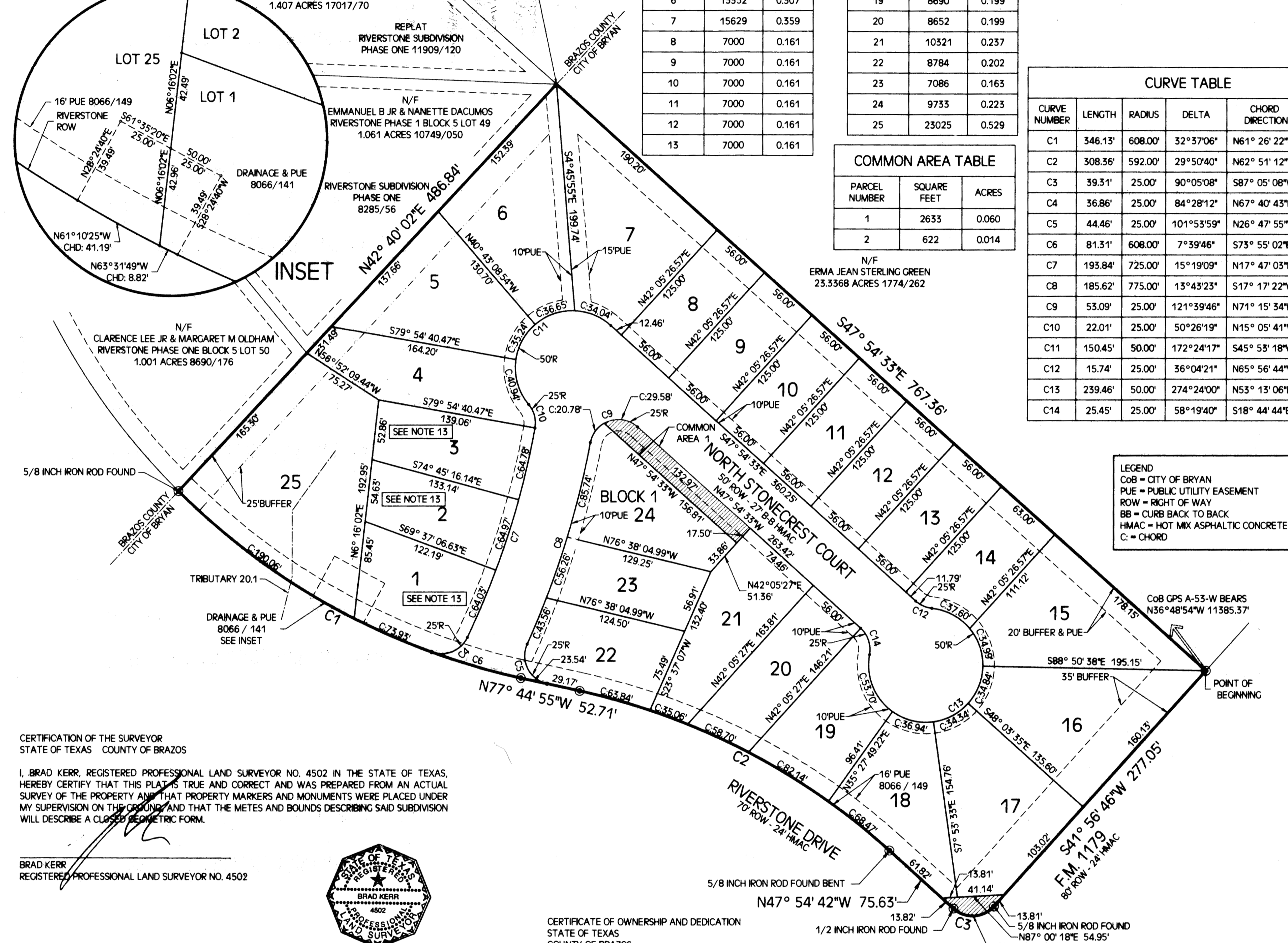


SCALE: 1"=60'



PARCEL NUMBER	SQUARE FEET	ACRES
1	9313	0.214
2	7589	0.174
3	8006	0.184
4	9582	0.220
5	11603	0.266
6	13352	0.307
7	15629	0.359
8	7000	0.161
9	7000	0.161
10	7000	0.161
11	7000	0.161
12	7000	0.161
13	7000	0.161

