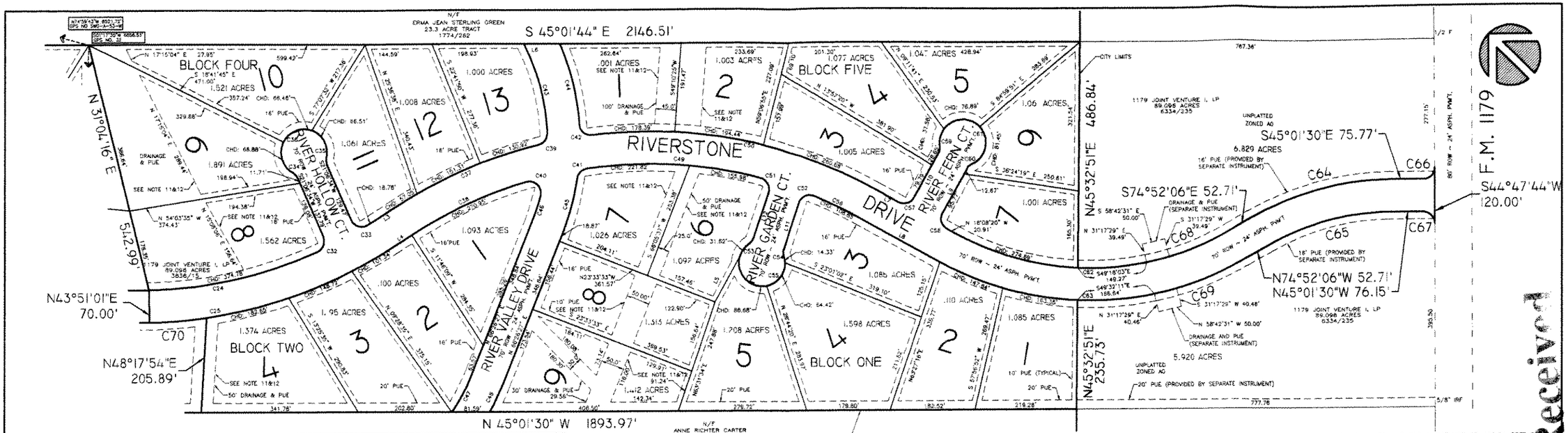


CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, DEAN SCHIEFFER, MANAGING PARTNER, OF 1179 JOINT VENTURE 1, LP THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING AN 89.096 ACRE TRACT OF LAND AS CONVEYED TO ME IN THE DEED 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.

_____
DEAN SCHIEFFER, MANAGING PARTNER,
1179 JOINT VENTURE 1, LP

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DEAN SCHIEFFER, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE 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 _____ DAY OF_____ 2007.

_____
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

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

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

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 THE _____ DAY OF_____ 2007, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME _____ PAGE_____

_____
KAREN MCQUEEN
COUNTY CLERK, BRAZOS COUNTY, TEXAS

APPROVAL OF THE COMMISSIONERS COURT OF BRAZOS COUNTY

THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE COMMISSIONEERS COURT OF BRAZOS COUNTY, TEXAS, AS THE FINAL PLAT OF SUCH SUBDIVISION ON THE _____ DAY OF _____, 2007

SIGNED THIS THE _____ DAY OF _____, 2007

_____
RANDY SIMMS, COUNTY JUDGE
BRAZOS COUNTY, TEXAS

GENERAL NOTES:
1.) MINIMUM LOT SIZE IS ONE ACRE.
2.) NO DRIVEWAY ACCESS IS ALLOWED ALONG F.M. 179.
3.) PROPOSED AND EXISTING FAMILY RESIDENTIAL LOTS AND COMPLIES WITH THE LAND USE PLAN.
4.) CUL-DE-SAC RAD US @ COUNTY STANDARD 30' PAVEMENT, 50' ROW
5.) BEARINGS ARE BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
6.) ALL LOTS WILL HAVE A MINIMUM 10-FOOT PUBLIC UTILITY EASEMENT ALONG THE BACK AND SIDES AND 6-FOOT PUBLIC UTILITY EASEMENT ALONG ALL PUBLIC ROW.
7.) STRACK LINES WILL COMPLY WITH ALL CITY AND COUNTY SUBDIVISION ORDINANCES.
8.) SEWAGE AND WASTEWATER COLLECTION SHALL BE PROVIDED BY PRIVATE SYSTEMS INSTALLED IN EACH LOT WITH THE PRIOR ISSUANCE OF A LICENSE BY THE BRAZOS COUNTY HEALTH DISTRICT UNDER THE PROVISIONS OF THE PRIVATE SEWAGE FACILITY REGULATIONS ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE TEXAS HEALTH AND SAFETY CODE.
9.) WATER SERVICE SHALL BE PROVIDED BY WICKSON CREEK SPECIAL UTILITY DISTRICT.
10.) THE MAJORITY OF THIS PROPERTY IS IN THE CITY OF BRYAN, TX.
11.) NO FENCES SHALL BE BUILT WITHIN DRAINAGE EASEMENTS OR ANY PLACE THAT MAY OBSTRUCT THE FLOW OF STORM WATER RUNOFF.
12.) DRAINAGE EASEMENTS SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION.

