

**FIELD NOTES**  
3.859 Acres

Being all that certain tract or parcel of land lying and being situated in the 20th Addition, A-2 to Bryan, Brazos County, Texas, and being all of that tract called 3.859 acres of land conveyed to Texas General Properties, Inc. by Lynn Patterson, Inc. by deed recorded in Volume 628, Page 411 of the Public Records of Brazos County, Texas, and being more particularly described by cedes and bounds as follows:

**BEGINS:** at an iron rod at the southeast corner of said 3.859 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:** 234.57 feet along a curve to the left with a central angle of  $2^{\circ} 01' 25''$ , a radius of 4268.00 feet, a tangent of 167.21 feet and a long chord bearing  $N 81^{\circ} 17' E$  for a distance of 214.85 feet along said Broadmoor Street line to an iron rod;

**THENCE:**  $N 2^{\circ} 20' 00'' E$  for a distance of 139.36 feet continuing along said Broadmoor Street line to a curve to the right;

**THENCE:** 29.56 feet along said curve to the right with a central angle of  $0^{\circ} 40' 00''$ , a radius of 25.00 feet, a tangent of 25.29 feet and a long chord bearing  $N 82^{\circ} 00' E$  for a distance of 35.86 feet to an iron rod in the South right-of-way line of E. 29th Street;

**THENCE:**  $S 82^{\circ} 30' 00'' E$  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 279.85 feet and  $S 71^{\circ} 02' 57'' E$  for a distance of 90.36 feet to an iron rod for corner;

**THENCE:**  $S 45 16' 15'' N$  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.

**APPROVED BY THE CHIEF OF PLANNING**

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.

*[Signature]*  
Director of Planning  
Bryan, Texas

**APPROVAL OF THE PLANNING COMMISSION**

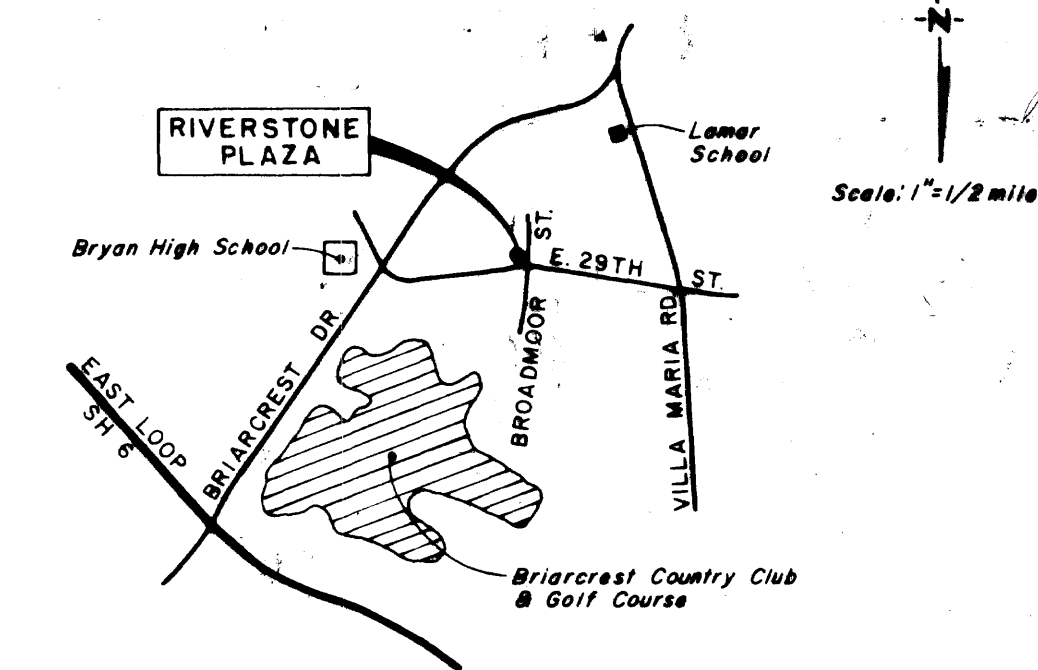
I, *Hank McAnis*, Chairman of the City Planning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Planning Commission of the City of Bryan on the 5 day of April, 1984, and same was duly approved on the 14 day of April, 1984 by said Commission.