PARCEL NUMBER	SQUARE FEET	ACRES
14	7419	0.170
15	13022	0.299
16	13971	0.321
17	12881	0.296
18	9794	0.225
19	8690	0.199
20	8652	0.199
21	10321	0.237
22	8784	0.202
23	7086	0.163
24	9733	0.223
25	23025	0.529

PARCEL NUMBER	SQUARE FEET	ACRES
1	2633	0.060
2	622	0.014

CURVE NUMBER	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	346.13'	608.00'	32°37'06"	N61°26'22"W	341.48'
C2	308.36'	592.00'	29°50'40"	N62°51'12"W	304.89'
C3	39.31'	25.00'	90°05'08"	S87°05'08"W	35.38'
C4	36.86'	25.00'	84°28'12"	N67°40'43"E	33.61'
C5	44.46'	25.00'	101°53'59"	N26°47'55"W	38.83'
C6	81.31'	608.00'	7°39'46"	S73°55'02"E	81.25'
C7	193.84'	725.00'	15°19'09"	N17°47'03"E	193.27'
C8	185.62'	775.00'	13°43'23"	S17°17'22"W	185.18'
C9	53.09'	25.00'	121°39'46"	N71°15'34"E	43.66'
C10	22.01'	25.00'	50°26'19"	N15°05'41"W	21.30'
C11	150.45'	50.00'	172°24'17"	S45°53'18"W	99.78'
C12	15.74'	25.00'	36°04'21"	N65°56'44"W	15.48'
C13	239.46'	50.00'	274°24'00"	N53°13'06"E	67.94'
C14	25.45'	25.00'	58°19'40"	S18°44'44"E	24.37'

METES AND BOUNDS DESCRIPTION OF A 6.828 ACRE TRACT JOHN AUSTIN LEAGUE SURVEY, A-2 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS...

BEGINNING AT A 1/2 INCH IRON ROD SET (ALL 1/2 INCH IRON RODS SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING") ON THE NORTHWEST LINE OF FM 1179 (80' R.O.W.) MARKING THE EAST CORNER OF SAID 6.892 ACRE TRACT AND THE SOUTH CORNER OF A CALLED 23.3368 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO ERMA JEAN STERLING GREEN RECORDED IN VOLUME 1774, PAGE 262 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS...

THENCE: S 41° 56' 46" W ALONG THE NORTHWEST LINE OF FM 1179 FOR A DISTANCE OF 277.05 FEET (PLAT CALL: S 44° 47' 44" W - 277.15 FEET, 8285/56) TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 05' 08" FOR AN ARC DISTANCE OF 39.31 FEET (CHORD BEARS: S 87° 05' 08" W - 35.38 FEET); (PLAT CALL CHORD: S 89° 53' 07" W - 35.41 FEET, 8285/56) TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF RIVERSTONE DRIVE (70' R.O.W.) MARKING THE END POINT OF SAID CURVE;

THENCE: ALONG THE NORTHEAST LINE OF RIVERSTONE DRIVE FOR THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

N 47° 54' 42" W FOR A DISTANCE OF 75.63 FEET (PLAT CALL: N 45° 01' 30" W - 75.77 FEET, 8285/56) TO A 5/8 INCH IRON ROD FOUND BEING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 592.00 FEET;

