

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:

Filed for Record in: BRAZOS COUNTY
Doc: 01049672 Bk: DR Vol: 9451 Pg: 95
On: Dec 30, 2009 at 03:16P
As a Plat
Document Number: 01049672
Amount: 63.00
Receipt Number: 381014
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...
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.

Table with 3 columns: LINE, DISTANCE, BEARING. Contains 12 rows of survey data.

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 JOHN AUSTIN LEAGUE, ABSTRACT NO. 2, 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 SOUTHEAST LINE OF A CALLED 190 ACRE TRACT AS DESCRIBED BY A DEED TO MRS. JOHN C. (NELWYN) RABORN...

THENCE: S 48° 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...

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 66.49 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 SAID 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 SOUTHEAST 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 SOUTHEAST 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 SOUTHEAST LINE OF RIVER BEND COURT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 40' 50" FOR AN ARC DISTANCE OF 66.49 FEET (CHORD BEARS: S 47° 01' 43" W - 66.48 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 1035.00 FEET;

METES AND BOUNDS DESCRIPTION OF A 6.69 ACRE TRACT

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 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF A CALLED 190 ACRE TRACT AS DESCRIBED BY A DEED TO MRS. JOHN C. (NELWYN) RABORN...

THENCE: ALONG AN EXISTING FENCE LINE FOR THE FOLLOWING CALLS: S 44° 09' 20" E FOR A DISTANCE OF 170.10 FEET TO A 8 INCH FENCE POST FOUND;

S 36° 45' 35" E FOR A DISTANCE OF 17.67 FEET TO A T-POST FOUND; S 50° 01' 31" E FOR A DISTANCE OF 31.49 FEET TO A 8 INCH FENCE POST FOUND;

S 44° 58' 16" E FOR A DISTANCE OF 159.15 FEET TO A 4 INCH FENCE POST FOUND; S 44° 59' 43" E FOR A DISTANCE OF 205.86 FEET TO A 4 INCH FENCE POST FOUND;

S 44° 03' 29" E FOR A DISTANCE OF 76.61 FEET TO A 15 INCH OAK TREE FOUND; S 43° 48' 45" E FOR A DISTANCE OF 66.52 FEET TO A 3 INCH FENCE POST FOUND;

S 44° 43' 12" E FOR A DISTANCE OF 112.18 FEET TO A 20 INCH OAK TREE FOUND; S 46° 37' 51" E FOR A DISTANCE OF 81.28 FEET TO A 12 INCH OAK TREE FOUND;

S 44° 48' 53" E FOR A DISTANCE OF 97.01 FEET TO AN ANGLE POINT IN SAID FENCE; S 46° 17' 19" E FOR A DISTANCE OF 103.35 FEET TO A POINT IN SAID FENCE ON THE NORTHWEST LINE OF RIVER ROCK DRIVE (70' R.O.W.);

THENCE: S 46° 52' 08" W ALONG THE NORTHWEST LINE OF RIVER ROCK DRIVE FOR A DISTANCE OF 107.42 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 66.49 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 SAID 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 SOUTHEAST 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 SOUTHEAST 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;

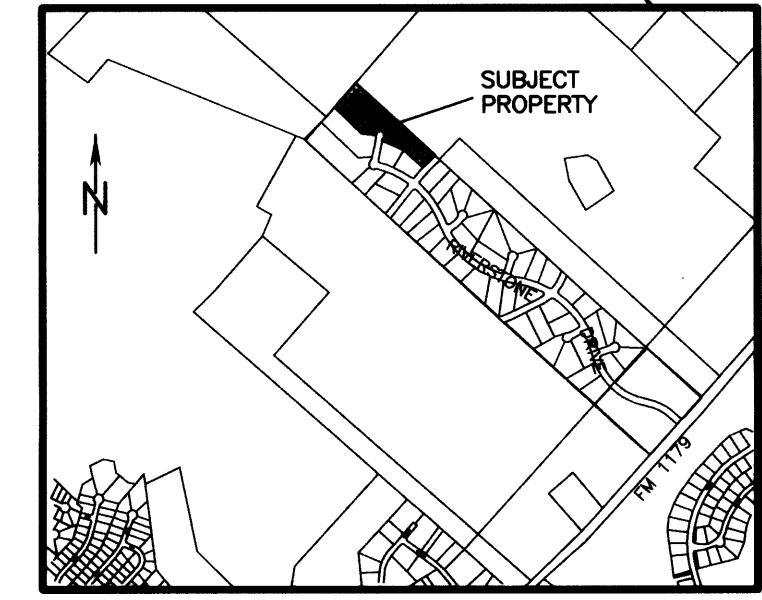
THENCE: CONTINUING ALONG THE SOUTHEAST LINE OF RIVER BEND COURT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 40' 50" FOR AN ARC DISTANCE OF 66.49 FEET (CHORD BEARS: S 47° 01' 43" W - 66.48 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE AND THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 1035.00 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 SOUTH CORNER OF SAID LOT 25 AND LOT 24, BLOCK 3;