*[Signature]*  
Chairman, City Planning Commission  
Bryan, Texas



Scale: 1" = 50'

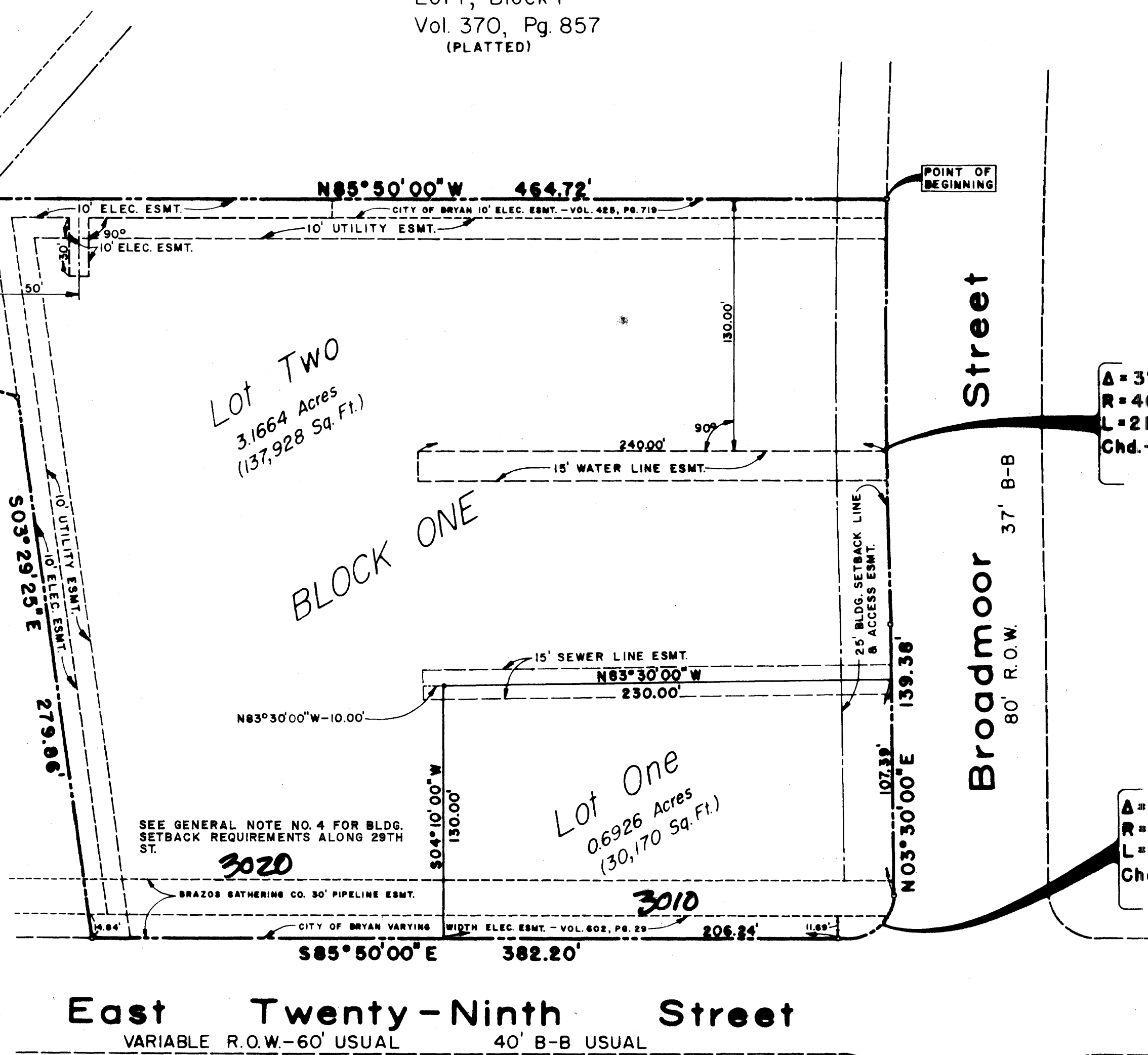
Place 29 - Phase I  
Lot 1, Block I  
Vol. 370, Pg. 857  
(PLATTED)



**VICINITY MAP**

The Grove  
Vol. 590, Pg. 263  
(PLATTED)

Lyons Petroleum, Inc.  
Vol. 521, Pg. 58  
(UNPLATTED)



$\Delta = 3^{\circ} 02' 35''$   
 $R = 4040.00'$   
 $L = 214.57'$   
Chd. -  $N 05^{\circ} 01' 17'' E$   
214.55'

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

304469

- GENERAL NOTES:**
1. Land Use: Two Commercial Lots
  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.
  4. The building setback line along 29th Street is fifty (50) feet when measured from centerline of roadway. This requirement was established by City of Bryan Ordinance and is recorded in Volume 261, Page 770 of the Deed Records.

**CERTIFICATION BY THE COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, *Frank Beiswiler*, 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 20 day of April, 1984, in the Deed Records of Brazos County in Volume 705 Page 163.

*[Signature]*  
County Clerk, Brazos County, Texas

**OWNER'S ACKNOWLEDGMENTS AND DECLARATIONS**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, (he, she), *Robert E. Greenlaw, Gen. Partner*, 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 3422, Page 232, and designated herein as the Riverstone Plaza Addition in the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, paths, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

*[Signature]*  
Owner

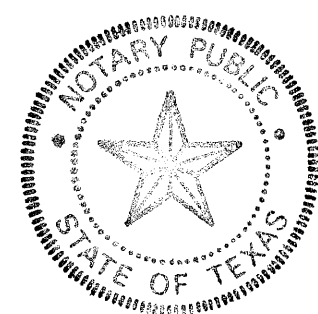
*[Signature]*  
Notary Approval

STATE OF TEXAS  
COUNTY OF BRAZOS

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 17th day of July, 1984.

