

METES AND BOUNDS DESCRIPTION OF 9.35 ACRE TRACT
 MOSES A. FOSTER SURVEY, ABSTRACT NO. 16, BRAZOS COUNTY, TEXAS

Metes and bounds description of all those certain tracts or parcels of land lying and being situated in the MOSES A. FOSTER LEAGUE, ABSTRACT NO. 16, Brazos County, Texas, said tract being all of Tract 1 and Tract 2 of that deed recorded in Volume 11568, Page 113, Official Records of Brazos County, Texas and described as follows:

BEGINNING at a iron rod found with a plastic cap stamped "RPLS 2972" in the southeast line of State Highway 21, for north corner of that tract described as 1.62 acres in a deed to GKR Properties, LLC recorded in Volume 10198, Page 107, ORBCT (Official Records of Brazos County, Texas), for the west corner of said Tract 1 and for the west corner of this description;

THENCE with the southeast line of State Highway 21 N 39°25'44" E, a distance of 467.59 feet to a 1/2" iron rod set with a plastic cap stamped "Trayne 6064" in the southeast line of State Highway 21 and the southwest line of Carrabba Road, for the north corner of said Tract 2 and the north corner of this description, pass at 247.78 feet a 1/2" iron rod found for the north corner of Tract 1 and the west corner of Tract 2;

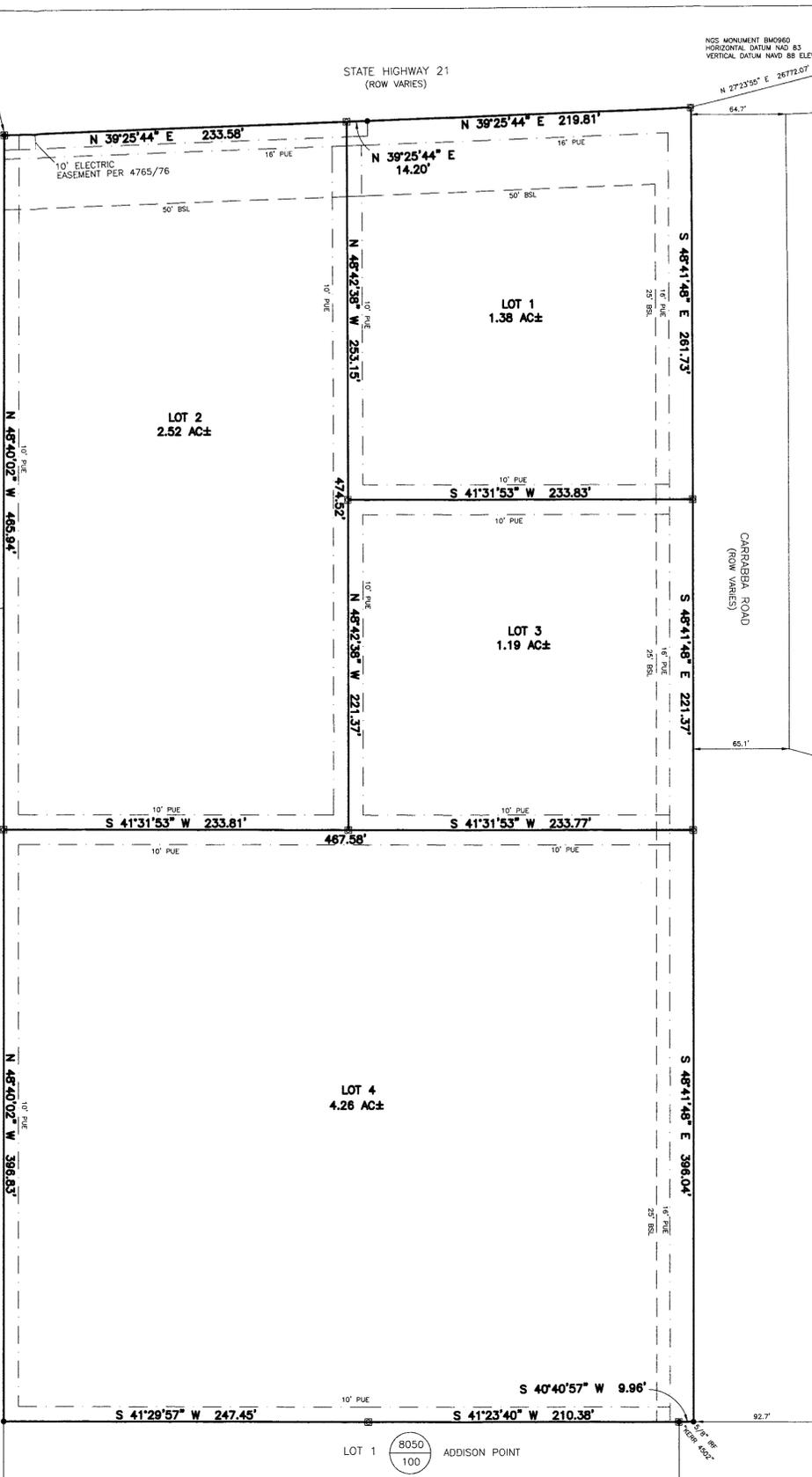
THENCE leaving State Highway and with the southwest line of Carrabba Road S 48°41'48" E a distance of 879.14 feet to a 5/8" iron rod found for the east corner of Tract 2;

THENCE with the southeast line of Tract 2 S 40°40'57" W a distance of 9.96' to an iron rod found with a plastic cap stamped "Kerr 4502" for the north corner of Lot 1, Addition Point, a subdivision recorded in Volume 8050, Page 100, Official Records of Brazos County, Texas;

