

A CERTIFICATE BY THE ENGINEER

CERTIFICATION OF THE SURVEYOR

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS

STATE OF TEXAS
COUNTY OF BRAZOS

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COUNTY OF BRAZOS

I, Michael R. McClure, Registered Professional Engineer No. 32740 in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

I, Michael R. McClure, Registered Public Surveyor No. 2859 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

I, (We, The), Riverstone Plaza Associates, owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us, it) in the Deed Records of Brazos County in Volume 696, Page 1424109, and designated herein as the 3.859 ACRE TRACT in the City of Bryan, Texas, 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 thereon shown for the purpose and consideration therein expressed.

Before me, the undersigned authority, on this day personally appeared ROBERT E. GREENLAW, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office this 4th day of DECEMBER, 19 84.

Michael R. McClure
Registered Professional Engineer

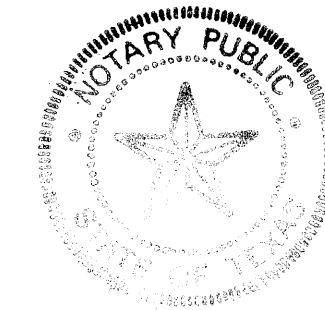
Michael R. McClure
Registered Public Surveyor

Robert E. Greenlaw
General Manager

Michael R. McClure
Notary Public in and for Brazos County, Texas



Robert E. Greenlaw
Lienholder Approval

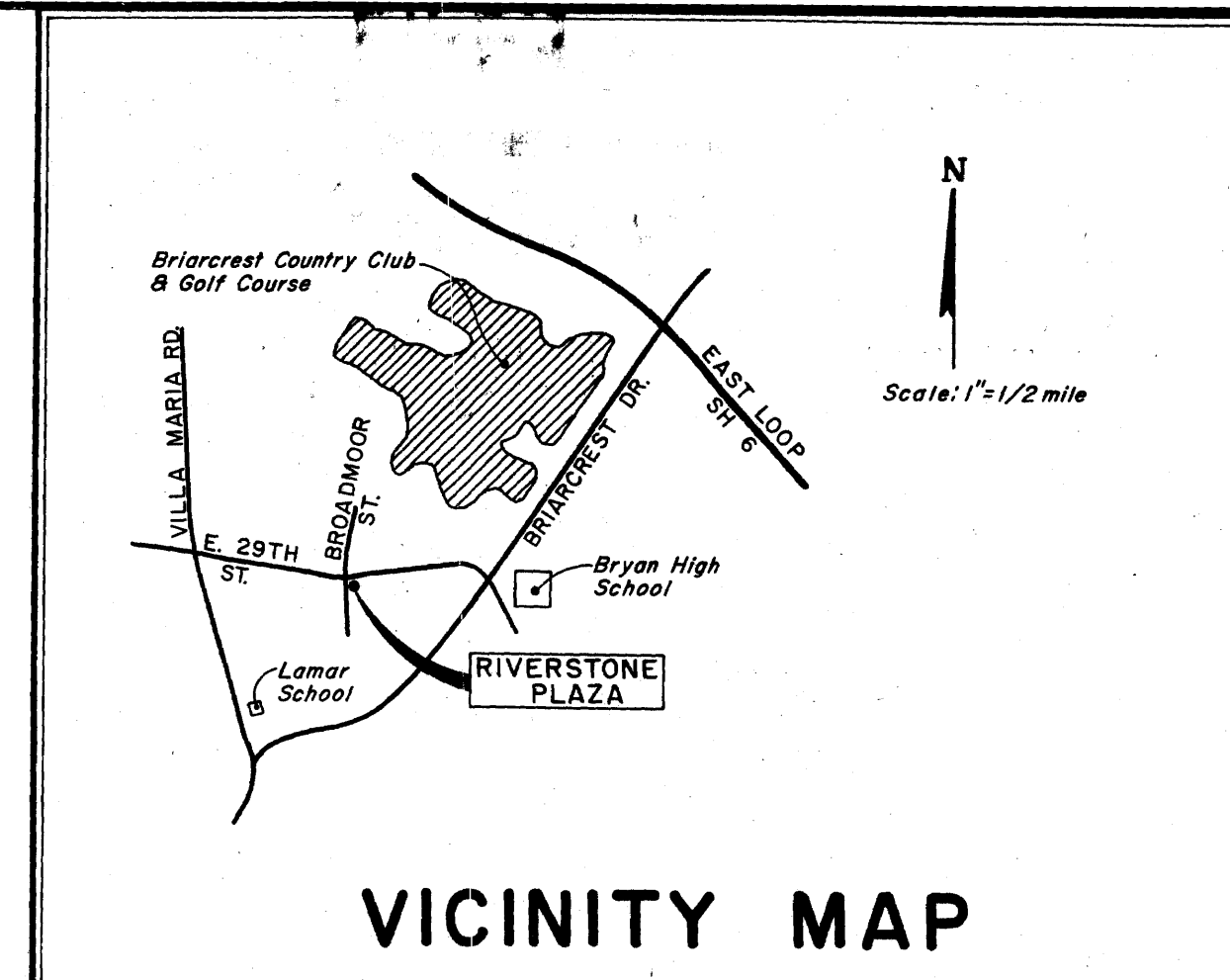


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Frank Barwick COUNTY CLERK
BRAZOS COUNTY SOUTHWEST
DIVISION

317517



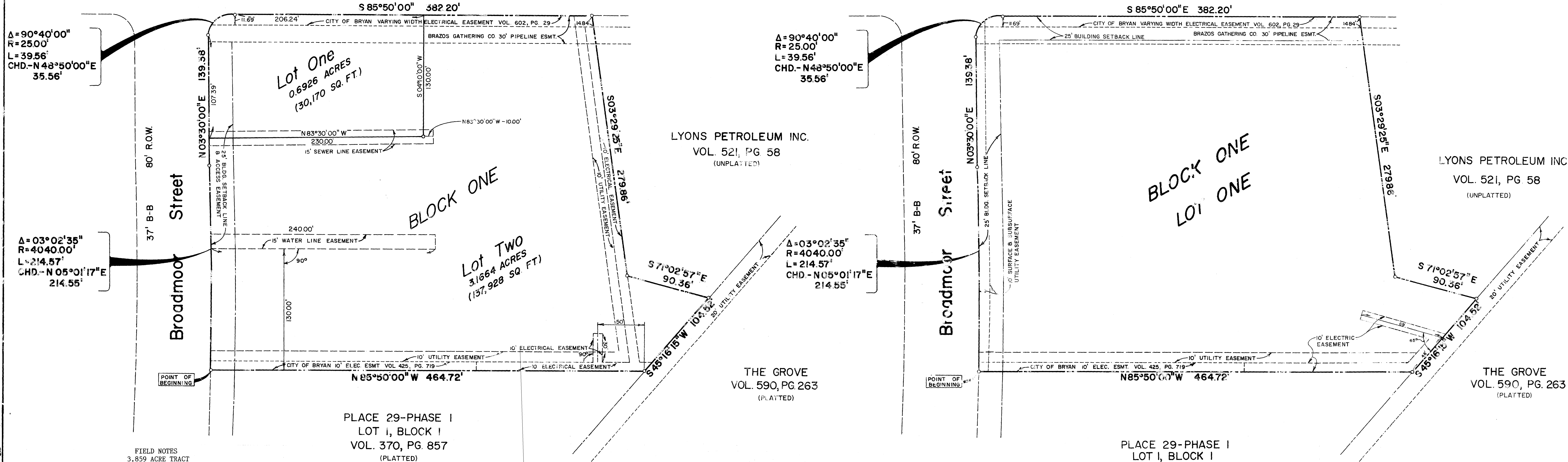
SCALE: 1"=50'

40' B-B USUAL VARIABLE R.O.W. 60' USUAL

40' B-B USUAL VARIABLE R.O.W. 60' USUAL

East Twenty-Ninth Street

East Twenty-Ninth Street



$\Delta = 90^{\circ}40'00''$
 $R = 25.00'$
 $L = 39.56'$
CHD - $N 48^{\circ}50'00'' E$
 $35.56'$