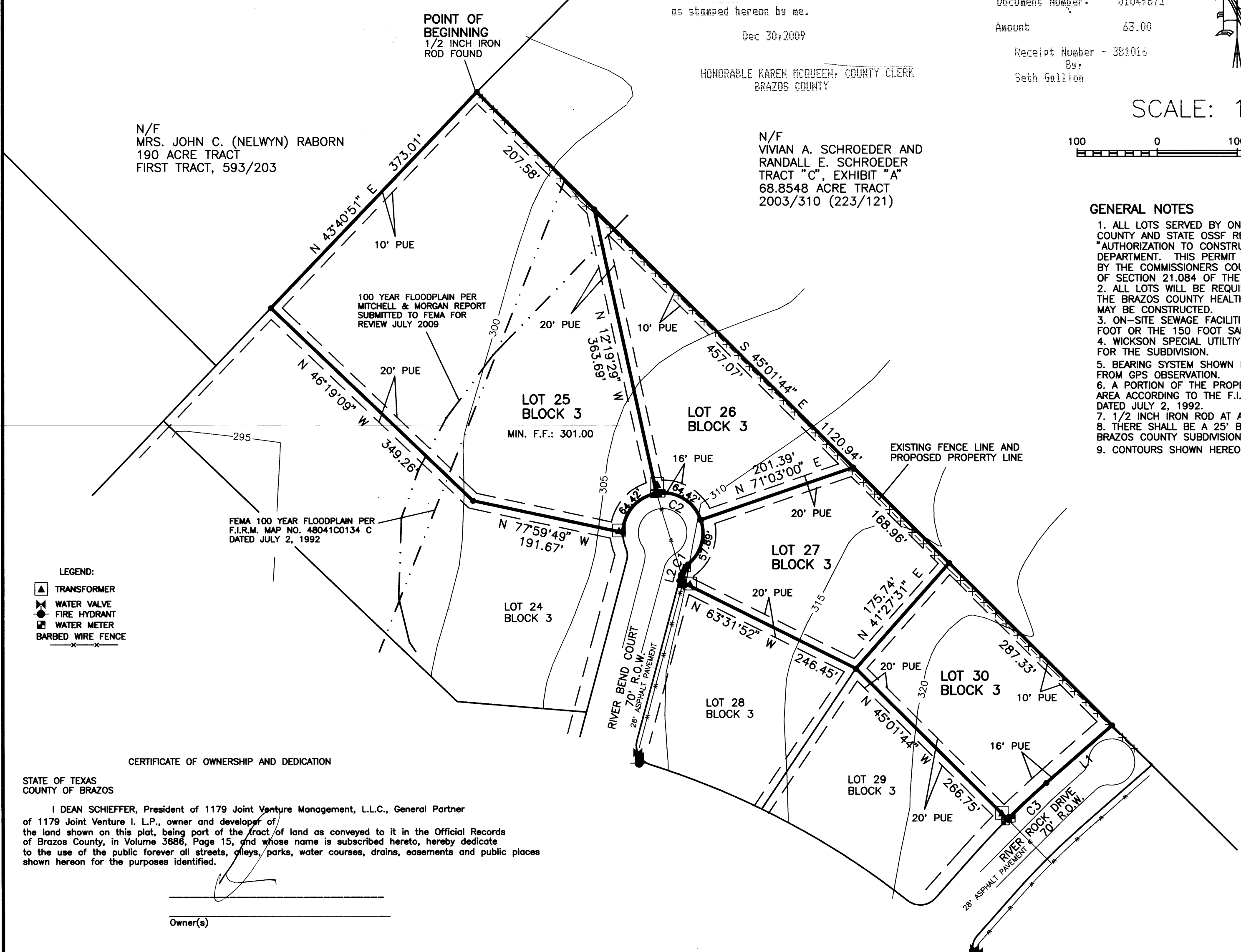
THENCE: N 77° 59' 49" W ALONG THE COMMON LINE OF SAID LOTS 24 AND 25 FOR A DISTANCE OF 191.67 FEET TO A 1/2 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN SAID COMMON LINE;

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 SOUTHEAST 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 HEREIN IS BASED ON GPS OBSERVATION.



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



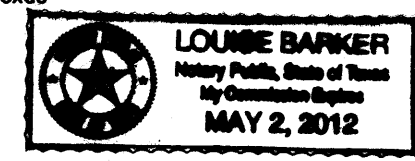
- LEGEND: TRANSFORMER, WATER VALVE, FIRE HYDRANT, WATER METER, BARBED WIRE FENCE

CERTIFICATE OF OWNERSHIP AND DEDICATION

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.

Before me, the undersigned authority, on this day personally appeared Dean Scheffer, 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 16th day of December, 2009. Louise Barker, Notary Public, Brazos County, Texas



CERTIFICATE OF SURVEYOR

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



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

County Judge, Brazos County, Texas

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 16th day of December, 2009.

Health Zimmerman, 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 16th day of December, 2009.

W. Paul Kopp, City Engineer, City of Bryan

CERTIFICATE 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 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 16th day of December, 2009, and same was duly approved on the 16th day of December, 2009.

Brad Kerr, Chairman