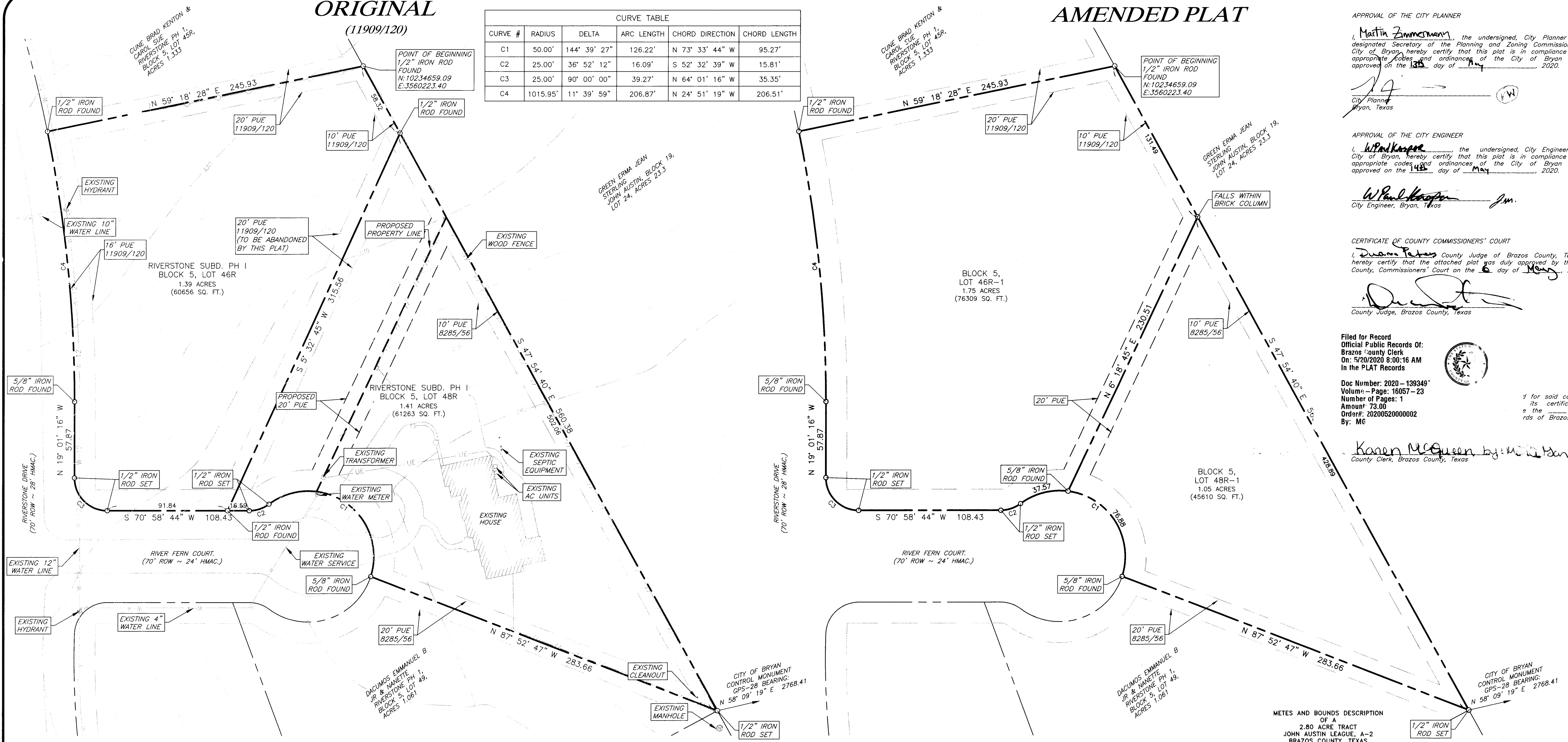


ORIGINAL

AMENDED PLAT

CURVE TABLE with columns: CURVE #, RADIUS, DELTA, ARC LENGTH, CHORD DIRECTION, CHORD LENGTH. Rows C1-C4.