APPROVAL OF THE PLANNING & ZONING COMMISSION

I, ART HUGHES, CHAIRMAN OF THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN ON THE _____ DAY OF _____, 2007 AND SAME WAS DULY APPROVED ON THE _____ DAY OF _____, 2007 BY SAID COMMISSION.

_____
ART HUGHES
CHAIRMAN, PLANNING & ZONING COMMISSION BRYAN, TEXAS

APPROVAL OF THE CITY PLANNER

I, KEVIN RUSSELL 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 _____ DAY OF _____2007

_____
KEVIN RUSSELL
CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE CITY ENGINEER

I, LINDA HUFF, P.E. 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 _____ DAY OF _____, 2007.

_____
LINDA HUFF, P.E.
CITY ENGINEER, BRYAN, TEXAS

N/F
ANNIE RICHTER CARTER
ROBERT BRENNAN CARTER
GEORGE FRANCIS CARTER, JR.
REM. 176.241 ACRE TRACT
3253/207

BOUNDARY LINE AGREEMENT
7849/6

METES AND BOUNDS DESCRIPTION
OF A 38.152 ACRE TRACT
JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS

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 LYING PARTIALLY WITHIN THE CITY LIMITS OF BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 89.096 ACRE TRACT AS DESCRIBED BY A DEED TO 1179 JOINT VENTURE I, LP, RECORDED IN VOLUME 8334, PAGE 235 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF FM 1179 (80' R.O.W.) MARKING THE SOUTH CORNER OF SAID REMAINDER OF 89.096 ACRE TRACT AND THE EAST CORNER OF THE REMAINDER OF A CALLED 176.241 ACRE TRACT AS DESCRIBED BY A DEED TO ANNE RICHTER CARTER, ROBERT BRENNEN CARTER AND GEORGE FRANCIS CARTER, JR. RECORDED IN VOLUME 3253, PAGE 207 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID 5/8 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID REMAINDER OF 89.096 ACRE TRACT AND SAID REMAINDER OF 176.241 ACRE TRACT AS PER A BOUNDARY LINE AGREEMENT RECORDED IN VOLUME 7849, PAGE 6 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

THENCE: N 44° 47' 44" E ALONG THE NORTHWEST LINE OF FM 1179 FOR A DISTANCE OF 395.50 FEET TO THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT, SAID POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: THROUGH SAID REMAINDER OF 89.096 ACRE TRACT FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 49' 14" FOR AN ARC DISTANCE OF 39.19 FEET (CHORD BEARS: N 00° 06' 53" W -- 35.30 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE;

N 45° 01' 30" W FOR A DISTANCE OF 78.15 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 522.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29° 50' 36" FOR AN ARC DISTANCE OF 271.89 FEET (CHORD BEARS: N 59° 56' 48" W -- 268.83 FEET) TO THE ENDING POINT OF SAID CURVE;

N 74° 52' 06" W FOR A DISTANCE OF 52.71 FEET TO A POINT MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 678.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32° 23' 27" FOR AN ARC DISTANCE OF 383.29 FEET (CHORD BEARS: N 58° 40' 22" W -- 378.21 FEET) TO THE ENDING POINT OF SAID CURVE;

S 45° 32' 51" W ALONG A NORTHWESTERLY LINE OF THE BRYAN CITY LIMITS FOR A DISTANCE OF 235.73 FEET TO A POINT ON THE AGREED COMMON LINE OF SAID REMAINDER OF 89.096 ACRE TRACT AND SAID REMAINDER OF 176.241 ACRE TRACT;

