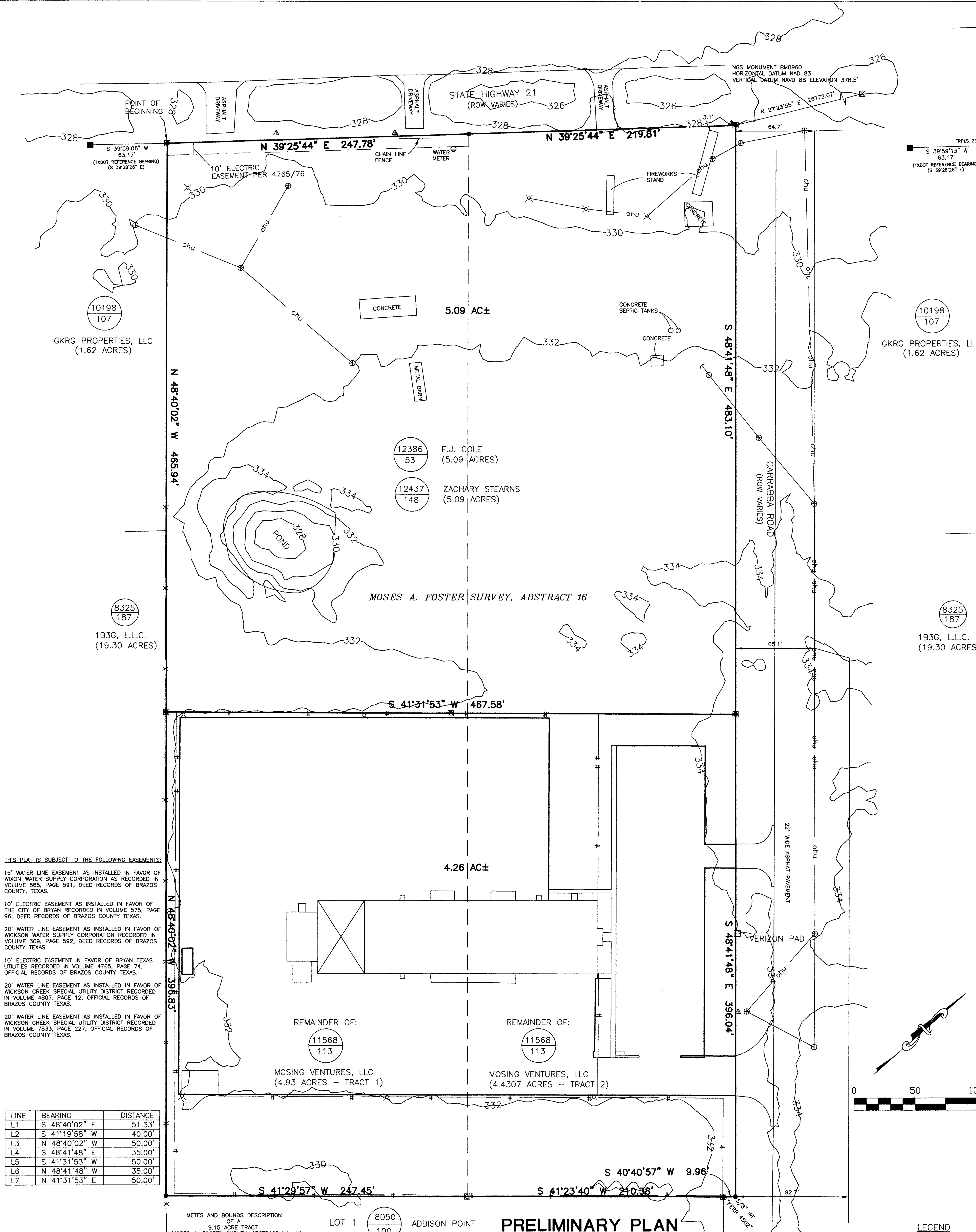


PRELIMINARY PLAN

THIS PLAT IS SUBJECT TO THE FOLLOWING EASEMENTS:

15' WATER LINE EASEMENT AS INSTALLED IN FAVOR OF WIXON WATER SUPPLY CORPORATION AS RECORDED IN VOLUME 565, PAGE 591, DEED RECORDS OF BRAZOS COUNTY, TEXAS.

10' ELECTRIC EASEMENT AS INSTALLED IN FAVOR OF THE CITY OF BRYAN RECORDED IN VOLUME 575, PAGE 96, DEED RECORDS OF BRAZOS COUNTY TEXAS.

