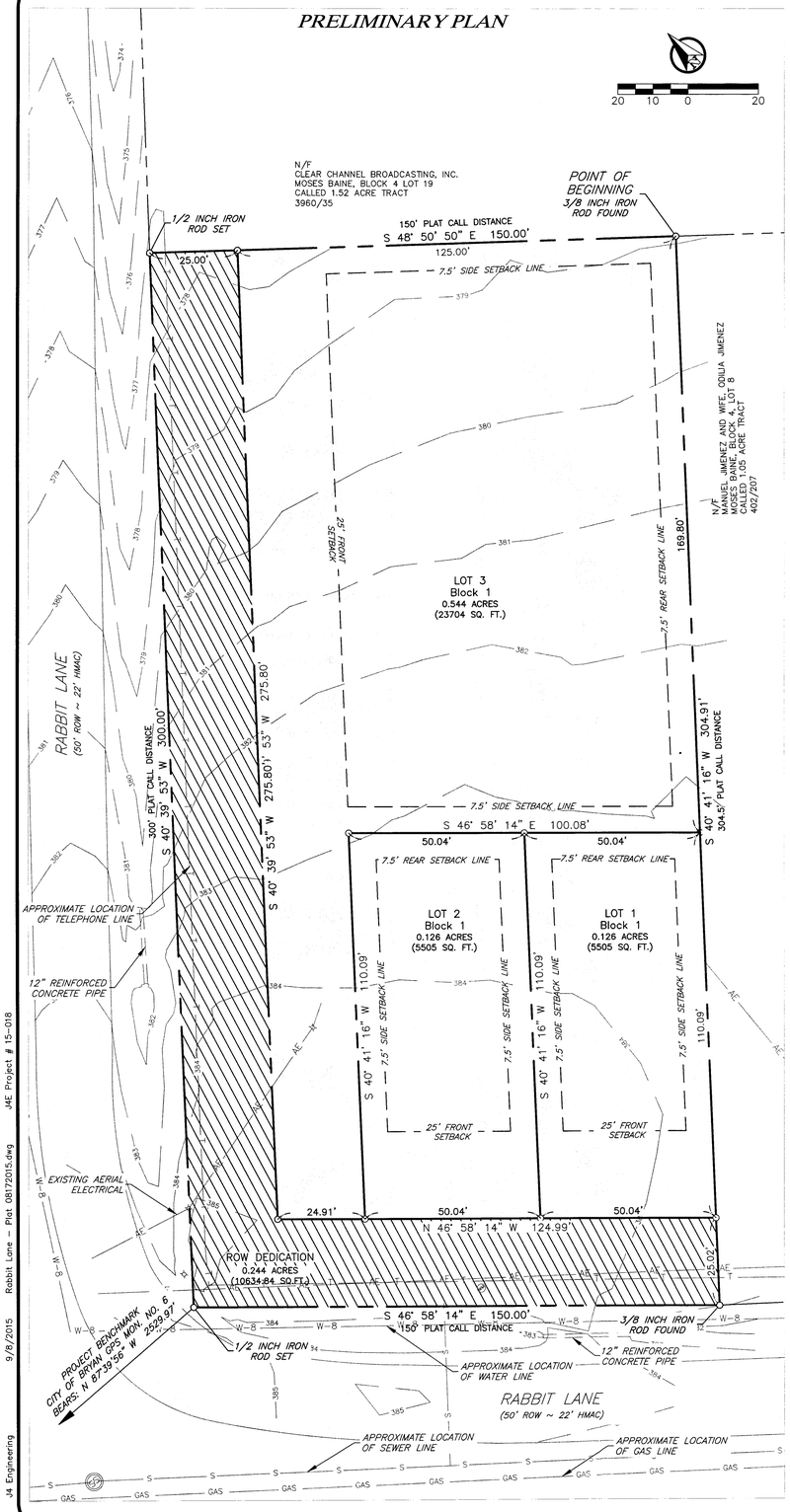
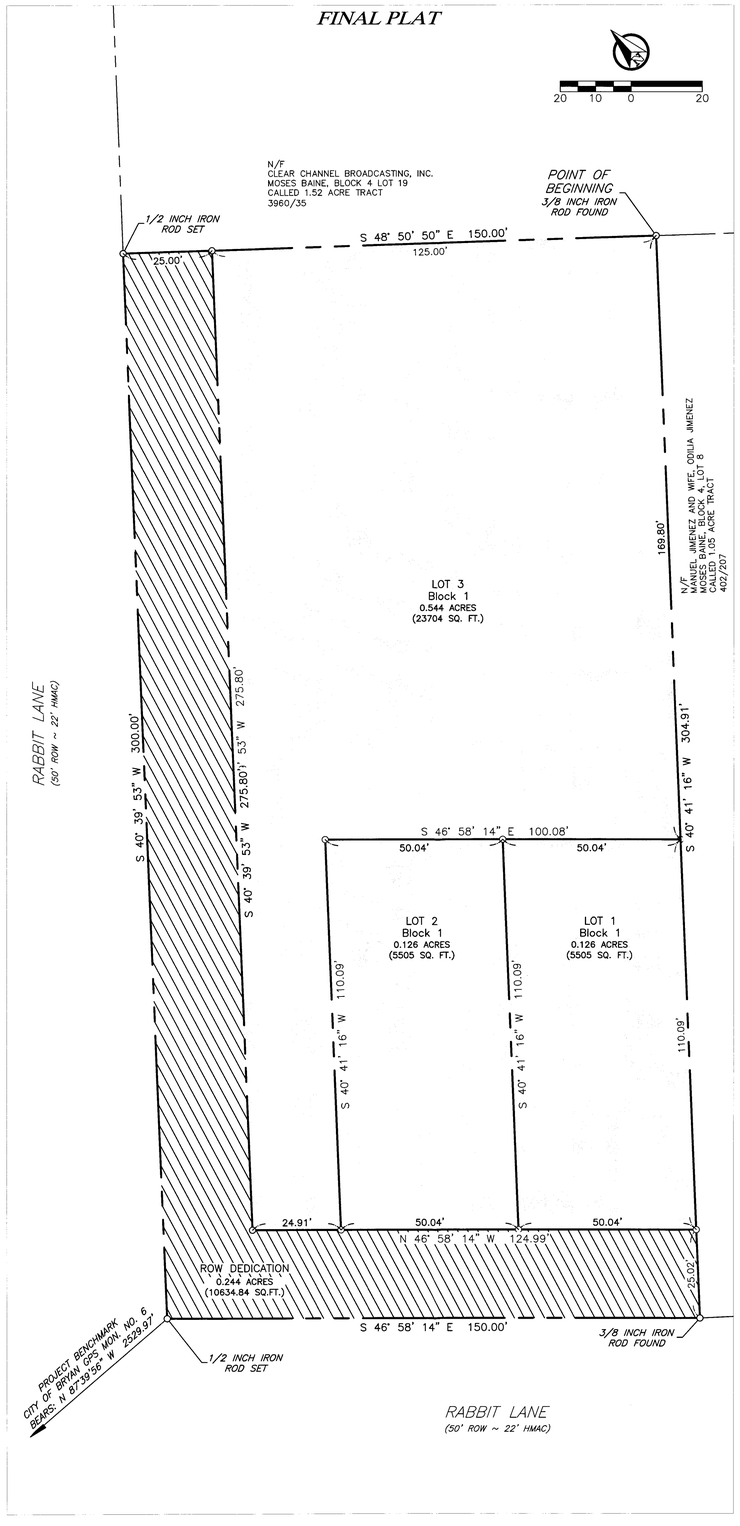
PRELIMINARY PLAN