THENCE leaving Carrabba Road, with the northwest line of Lot 1, Addition Point, and with the southeast lines of Tracts 1 and 2 S 41°23'40" W a distance of 210.38 feet to a 1/2" iron rod set with a plastic cap stamped "Trayne 6064" for the common corner of Tracts 1 and 2, and S 41°29'57" W a distance of 247.45 feet to a 1/2" iron rod found in the northeast line of that tract called 19.30 acres in a deed recorded in Volume 8325, Page 127, Official Records of Brazos County, Texas, for the west corner of Lot 1 and the south corner of Tract 1;

THENCE with the northeast line of the 19.30 acre tract, with the northeast line of the previously mentioned 1.62 acre tract and the southwest line of Tract 1 N 48°40'02" W a distance of 862.77' to the POINT OF BEGINNING containing 9.35 acres, more or less, as surveyed on the ground in September, 2014. The bearing basis for this description refers to grid north of the Texas State Plane Coordinate System, NAD 83, Central Zone.

Philip C. Payne
 R.P.L.S. 6064

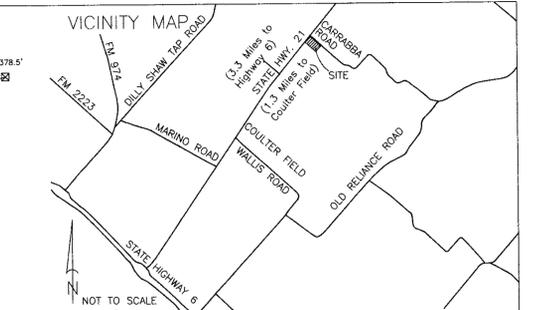


LEGEND

- 1/2" IRON ROD SET WITH A PLASTIC CAP STAMPED "TRAYNE 6064"
- DEED AND OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- IRON ROD FOUND WITH A PLASTIC CAP STAMPED "RPLS 2972" OR OTHERWISE NOTED
- TXDOT HIGHWAY MONUMENT
- BSL BUILDING SETBACK LINE
- PUE PUBLIC UTILITY EASEMENT
- NMS MONUMENT
- UTILITY POLE, OVERHEAD UTILITY LINE, GUY
- UTILITY PEDESTAL
- LIGHT POLE
- CHAIN LINK FENCE
- WIRE FENCE

GENERAL NOTES:

- ALL LOTS SERVED BY ON-SITE SEWAGE FACILITIES (OSSF'S) MUST COMPLY WITH COUNTY AND STATE OSSF REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN "AUTHORIZATION TO CONSTRUCT" PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT ENSURES COMPLIANCE WITH COUNTY ORDER ADOPTED BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, TEXAS, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE.
- ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE ON-SITE SEWAGE FACILITIES MAY BE CONSTRUCTED.
- ON-SITE SEWAGE FACILITY DISPOSAL AREAS SHALL NOT ENDOURCH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
- WICKSON SPECIAL UTILITY DISTRICT WILL PROVIDE WATER FOR THIS SUBDIVISION.
- THE BEARING BASIS FOR THIS SURVEY REFERS TO GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE. DISTANCES ARE GRID.
- ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48041C0205F, DATED APRIL 2, 2014, THIS TRACT LIES WITHIN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- THIS SUBDIVISION IS SUBJECT TO A BLANKET 20' WATER LINE EASEMENT IN FAVOR OF WICKSON CREEK SPECIAL UTILITY DISTRICT RECORDED IN VOLUME 4807, PAGE 12, AND VOLUME 7833, PAGE 227, OFFICIAL RECORDS OF BRAZOS COUNTY TEXAS.
- NO ACCESS WILL BE PROVIDED ALONG CARRABBA ROAD TO LOT 1 WITHIN 150' OF TXDOT ROW.
- THIS TRACT FALLS WITHIN THE LIMITS OF THE BRYAN INDEPENDENT SCHOOL DISTRICT.



CERTIFICATE OF APPROVAL
 This subdivision plat was duly approved by the Commissioner's Court of Brazos County, Texas, on the _____ day of _____, 2014. Signed this _____ day of _____, 2014.

 County Judge, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS

I (we), MOSING VENTURES, LLC, owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Official Records of Brazos County, in Volume 11568, Pages 113-119 and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, and public places shown hereon for the purposes identified.

 Notary Public, Brazos County, Texas

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 2014.

 Notary Public, Brazos County, Texas

CERTIFICATE 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 authorization was filed for record in my office the _____ day of _____, 2014, in the Official Records of Brazos County, Texas, in Volume _____ Page _____.

Karen McQueen, County Clerk
 Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman 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 of the City of Bryan on the _____ day of _____, 2014, and same was duly approved on the _____ day of _____, 2014.

 Chairman

CERTIFICATION OF 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 _____, 2014.

 City Planner, City of Bryan

APPROVAL OF THE 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 _____, 2014.

 City Engineer, City of Bryan

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Philip C. Payne, Registered Professional Land Surveyor No. 6064, 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.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Philip C. Payne, R.P.L.S. No. 6064

FINAL PLAT OF

CARRABBA ROAD

SUBDIVISION

9.35 ACRES, 4 LOTS

M.A. FOSTER SURVEY, A-16

BRAZOS COUNTY, TEXAS

SEPTEMBER 2014 SCALE 1" = 50'

OWNER/DEVELOPER:
 Mission Companies
 10260 Westheimer rd suite 630
 Houston, Texas 77042
 (713) 784-8145

SURVEYOR:
 Phillip C. Payne, RPLS No. 6064
 Payne Land Surveying, LLC
 121 W. Buck St.
 Caldwell, TX 77836
 (979) 567-4500