20' WATER LINE EASEMENT AS INSTALLED IN FAVOR OF WICKSON WATER SUPPLY CORPORATION RECORDED IN VOLUME 309, PAGE 592, DEED RECORDS OF BRAZOS COUNTY TEXAS.

10' ELECTRIC EASEMENT IN FAVOR OF BRYAN TEXAS UTILITIES RECORDED IN VOLUME 4765, PAGE 74, OFFICIAL RECORDS OF BRAZOS COUNTY TEXAS.

20' WATER LINE EASEMENT AS INSTALLED IN FAVOR OF WICKSON CREEK SPECIAL UTILITY DISTRICT RECORDED IN VOLUME 4807, PAGE 12, OFFICIAL RECORDS OF BRAZOS COUNTY TEXAS.

20' WATER LINE EASEMENT AS INSTALLED IN FAVOR OF WICKSON CREEK SPECIAL UTILITY DISTRICT RECORDED IN VOLUME 7833, PAGE 227, OFFICIAL RECORDS OF BRAZOS COUNTY TEXAS.

LINE	BEARING	DISTANCE
L1	S 48°40'02" E	51.33'
L2	S 41°19'58" W	40.00'
L3	N 48°40'02" W	50.00'
L4	S 48°41'48" E	35.00'
L5	S 41°31'53" W	50.00'
L6	N 48°41'48" W	35.00'
L7	N 41°31'53" E	50.00'

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

Metes and bounds description of the remaining portion of that tract called 5.09 acres in a deed to E.J. Cole recorded in Volume 12386, Page 53, Official Records of Brazos County, Texas, and the remaining portions of Tract 1 called 4.93 acres and Tract 2 called 4.4307 acres in a deed to Mosing Ventures, LLC 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 GKRG Properties, LLC recorded in Volume 10198, Page 107, ORBCT (Official Records of Brazos County, Texas), for the west corner of the Stearns tract and for the west corner of this description;

THENCE with the southeast line of State Highway 21 and the northwest line of the Stearns tract N 39°25'44" E, a distance of 457.63 feet to a 1/2" iron rod set with a plastic cap stamped "Payne 6064" in the southeast line of State Highway 21 and the proposed southwest line of Carrabba Road (Right-of-Way width varies), and for the north corner of this description, pass at 247.78 feet a 1/2" iron rod found for reference;

THENCE leaving State Highway 21, crossing the Stearns tract and the remaining portion of the Mosing Ventures 4.4307 acre tract and with the proposed southwest line of Carrabba Road S 48°41'48" E a distance of 878.92 feet to an iron rod found with a plastic cap stamped "Kerr 4502" in the southeast line of the remaining portion of the Mosing Ventures, LLC 4.4307 acre tract, for the north corner of Lot 1, Addison Point, a subdivision recorded in Volume 8050, Page 100, Official Records of Brazos County, Texas and for the east corner of this description;

THENCE leaving the proposed southwest line of Carrabba Road, with the northwest line of Lot 1, Addison Point, and with the southeast line of the remaining portion of the Mosing Ventures, LLC 4.4307 acre tract, S 41°23'40" W a distance of 210.38 feet to a 1/2" iron rod set with a plastic cap stamped "Payne 6064" for the south corner of the remaining portion of the Mosing Ventures, LLC 4.4307 acre tract and the east corner of the remaining portion of the Mosing Ventures, LLC 4.93 acre tract;

THENCE, continuing with the northwest line of Lot 1, Addison Point 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 to 1B3G, L.L.C. recorded in Volume 8325, Page 187, Official Records of Brazos County, Texas, for the west corner of Lot 1, Addison Point and for the south corner of the remaining portion of the Mosing Ventures, LLC 4.93 acre tract;