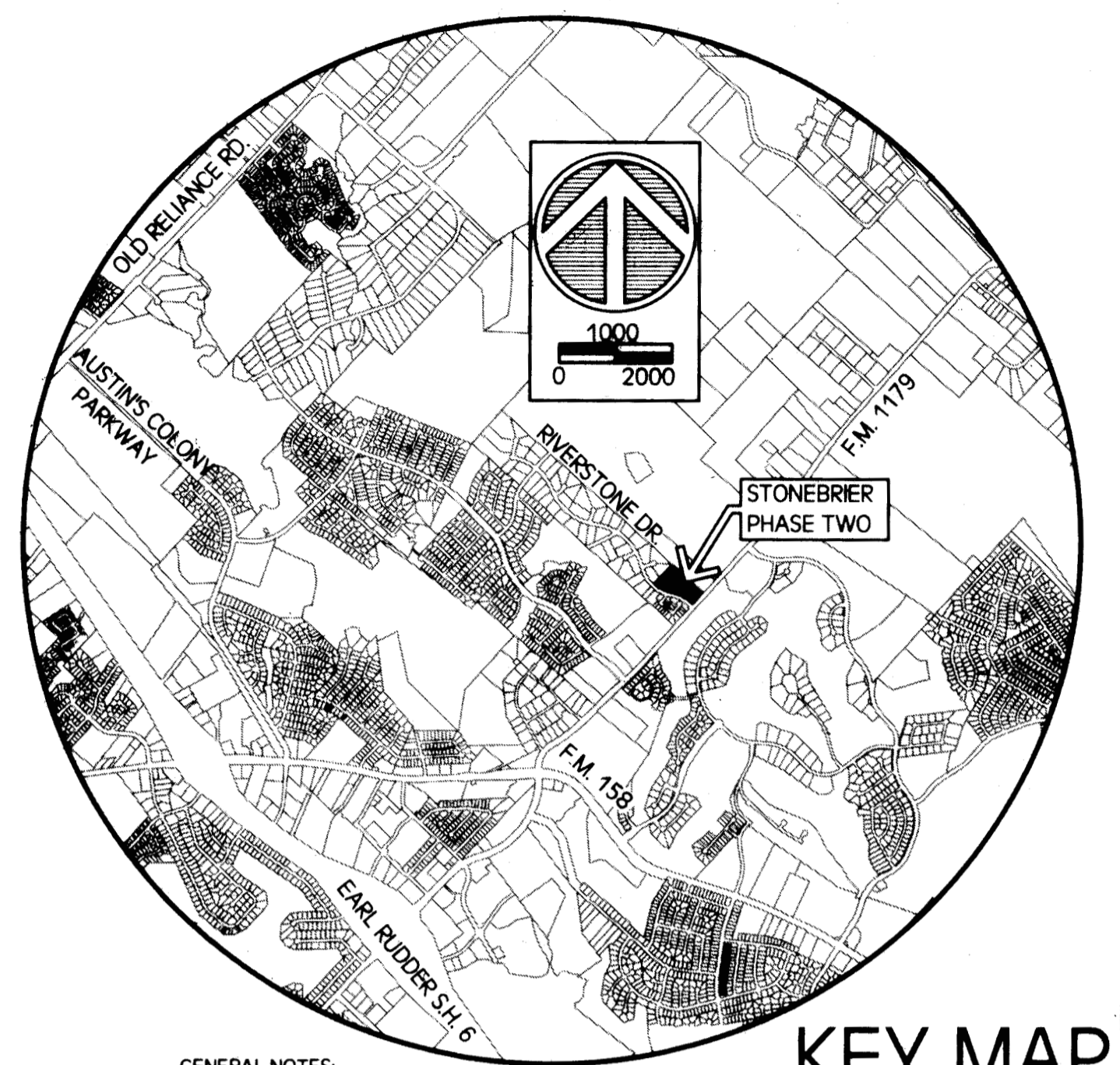
ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29° 50' 40" FOR AN ARC DISTANCE OF 308.36 FEET (CHORD BEARS: N 62° 51' 12" W - 304.89 FEET); (PLAT CALL CHORD: N 58° 33' 33" W - 341.48 FEET, 8285/56) TO A 5/8 INCH IRON ROD FOUND MARKING THE END POINT OF SAID CURVE AND THE SOUTH CORNER OF LOT 50, BLOCK 5, RIVERSTONE SUBDIVISION, PHASE ONE, ACCORDING TO THE PLAT RECORDED IN VOLUME 8285, PAGE 56 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

