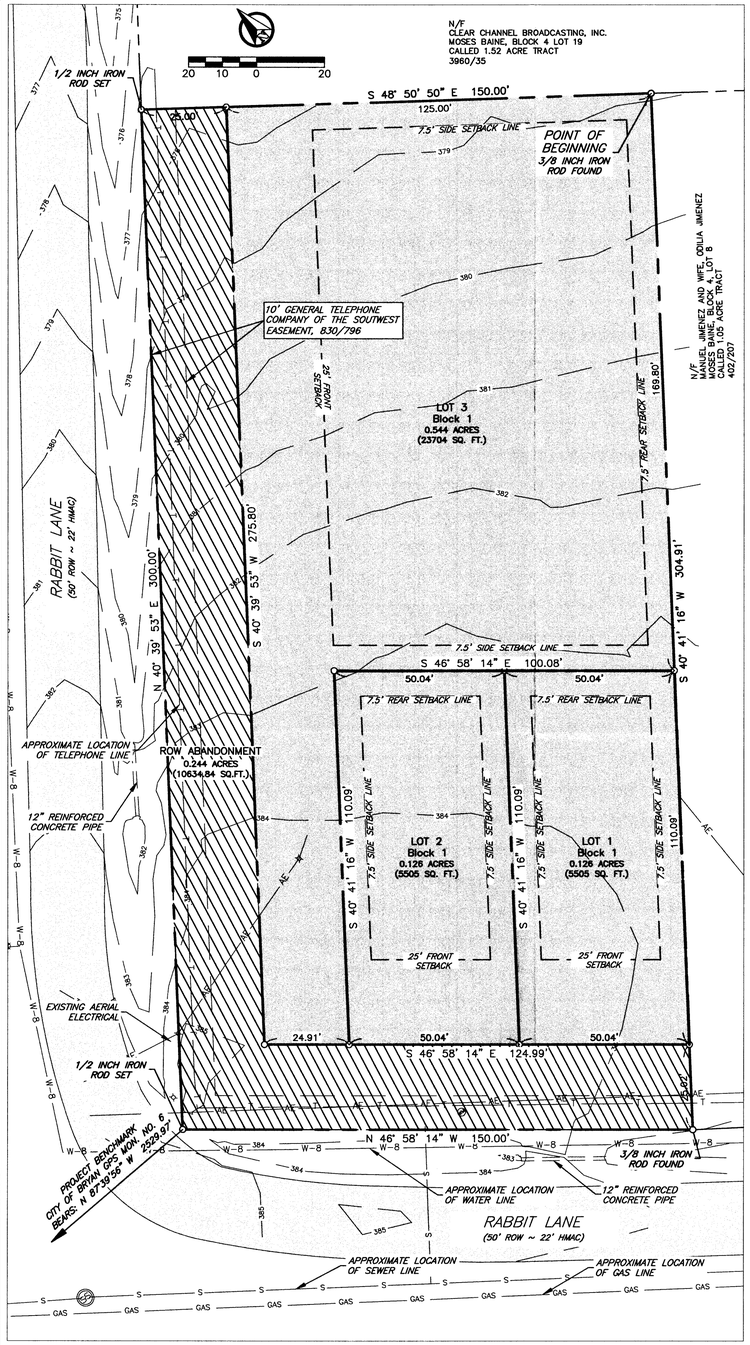
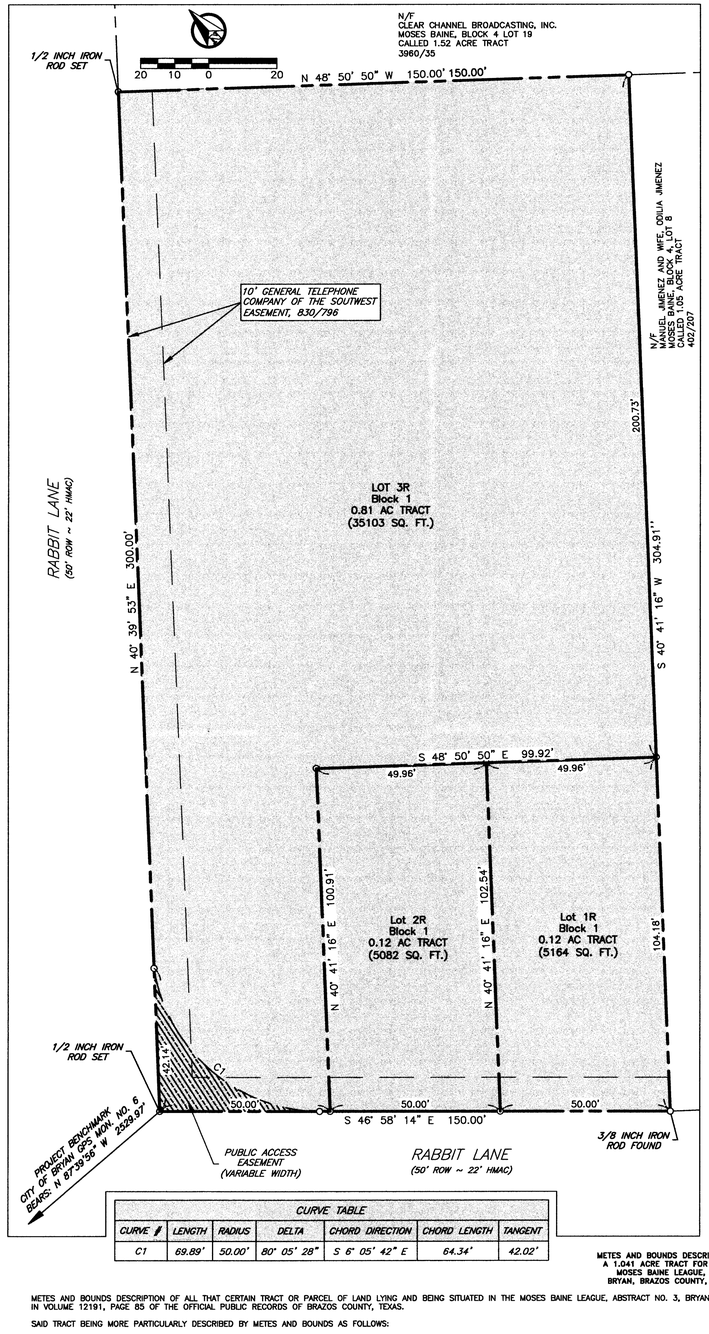
ORIGINAL PLAT



