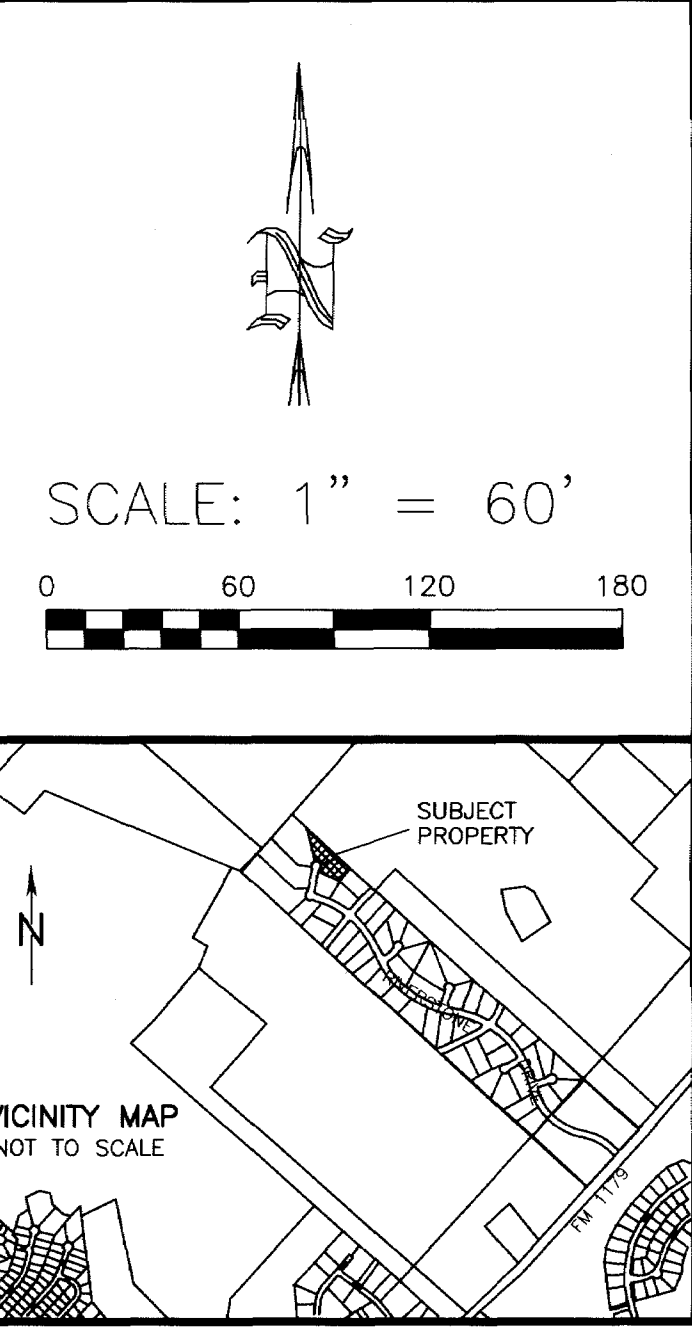
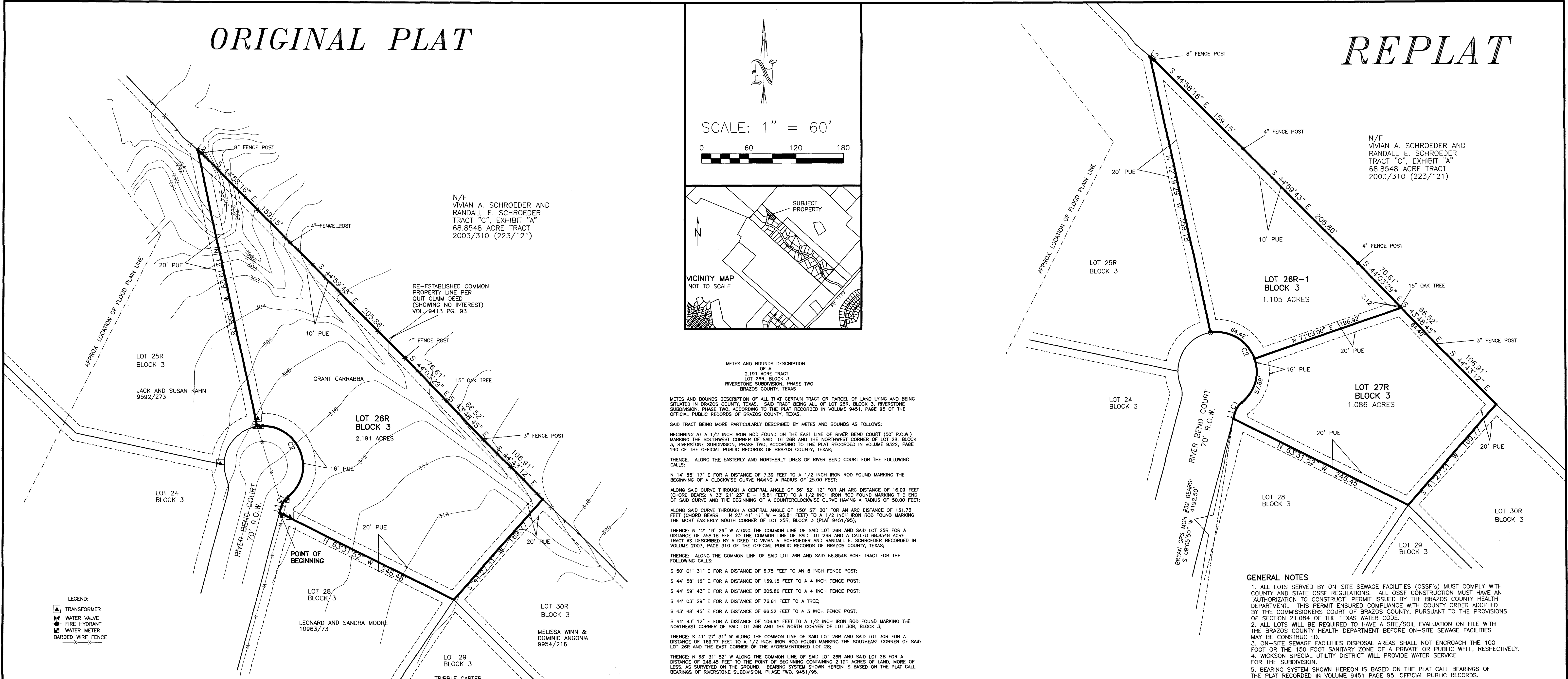