N 77° 44' 55" W FOR A DISTANCE OF 52.71 FEET (PLAT CALL: N 74° 52' 06" W - 52.71 FEET, 8285/56) TO A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 608.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32° 37' 06" FOR AN ARC DISTANCE OF 346.13 FEET (CHORD BEARS: N 61° 26' 22" W - 341.48 FEET); (PLAT CALL CHORD: N 58° 33' 33" W - 341.48 FEET, 8285/56) TO A 5/8 INCH IRON ROD FOUND MARKING THE END POINT OF SAID CURVE AND THE SOUTH CORNER OF LOT 50, BLOCK 5, RIVERSTONE SUBDIVISION, PHASE ONE, ACCORDING TO THE PLAT RECORDED IN VOLUME 8285, PAGE 56 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 42° 40' 02" E ALONG THE SOUTHEAST LINE OF SAID BLOCK 5 FOR A DISTANCE OF 486.84 FEET (PLAT CALL: S 45° 32' 51" E - 486.84 FEET, 8285/56) TO A POINT WHICH FALLS INSIDE A BRICK COLUMN, SAID POINT BEING ON THE SOUTHWEST LINE OF SAID 23.3368 ACRE TRACT, AND MARKING THE EAST CORNER OF LOT 48R OF SAID BLOCK 5, AS DEPICTED ON A REPLAT OF RIVERSTONE SUBDIVISION PHASE ONE RECORDED IN VOLUME 11909, PAGE 120 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 47° 54' 33" E ALONG THE SOUTHWEST LINE OF SAID 23.3368 ACRE TRACT FOR A DISTANCE OF 767.36 FEET (PLAT CALL: S 45° 01' 44" E - 767.36 FEET, 8285/56) TO THE POINT OF BEGINNING CONTAINING 6.828 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND OCTOBER, 2021.



- GENERAL NOTES:
- 1.) THE DETENTION BASIN, DRAINAGE EASEMENTS & COMMON AREAS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - 2.) THE PERMANENT MOUNTED MAILBOX FOR LOT 25 SHALL BE LOCATED 5-FEET MINIMUM FROM EDGE OF ROADWAY DRIVING SURFACE.
 - 3.) MINIMUM LOT SIZE IS 5924 SQUARE FEET.
 - 4.) MINIMUM HOUSE SIZE IS 2000 HEATED SQUARE FEET AS APPROVED BY THE BRYAN CITY COUNCIL ON DECEMBER 8, 2020 (ORDINANCE NO. 24651).
 - 5.) THE HOMES WILL BE CONSTRUCTED WITH BE A COMBINATION OF ROCK, BRICK & STUCCO & HAVE TWO CAR ATTACHED GARAGES.
 - 6.) ZERO LOT LINE HOMES SHALL HAVE A MINIMUM 10-FOOT SEPARATION FROM STRUCTURES ON ADJACENT LOTS, UNLESS OTHERWISE SHOWN ON THE PLAN.
 - 7.) ONLY LOT 25 SHALL HAVE DRIVEWAY ACCESS TO RIVERSTONE DRIVE. NO LOT SHALL HAVE DRIVEWAY ACCESS TO F.M. 1179.
 - 8.) NO DEVELOPMENT SHALL BE AUTHORIZED WITHIN THE BUFFER AREA EXCEPT LANDSCAPING, SCREENING, AND DRAINAGE FACILITIES.
 - 9.) WICKSON CREEK SPECIAL UTILITY DISTRICT WILL PROVIDE WATER SERVICE FOR THE DEVELOPMENT.
 - 10.) THE PROPERTY IS ZONED PLANNED DEVELOPMENT - HOUSING (PD-H) DISTRICT, AS APPROVED BY THE BRYAN CITY COUNCIL ON MAY 27, 2014 (ORDINANCE NO. 2047). DEVELOPMENT IN THIS SUBDIVISION SHALL BE SUBJECT TO THE STANDARDS OF THAT PD-H DISTRICT.
 - 11.) NO PORTION OF THIS TRACT IS IN THE 100-YEAR FLOODPLAIN PER FEMA FIRM MAP 48041C0220F MAP REVISED APRIL 2, 2014.
 - 12.) WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.
 - 13.) LOTS WITH FILL SHALL HAVE AN ENGINEER'S SEAL ON THE FOUNDATION DESIGN.
 - 14.) SEWER SERVICE TAPS 1, 21 AND 24 ARE IN THE MIDDLE OF THE LOTS. IF THE PROPOSED DRIVEWAYS ARE PLACED ON TOP OF THESE TAPS, THE BUILDER/DEVELOPER WILL NEED TO PAY TO ABANDON THE TAP AND MOVE IT OUTSIDE THE DRIVEWAY.
 - 15.) STORM WATER DETENTION FOR STONEBRIER PHASE TWO IS PROVIDED FOR IN THE EXISTING DETENTION BASIN IN STONEBRIER PHASE ONE.
 - 16.) BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH (NAD83) AS ESTABLISHED FROM GPS OBSERVATION.
 - 17.) DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. AREAS SHOWN HEREON ARE CALCULATED FROM SURFACE DISTANCES. TO OBTAIN GRID DISTANCES (NOT GRID AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.000154092301385 (CALCULATED USING GEOID12B).
 - 18.) DISTANCES SHOWN ALONG CURVES ARE CHORD LENGTHS.
 - 19.) 1/2 INCH IRON RODS SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING" AT ALL PROPERTY CORNERS AND ANGLE POINTS UNLESS OTHERWISE NOTED.