FINAL PLAT



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Jimmy D. Ford, owner of the 1.041 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 12191, Page 085, and designated herein as Block 4, Lot 6 Moses Baine TR-163, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

_____
Jimmy D. Ford, Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Jimmy D. Ford, 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 on this ____ day of _____, 20___.

_____

Notary Public, _____ County, _____

CERTIFICATE OF 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 the property markers and monuments were placed under my supervision on the ground.

_____
Brad Kerr, R.P.L.S. No. 4502

APPROVAL OF THE CITY PLANNER

I, _____, the undersigned, City Planner and/or designated Secretary of the Planning and 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 _____, 20___.

_____
City Planner
Bryan, Texas

CERTIFICATE OF CITY ENGINEER

I, _____, 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 _____, 20___.

_____
City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____ 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 ____ day of _____, 20____ and same was duly approved on the ____ day of _____, 20____ by said Commission.

_____
Chair, Planning & Zoning Commission Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, 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 _____, 20___, in the Official Records of Brazos County in Volume _____ Page _____.

_____
County Clerk, Brazos County, Texas

SEP 09 2015

METES AND BOUNDS DESCRIPTION
OF A
1.041 ACRE TRACT
MOSES BAINE LEAGUE, A-3
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE MOSES BAINE LEAGUE, ABSTRACT NO. 3, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF A CALLED 1.04 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO JIMMY D. FORD RECORDED IN VOLUME 12191, PAGE 85 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 3/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF OA CALLED 1.52 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO CLEAR CHANNEL BROADCASTING, INC. RECORDED IN VOLUME 3960, PAGE 35 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID IRON ROD FOUND MARKING THE EAST CORNER OF SAID 1.04 ACRE TRACT AND THE NORTH CORNER OF A CALLED 1.05 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO MANUEL JIMENEZ AND WIFE, ODILIA JIMENEZ RECORDED IN VOLUME 402, PAGE 207 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BEARS: S 48° 50' 50" E FOR A DISTANCE OF 649.92 FEET;