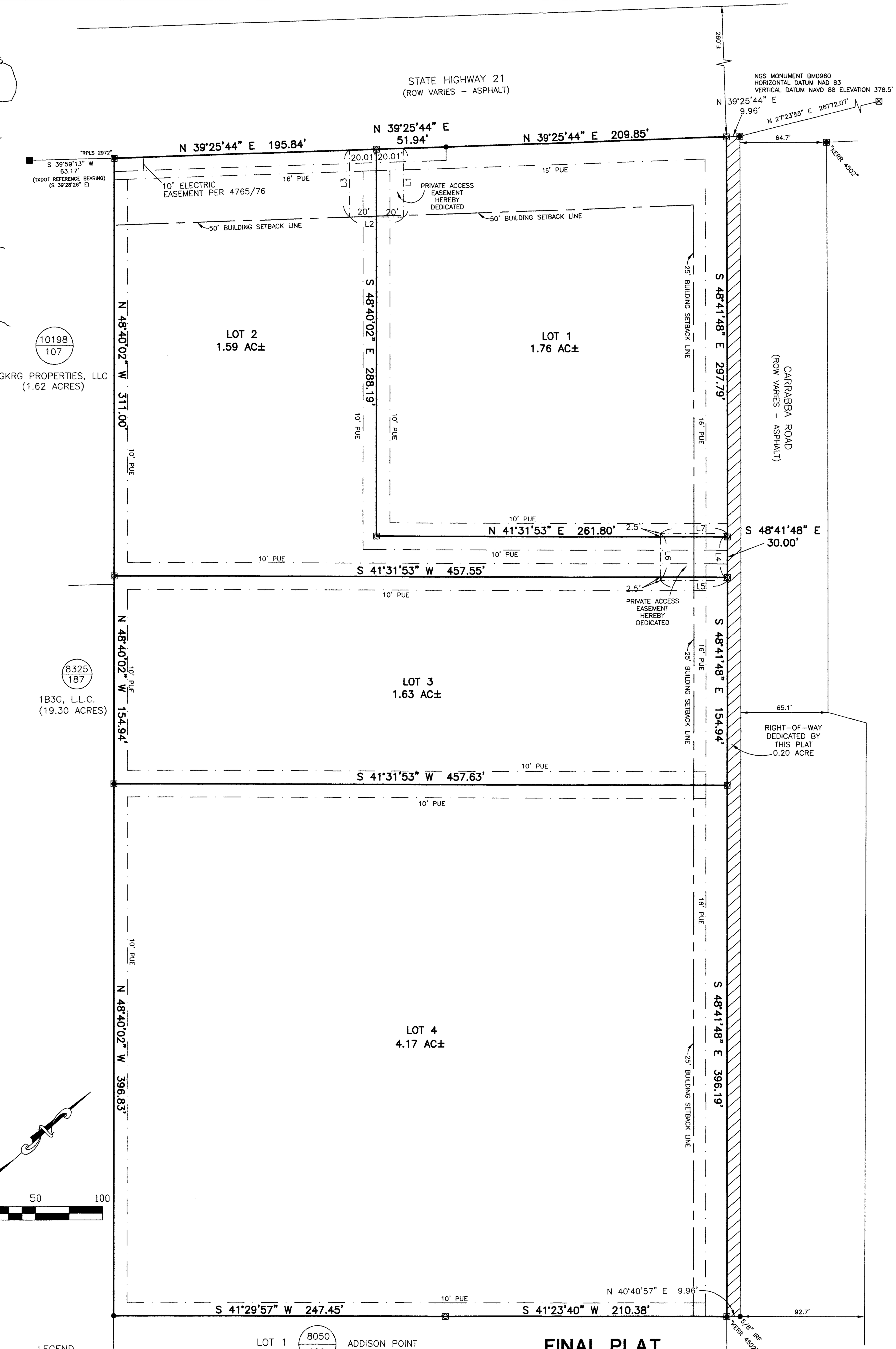
THENCE with the northeast line of the 19.30 acre tract, with the northeast line of the previously mentioned 1.62 acre tract and the southwest line of the remaining portion of the Mosing Ventures, LLC 4.93 acre tract, N 48°40'02" W a distance of 862.77' to the POINT OF BEGINNING containing 9.15 acres, more or less, as surveyed on the ground in January, 2016. The bearing basis for this description refers to grid north of the Texas State Plane Coordinate System, NAD 83, Central Zone (4203).