THENCE: N 45° 01' 30" W ALONG THE AGREED COMMON LINE OF SAID REMAINDER OF 89.096 ACRE TRACT AND SAID REMAINDER OF 176.241 ACRE TRACT FOR A DISTANCE OF 1893.97 FEET TO A POINT MARKING THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: THROUGH SAID REMAINDER OF 89.096 ACRE TRACT FOR THE FOLLOWING CALLS:

N 48° 17' 54" E FOR A DISTANCE OF 205.89 FEET TO A POINT MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 1012.08 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07° 05' 16" FOR AN ARC DISTANCE OF 125.20 FEET (CHORD BEARS: N 49° 41' 37" W -- 125.12 FEET) TO THE ENDING POINT OF SAID CURVE;

N 43° 51' 01" E FOR A DISTANCE OF 70.00 FEET TO A POINT;

N 31° 04' 16" E FOR A DISTANCE OF 542.99 FEET TO A POINT ON THE COMMON LINE OF SAID REMAINDER OF 89.096 ACRE TRACT AND A CALLED 23.3 ACRE TRACT 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 45° 01' 44" E ALONG THE COMMON LINE OF SAID REMAINDER OF 89.096 ACRE TRACT AND SAID 23.3 ACRE TRACT FOR A DISTANCE OF 2146.51 FEET TO A POINT ON SAID BRYAN CITY LIMITS LINE;

THENCE: THROUGH SAID REMAINDER OF 89.096 ACRE TRACT FOR THE FOLLOWING CALLS:

S 45° 32' 51" W ALONG SAID CITY LIMITS LINE FOR A DISTANCE OF 486.84 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE 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: S 58° 33' 33" E -- 341.48 FEET) TO THE ENDING POINT OF SAID CURVE;

S 74° 52' 06" E FOR A DISTANCE OF 52.71 FEET TO A POINT MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 592.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29° 50' 36" FOR AN ARC DISTANCE OF 308.35 FEET (CHORD BEARS: S 59° 56' 48" E -- 304.88 FEET) TO THE ENDING POINT OF SAID CURVE;

S 45° 01' 30" E FOR A DISTANCE OF 75.77 FEET TOA POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 10' 46" FOR AN ARC DISTANCE OF 39.35 FEET (CHORD BEARS: N 89° 53' 07" E -- 35.41 FEET) TO A POINT ON THE NORTHWEST LINE OF FM 1179 MARKING THE ENDING POINT OF SAID CURVE, FOR REFERENCE A ½ INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID REMAINDER OF 89.096 ACRE TRACT BEARS: N 44° 47' 44" E FOR A DISTANCE OF 277.15 FEET;

THENCE: S 44° 47' 44" W ALONG THE NORTHWEST LINE OF FM 1179 FOR A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING CONTAINING 38.152 ACRES OF LAND, MORE OF LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

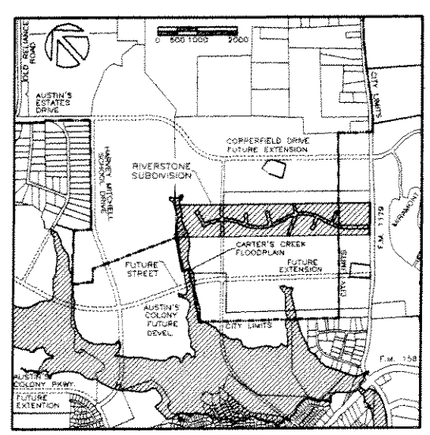
BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

LINE TABLE

LINE	LENGTH	BEARING
L3	50.01'	S77°45'29"E
L4	50.01'	N77°45'29"W
L5	113.54'	N77°40'17"E
L6	16.37'	N19°54'23"E
L7	67.88'	S18°08'20"E
L8	198.79'	S18°08'20"E
L9	108.44'	N72°51'40"E
L10	108.44'	N72°51'40"E
L11	102.38'	N63°31'34"E
L12	102.38'	N63°31'34"E