*[Signature]*  
Notary Public in and for Brazos County, Texas



**A CERTIFICATE BY THE ENGINEER**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, *Michael R. McClure*, Registered Professional Engineer No. 32742 in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

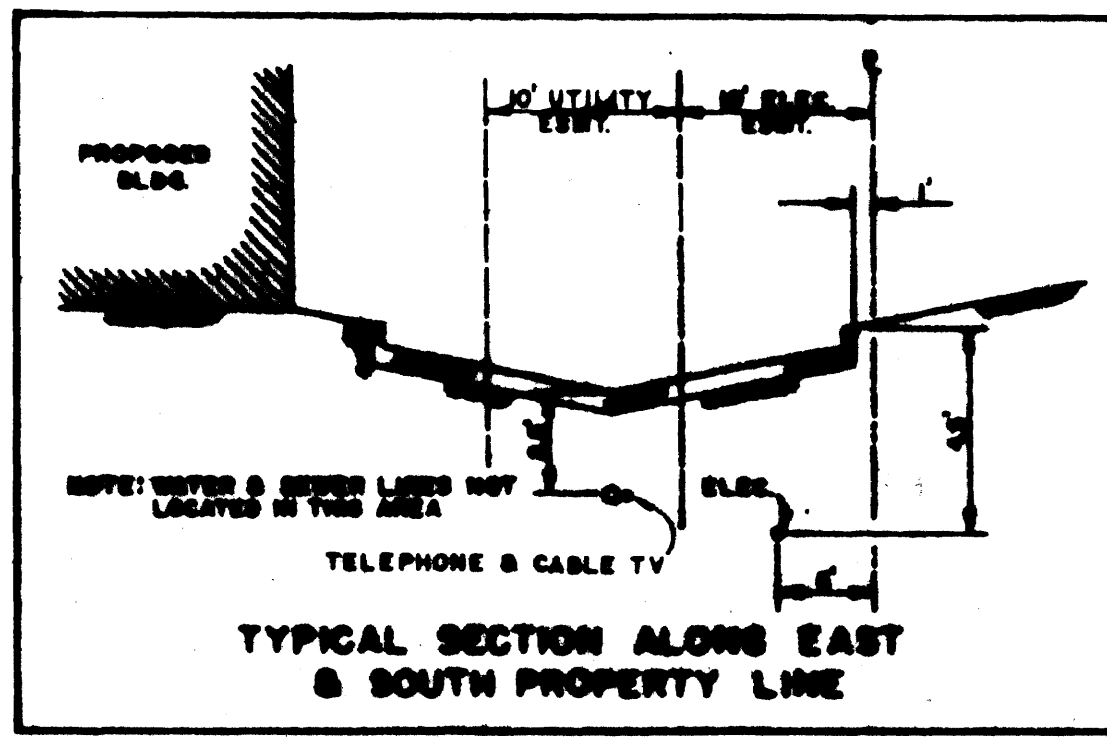
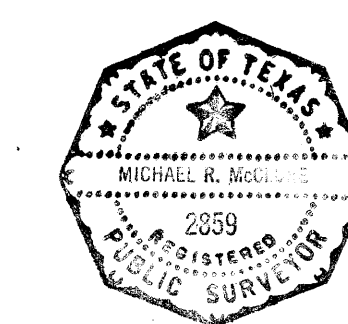
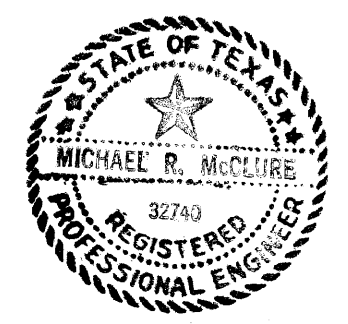
*[Signature]*  
Registered Professional Engineer

**CERTIFICATION OF THE SURVEYOR**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, *Michael R. McClure*, Registered Public Surveyor No. 2829 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.

*[Signature]*  
Registered Public Surveyor



**FINAL PLAT**  
**RIVERSTONE PLAZA ADDITION**  
**3.859 ACRE TRACT**  
JOHN AUSTIN LEAGUE A-2  
BRYAN, BRAZOS COUNTY, TEXAS  
JUNE 1984  
OWNER/DEVELOPER: Riverstone Plaza Assoc. 12777 Jones Road Suite 480 Houston, Texas 77070  
ENGINEER: McClure Engineering, Inc. 1722 Broadmoor Street Suite 200 Bryan, Texas

FILED  
1984 JUL 20 AM 11:22  
Brazos County Clerk's Office