# ORIGINAL PLAT

# REPLAT



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 180 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' 22" 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° 58' 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° 45' 12" E FOR A DISTANCE OF 156.81 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 AFORESAID LOT 28;

THENCE: N 63° 31' 52" W ALONG THE COMMON LINE OF SAID LOT 26R AND SAID LOT 28 FOR A DISTANCE OF 246.45 FEET TO THE POINT OF BEGINNING CONTAINING 2.191 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND, BEARING SYSTEM SHOWN HEREIN IS BASED ON THE PLAT CALL BEARINGS OF RIVERSTONE SUBDIVISION, PHASE TWO, 9451/95.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	16.09'	25.00'	36°52'12"	N 33°21'22" E	15.81'
C2	131.73'	50.00'	150°57'20"	N 23°41'11" W	96.81'

CERTIFICATE OF SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional Land 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 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 30th day of March, 2015.

City Planner, City of Bryan

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Grant Carrabba, 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)

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 10th day of March, 2015.

Signed this 10th day of March, 2015.

County Judge, 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 30th day of March, 2015.

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 31st day of March, 2015, in the Official Public Records of Brazos County, Texas, in Volume Page.

County Clerk  
Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, A.S. Hickle, 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 16th day of February, 2015, and same was duly approved on the 30th day of March, 2015.

Chairman

APPROVAL OF THE COUNTY CLERK

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 31st day of March, 2015, in the Official Public Records of Brazos County, Texas, in Volume Page.

County Clerk  
Brazos County, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Grant Carrabba, 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 9th day of March, 2015.

Notary Public, Brazos County, Texas

- 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. 4804100205 F AND 4804100215 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 OVERLAIN FROM CITY OF BRYAN DIGITAL MAPS.
  10. WATER LINE SHOWN HEREON IS AN APPROXIMATE LOCATION.
  11. DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.

**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