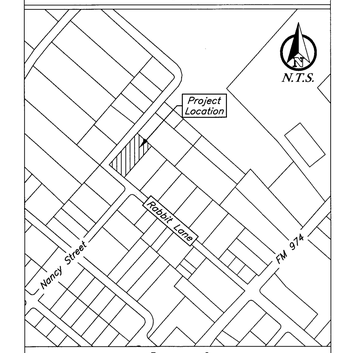
THENCE: S 40° 41' 16" W ALONG THE COMMON LINE OF SAID 1.04 ACRE TRACT AND SAID 1.05 ACRE TRACT FOR A DISTANCE OF 304.91 FEET (DEED CALL: S 44° 30' 00" W – 304.50 FEET, 12191/85)(DEED CALL: S 44° 30' 00" W – 305.00 FEET, 402/207) TO A 3/8 INCH IRON ROD FOUND BENT ON THE NORTHEAST LINE OF RABBIT LANE MARKING THE SOUTH CORNER OF SAID 1.04 ACRE TRACT AND THE WEST CORNER OF SAID 1.05 ACRE TRACT. FOR REFERENCE, A 3/8 INCH IRON ROD FOUND BEARS: S 49° 30' 26" E FOR A DISTANCE OF 147.92 FEET;

THENCE: N 46° 58' 14" W ALONG THE NORTHEAST LINE OF RABBIT LANE FOR A DISTANCE OF 150.00 FEET (DEED CALL: N 43° 17' 00" W – 150.00 FEET, 12191/85) TO A 1/2 INCH IRON ROD SET MARKING THE WEST CORNER OF SAID 1.04 ACRE TRACT. FOR REFERENCE, THE CITY OF BRYAN GPS MONUMENT NO. 6 BEARS: N 87° 39' 56" W FOR A DISTANCE OF 2529.97 FEET;

THENCE: N 40° 39' 53" E ALONG THE SOUTHEAST LINE OF RABBIT LANE FOR A DISTANCE OF 300.00 FEET (DEED CALL: N 44° 29' 00" E – 300.00 FEET, 12191/85) TO A 1/2 INCH IRON ROD SET MARKING THE NORTH CORNER OF SAID 1.04 ACRE TRACT AND THE WEST CORNER OF SAID 1.52 ACRE TRACT. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID 1.52 ACRE TRACT BEARS: N 40° 46' 05" E FOR A DISTANCE OF 180.59 FEET (DEED CALL: N 45° 28' 53" E – 180.42 FEET, 3960/35);

THENCE: S 48° 50' 50" E ALONG THE COMMON LINE OF SAID 1.04 ACRE TRACT AND SAID 1.52 ACRE TRACT FOR A DISTANCE OF 150.00 FEET (DEED CALL: S 45° 00' 00" E – 150.00 FEET, 12191/85) TO THE POINT OF BEGINNING CONTAINING 1.041 ACRES OF LAND, AS SURVEYED ON THE GROUND DECEMBER, 2014. SEE PLAT PREPARED MARCH, 2015. FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

Vicinity Map



Legend

Line Types

- Proposed Conditions
- Existing Conditions
- W–8 — Water Line (Size Noted)
- S–8 — Sanitary Sewer (Size Noted)
- AE — Aerial Electrical
- Contour
- Easement
- Property Line
- Power Pole
- SS — Sewer Manhole

General Notes:

1. Bearing system shown hereon is based on Grid North as established from G.P.S. observation.
2. This property is zoned MU–1, Mixed Used Residential.
3. This survey plat was prepared to reflect the title commitment issued by Brazos County Abstract Company, GF No. BC1402469, effective date: 07–24–2014.
4. Iron rods will be set at all angle points and lot corners, unless stated otherwise.
5. This lot is not within the 100–YR floodplain according to the DFIRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0205F, effective April 2, 2014.
6. Building setback lines to be in accordance with the City of Bryan Site Development Ordinance for the MU–1 Zoning District.
7. Guy wire easement to City Of Bryan, 189/41, may or may not apply to this tract. Unable to plot due to lack of descriptive information.
8. Easement to the City Of Bryan, 347/233, does not cross this tract.
9. Easement to Ferguson crossing pipe line company, 532/602, does not cross this tract.
10. The following blanket easements do not apply this tract:

    City of Bryan, 98/330
    City of Bryan, 141/554
    Wixon Water Supply Corp., 313/233

PRELIMINARY PLAN & FINAL PLAT

Trail's End

1.041 Acres
Moses Baine A-3, TR-163
Bryan, Brazos County, Texas
August 2015

Owner:
Jimmy D. Ford
5833 Wilcox Lane
Bryan, TX 77808

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951