CERTIFICATION OF THE 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 POLYGONIC FORM.

BRAD KERR REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4502

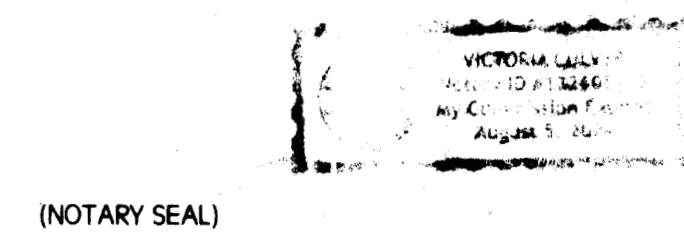


CERTIFICATE OF OWNERSHIP AND DEDICATION STATE OF TEXAS COUNTY OF BRAZOS BRACKMEL DEVELOPMENT, LLC, THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO ME IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY IN VOLUME 17520, PAGE 259, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

BRACKMEL DEVELOPMENT, LLC STEVE PITTMAN, OWNER

STATE OF TEXAS COUNTY OF BRAZOS BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEVE PITTMAN, 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 STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11th DAY OF JANUARY 2022. NOTARY PUBLIC, BRAZOS COUNTY, TEXAS: Victoria C. Coney



APPROVAL OF THE PLANNING & ZONING COMMISSION I, Loe Gonzalez, CHAIR 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 AND ZONING COMMISSION OF THE CITY OF BRYAN ON THE 14th DAY OF January, 2022 AND SAME WAS DULY APPROVED ON THE 14th DAY OF January, 2022 AT SAID COMMISSION.

CERTIFICATION OF THE COUNTY CLERK STATE OF TEXAS COUNTY OF BRAZOS

Filed for Record Official Public Records Of: Brazos County Clerk On: 4/8/2022 3:26:53 PM In the PLAT Records Doc Number: 2022-1467427 Volume - Page: 17859 - 139 Number of Pages: 1 Amount: 73.00 Order#: 2022040800121 By: PD Raven McQueen Sydney Chiswell

DO HEREBY CERTIFY THAT THIS WAS FILED FOR RECORD IN MY OFFICIAL PUBLIC RECORDS OF



FINAL PLAT STONEBRIER SUBDIVISION PHASE TWO BLOCK 1 LOTS 1-25 6.828 ACRES JOHN AUSTIN LEAGUE A-2 BRYAN, BRAZOS COUNTY, TEXAS SCALE: 1"=60' JANUARY 11, 2022

SURVEYOR: BRAD KERR, R.P.L.S. TBPELS FIRM NO 10018500 KERR SURVEYING, LLC 409 N. TEXAS AVENUE BRYAN, TEXAS 77803 979-268-3195
PREPARED BY: MICHAEL G. HESTER, P.E. HESTER ENGINEERING COMPANY 2900 BROTHERS BOULEVARD COLLEGE STATION, TEXAS 77845 979-693-1100 mhester@hester-engr.com
OWNER & DEVELOPER: STEVE PITTMAN, OWNER BRACKMEL DEVELOPMENT, LLC 1500 UNIVERSITY OAKS BLVD. COLLEGE STATION, TX 77840 979-229-0988 steve@newphasetx.com