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TAN	CHORD BRG	CHD:
C24	940.08'	41°08'16"	675.85	353.21'	S48°32'26"E	661.45'
C25	1012.08'	57°33'08"	1013.87	553.93'	S49°03'55"E	971.83'
C32	25.00'	89°47'39"	39.18	24.91'	N88°00'23"E	35.29'
C33	25.00'	97°43'35"	42.64	28.62'	S27°45'14"E	37.66'
C34	25.00'	36°52'12"	16.09	8.33'	N02°40'28"E	15.81'
C35	25.00'	36°52'12"	16.09	8.33'	S39°32'39"W	15.81'
C36	50.00'	253°44'23"	221.43	66.67'	N68°53'26"W	80.00'
C37	1015.69'	19°09'08"	339.51	171.36'	N68°10'55"W	337.94'
C38	945.69'	16°28'27"	271.86	136.89'	N69°31'19"W	270.95'
C39	25.00'	78°48'36"	34.39	20.54'	N81°59'21"E	31.74'
C40	25.00'	120°39'16"	52.65	43.88'	N00°57'31"W	43.44'
C41	25.00'	73°39'14"	32.06	18.66'	N89°53'07"W	29.91'
C42	25.00'	92°50'19"	40.51	26.27'	S06°31'37"E	36.22'
C43	465.00'	22°40'40"	184.05	93.24'	N31°14'43"E	182.85'
C44	535.00'	19°14'40"	179.70	90.71'	N31°15'13"E	178.89'
C45	535.00'	13°04'11"	122.04	61.28'	N59°54'29"E	121.77'
C46	465.00'	7°04'20"	57.40	28.73'	N62°54'17"E	57.36'
C47	465.00'	11°58'22"	96.90	48.62'	N72°24'38"E	96.72'
C48	535.00'	7°07'23"	68.51	33.30'	N70°00'08"E	68.47'
C49	945.69'	22°55'52"	378.49	191.81'	N41°40'34"W	375.97'
C50	1015.69'	35°48'27"	634.76	328.13'	N34°02'33"W	624.48'
C51	25.00'	93°44'12"	40.90	26.69'	N16°39'28"E	36.49'
C52	25.00'	93°44'12"	40.90	26.69'	N89°36'20"W	36.49'
C53	25.00'	36°52'12"	16.09	8.33'	N81°57'40"E	15.81'
C54	25.00'	36°52'12"	16.09	8.33'	S49°05'28"W	15.81'
C55	50.00'	253°44'23"	221.43	66.67'	S26°28'28"E	80.00'
C56	945.69'	6°35'55"	108.91	54.52'	N19°26'17"W	108.85'
C57	25.00'	90°00'00"	39.27	25.00'	S81°08'20"E	35.36'
C58	25.00'	90°00'00"	39.27	25.00'	S8°51'40"W	35.36'
C59	25.00'	36°52'12"	16.09	8.33'	N55°25'34"E	15.81'
C60	25.00'	36°52'12"	16.09	8.33'	N87°42'14"W	15.81'
C61	50.00'	253°44'23"	221.43	66.67'	N16°08'20"W	80.00'
C62	608.00'	58°43'44"	623.21	342.10'	N45°30'13"W	596.78'
C63	678.00'	58°43'44"	694.87	381.48'	S45°30'13"E	664.94'
C64	592.00'	29°50'36"	308.35	157.76'	N59°56'48"W	304.88'
C65	522.00'	29°50'36"	271.89	139.10'	N59°56'48"W	268.83'
C66	25.00'	90°10'46"	39.35	25.08'	N89°53'07"E	35.41'
C67	25.00'	89°49'14"	39.19	24.92'	N00°06'53"W	35.30'
C68	608.00'	32°37'06"	346.13	177.90'	S58°33'33"E	341.48'
C69	678.00'	32°23'27"	383.29	196.92'	S58°40'22"E	378.21'
C70	1012.08'	07°05'16"	125.20'	62.68'	N49°41'37"W	125.12'



FINAL PLAT
RIVERSTONE SUBDIVISION
PHASE ONE~ 38.152 ACRES

BLOCK ONE ~ LOTS 1-9, BLOCK TWO ~ LOTS 1-4
BLOCK FOUR ~ LOTS 8-13, BLOCK FIVE ~ LOTS 1-7
JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1"=100' JUNE, 2007

PROPERTY OWNER:
DEAN SCHIEFFER, MANAGING PARTNER
1179 JOINT VENTURE I, LP
2103 TABOR ROAD
BRYAN, TEXAS 77803
979-778-9511

SURVEYOR:
BRAD KERR, R.P.L.S.
505 CHURCH STREET
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JUN 21 2007
Development & Planning Services