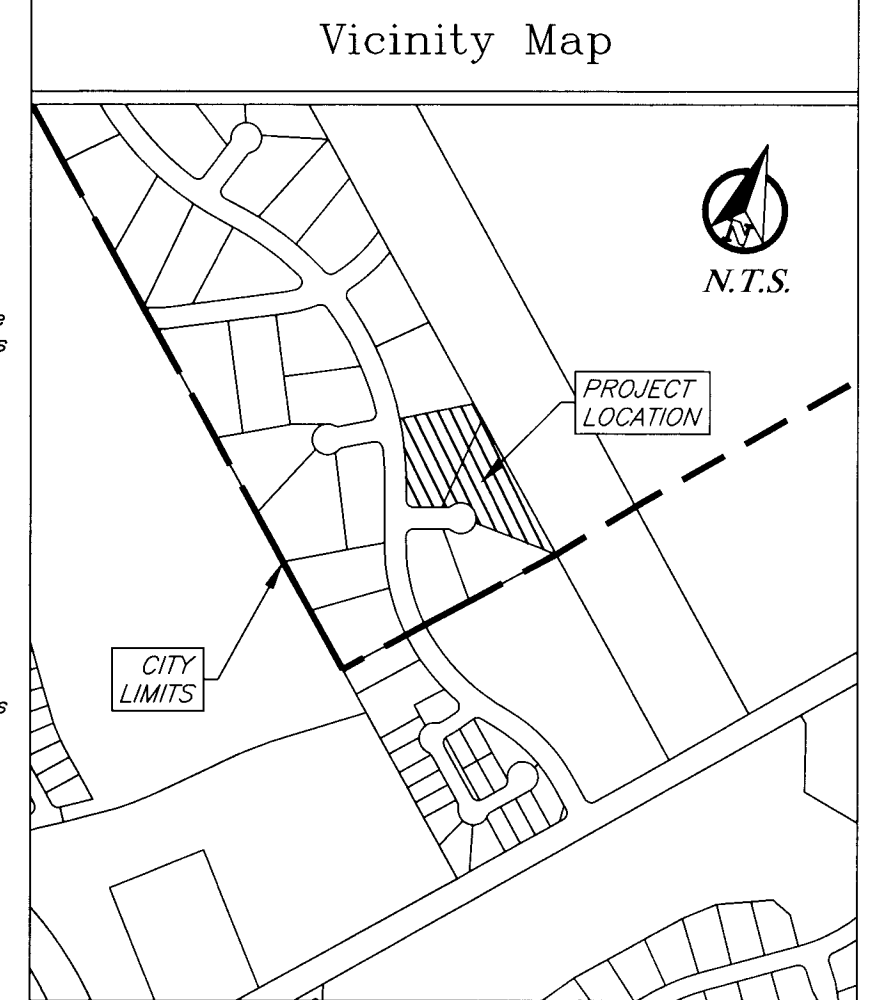


APPROVAL OF THE CITY PLANNER: Martin Zimmermann, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, Texas.

APPROVAL OF THE CITY ENGINEER: W. Paul Keegan, City Engineer, Bryan, Texas.

CERTIFICATE OF COUNTY COMMISSIONERS' COURT: Duane Taylor, County Judge of Brazos County, Texas.

Filed for Record: Official Public Records Of: Brazos County Clerk. Doe Number: 2020-139340. Volume - Page: 16057-23.



General Notes:

- 1. Coordinates and Bearing System shown hereon are NAD83 (Texas State Plane Central Zone grid North) based on the published coordinates of the city of Bryan Control Monument SWG A-53-W (710242882.81, X:3554386.822) and as established from gps observation.
2. Distances shown hereon are grid distances unless otherwise noted. To obtain surface distances multiply by a combined scale factor of 1.00011465361 (Calculated Using GEOID12B).

CERTIFICATE OF OWNERSHIP AND DEDICATION: STATE OF TEXAS, COUNTY OF BRAZOS. I, Grant Carrabba, owner of the 2.80 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 11909, Page 120, and designated herein as Riverstone Subdivision, Phase I, Lot 46R-1 & 48R-2 in the City of Bryan, Texas...

CERTIFICATE OF OWNERSHIP AND DEDICATION: STATE OF TEXAS, COUNTY OF BRAZOS. I, Candace Carrabba, owner of the 2.80 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 11909, Page 120, and designated herein as Riverstone Subdivision, Phase I, Lot 46R-1 & 48R-2 in the City of Bryan, Texas...

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 2, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 46R AND 48R, BLOCK 5, RIVERSTONE SUBDIVISION AS SHOWN ON THE PLAT RECORDED IN VOLUME 11909, PAGE 120 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

Notary Public, Brazos County, Texas. JENNIFER P. GOTT, Notary Public, State of Texas. My Commission Expires 04/17/2023. I.D.# 1154289-6.

CERTIFICATION OF THE SURVEYOR: Brad Kerr, Registered Professional Land Surveyor No. 4502, in the State of Texas, hereby certifies that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground, and that the metes and bound describing said subdivision will describe a closed geometric form.

FINAL PLAT

Riverstone Subdivision Ph. I, Block 5, Lots 46R-1 & 48R-1

Being an Amended Plat of Riverstone Subdivision Ph. I, Block 5, Lots 46R-1 & 48R-2 - 2.80 Acres Bryan, Brazos County, Texas March 2020

Owner/Developer: Grant & Randa Carrabba, 7163 Riverstone Dr, Bryan, TX 77808. Engineer: I4 Engineering, PO Box 5192, Bryan, TX 77805. Surveyor: Kerr Surveying, LLC, 409 N. Texas Ave., Bryan, TX 77803.

Vertical text on the left margin: JAE Project # 19-088, Riverstone-Registatwg, JAE Engineering