Phillip C. Payne
RPLS 6064

JOB NUMBER: 1129-001-15 | CREW: BH, GD | OFFICE: PP | CLIENT: CLARK-ISENHOUR

LEGEND

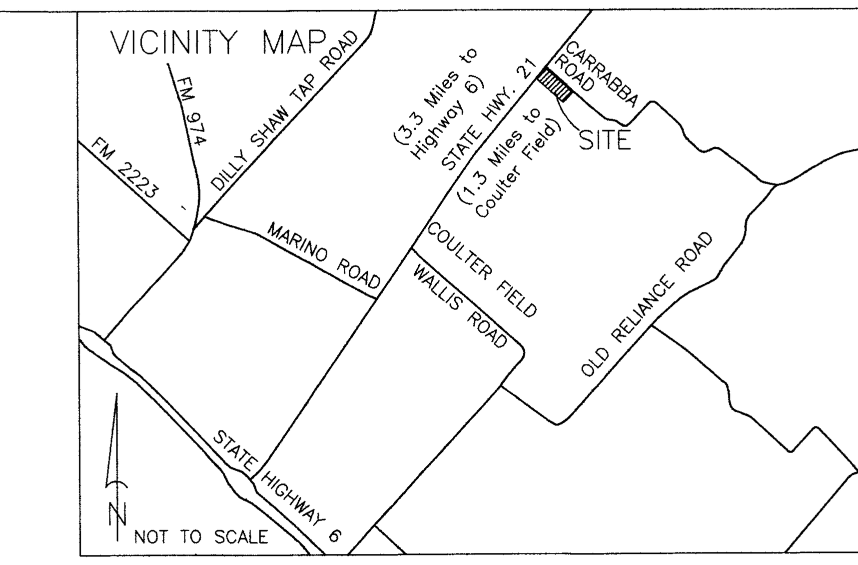
Symbol	Description
⊡	1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "PAYNE 6064"
VOL/PG	DEED AND OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
●	1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
◙	IRON ROD FOUND WITH A PLASTIC CAP STAMPED "PAYNE 6064" OR OTHERWISE NOTED
■	TEXAS DEPT. OF TRANSPORTATION MONUMENT
⊠	NGS MONUMENT
— ohu —⊕→	UTILITY POLE, OVERHEAD UTILITY LINE, GUY
△	UTILITY PEDESTAL
☼	LIGHT POLE
— # —	CHAIN LINK FENCE
— X —	WIRE FENCE
— W —	WATER LINE
PUE	PUBLIC UTILITY EASEMENT



FINAL PLAT

GENERAL NOTES:

1. 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.
2. 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.
3. ON-SITE SEWAGE FACILITY DISPOSAL AREAS SHALL NOT ENCROACH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
4. WICKSON SPECIAL UTILITY DISTRICT WILL PROVIDE WATER FOR THIS SUBDIVISION.
5. THE BEARING BASIS FOR THIS SURVEY REFERS TO GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE. DISTANCES ARE GRID.
6. ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48041C0205F, DATED APRIL 2, 2014, THIS TRACT DOES NOT LIE WITHIN ZONE A OR ZONE AE.
7. 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.
8. THIS TRACT FALLS WITHIN THE LIMITS OF THE BRYAN INDEPENDENT SCHOOL DISTRICT.



CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

I, Zachary Stearns, owner and developer of the land shown on this plat, being that tract of land as conveyed to me in Volume 12437, Page 148, Official Records of Brazos County, 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.

____
Zachary Stearns

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/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of ____________________, 2016.

____
Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

We, Mosing Ventures, LLC, owner and developer of the land shown on this plat, being that tract of land as conveyed to us in Volume 11568, Page 113, Official Records of Brazos County, 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.

____
W. Patrick Grimes, Authorized Representative of Mosing Ventures, LLC

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/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of ____________________, 2016.

____
Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

I, E.J. Cole, owner and developer of the land shown on this plat, being that tract of land as conveyed to me in Volume 12386 Page 53, Official Records of Brazos County, 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.

____
E.J. Cole

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/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of ____________________, 2016.

____
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 authentication was filed for record in my office the ______ day of ____________________, 2016, in the Official Records of Brazos County, Texas, in Volume ___________, Page ___________.

____
Karen McQueen, County Clerk
Brazos County, Texas

APPROVAL OF THE 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 ____________________, 2016 and same was duly approved on the in the ______ day of ____________________, 2016 by said Commission.

____
Chair, Planning & Zoning Commission
Bryan, Texas

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 ____________________, 2016

____
City Planner, Bryan, Texas

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 ____________________, 2016.

____
City Engineer, Bryan Texas

APPROVAL BY COMMISSIONER'S COURT

I, ____________________, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County, Commissioner's Court on the _____ day of ____________________, 2016.

____
County Judge, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

I, Phillip 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
Phillip C. Payne, R.P.L.S. No. 6064

FINAL PLAT OF

CARRABBA ROAD SUBDIVISION

FEB 03 2016
RECEIVED

9.15 ACRES, 4 LOTS

M.A. FOSTER SURVEY, A-16
BRAZOS COUNTY, TEXAS

FEBRUARY 2016 | SCALE 1" = 50'

OWNER/DEVELOPER:
Mosing Properties
10260 Westheimer, Suite 200
Houston, Texas 77042
(713) 784-8145

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

FIRM REGISTRATION 10193780 & F-16791