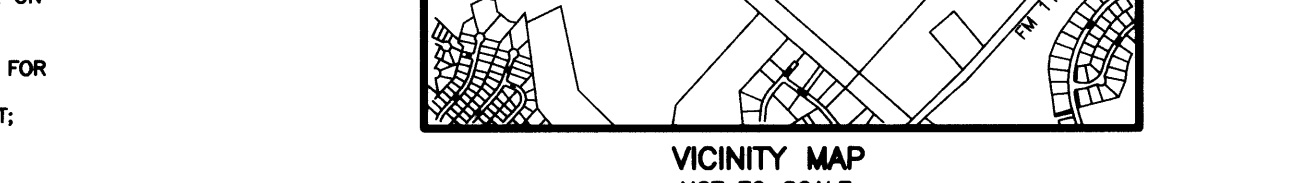
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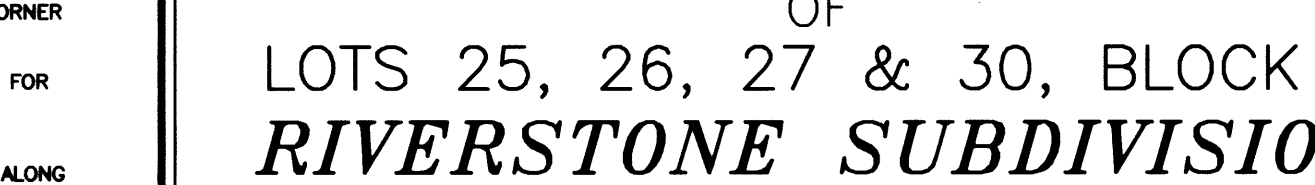
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Karen McQueen, County Clerk, Brazos County, Texas

REPLAT OF LOTS 25, 26, 27 & 30, BLOCK 3 RIVERSTONE SUBDIVISION PHASE TWO VOLUME 9322, PAGE 190 6.77 ACRES (6.69 AC.) JOHN AUSTIN LEAGUE, A-2 BRAZOS COUNTY, TEXAS
SCALE: 1 INCH = 100 FEET
SURVEY DATE: 11-02-09
PLAT DATE: 11-02-09
REVISED: 11-24-09
JOB NUMBER: 09-641
CAD NAME: 09-641R
CRS FILE: RIVERSTN (cont); 09-641 (job)
PREPARED BY: KERR SURVEYING, LLC 505 CHURCH STREET, P.O. BOX 269 COLLEGE STATION, TEXAS 77841 PHONE (979) 268-3195
PREPARED FOR: 1179 JOINT VENTURE 2103 TABOR ROAD BRYAN, TEXAS 77803 PHONE (979) 776-9511