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$\Delta = 03^{\circ}02'35''$
 $R = 4040.00'$
 $L = 214.57'$
CHD - $N 05^{\circ}01'17'' E$
 $214.55'$

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 $R = 4040.00'$
 $L = 214.57'$
CHD - $N 05^{\circ}01'17'' E$
 $214.55'$

Being all that certain tract or parcel of land lying and being situated in the JOHN AUSTIN LEAGUE, A-2 in Bryan, Brazos County, Texas, and being all of that tract called 3.86 acres of land conveyed to Texas General Properties, Inc. by Lyons Petroleum, Inc. by deed recorded in Volume 628, Page 411 of the Deed Records of Brazos County, Texas, and being more particularly described by metes and bounds as follows:
BEGINNING: at an iron rod at the Southwest corner of said 3.86 acre tract, same being in the East right-of-way line of Broadmoor Street, said iron rod also being the northwest corner of PLACE 29 Phase I Addition as recorded in Volume 370, Page 857;
THENCE: 214.57 feet along a curve to the left with a central angle of $3^{\circ}02'35''$, a radius of 4040.00 feet, a tangent of 107.31 feet and a long chord bearing $N 5^{\circ}01'17'' E$ for a distance of 214.55 feet along said Broadmoor Street line to an iron rod;
THENCE: $N 3^{\circ}30'00'' E$ for a distance of 139.38 feet continuing along said Broadmoor Street line to a curve to the right;
THENCE: 39.56 feet along said curve to the right with a central angle of $90^{\circ}40'00''$, a radius of 25.00 feet, a tangent of 25.29 feet and a long chord bearing $N 48^{\circ}50'00'' E$ for a distance of 35.56 feet to an iron rod in the South right-of-way line of E. 29th Street;
THENCE: $S 85^{\circ}50'00'' E$ for a distance of 382.20 feet along said E. 29th Street line to an iron rod for corner;
THENCE: $S 3^{\circ}29'25'' E$ for a distance of 279.86 feet and $S 71^{\circ}02'57'' E$ for a distance of 90.36 feet to an iron rod for corner;
THENCE: $S 45^{\circ}16'15'' W$ for a distance of 104.52 feet to an iron rod for corner;
THENCE: $N 85^{\circ}50'00'' W$ for a distance of 464.72 feet to the POINT OF BEGINNING and containing 3.859 acres of land, more or less.

ORIGINAL PLAT

REVISED PLAT

CERTIFICATION BY THE COUNTY CLERK

CERTIFICATION BY THE DIRECTOR OF PLANNING

STATE OF TEXAS
COUNTY OF BRAZOS
I, Frank Barwick, 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 7 day of January, 19 85, in the Deed Records of Brazos County in Volume 754 Page 325

I, the undersigned, Director of Planning of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan, and the standards and specifications set forth in this Ordinance.

I, HANK McQUAIDE, Chairman of the City Planning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Planning Commission of the City of Bryan on the 24th day of MAY, 19 84 and same was duly approved on the 7th day of JUNE, 19 84 by said Commission.

GENERAL NOTES:
1. Land Use: One Commercial Lot.
2. The Minimum building setback and rear setback requirement is five (5) feet unless otherwise restricted by easements.
3. In accordance with the City of Bryan Flood Insurance Rate Maps, this property is not in a 100-Year Flood Hazard Area.

RE-PLAT
RIVERSTONE PLAZA ADDITION
3.859 ACRE TRACT
JOHN AUSTIN LEAGUE A-2
BRYAN, BRAZOS COUNTY, TEXAS
NOVEMBER 1984
OWNER/DEVELOPER: RIVERSTONE PLAZA ASSOC. 12777 JONES ROAD SUITE 480 HOUSTON, TEXAS 77070
ENGINEER: McCLURE ENGINEERING INC. 1722 BROADMOOR STREET SUITE 210 BRYAN, TEXAS

on houses
in notes