REPLAT



CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	69.89'	50.00'	80° 05' 28"	S 6° 05' 42" E	64.34'	42.02'

METES AND BOUNDS DESCRIPTION OF
A 1.041 ACRE TRACT FOR REPLAT
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 THE REMAINDER OF A CALLED 1.04 ACRE TRACT AS DESCRIBED BY A DEED TO JIMMY D. FORD RECORDED IN VOLUME 12191, PAGE 85 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND BEING ALL OF A CALLED 1.04 ACRE TRACT AS DESCRIBED BY A DEED TO JIMMY D. FORD RECORDED IN VOLUME 12191, PAGE 85 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF A CALLED 1.52 ACRE TRACT 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' 28" 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 SAID 1.04 ACRE TRACT AND THE NORTH CORNER OF A 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 48° 50' 50" E ALONG THE COMMON LINE OF SAID 1.04 ACRE TRACT AND SAID 1.05 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.

METES AND BOUNDS DESCRIPTION
OF A
0.244 ACRE TRACT FOR ROW ABANDONMENT
MOSES BAINE LEAGUE, A-3
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE MOSES BAINE LEAGUE, ABSTRACT NO. 3, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE REMAINDER OF A CALLED 1.04 ACRE TRACT AS DESCRIBED BY A DEED TO JIMMY D. FORD RECORDED IN VOLUME 12191, PAGE 85 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND BEING ALL OF THE CALLED 0.244 ACRE RIGHT-OF-WAY DEDICATION, TRAILS END, ACCORDING TO THE PLAT RECORDED IN VOLUME 13082, PAGE 84 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 ORIGINAL NORTHEAST LINE OF RABBIT LANE (50' R.O.W.) MARKING THE WEST CORNER OF A CALLED 1.05 ACRE TRACT 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, AND THE SOUTH CORNER OF SAID REMAINDER OF 1.04 ACRE TRACT;

THENCE: N 48° 58' 14" W ALONG THE ORIGINAL NORTHEAST LINE OF RABBIT LANE, SAME BEING THE SOUTHWEST LINE OF SAID REMAINDER OF 1.04 ACRE TRACT, FOR A DISTANCE OF 150.00 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID REMAINDER OF 1.04 ACRE TRACT;

THENCE: N 40° 39' 53" E ALONG THE ORIGINAL SOUTHEAST LINE OF RABBIT LANE, SAME BEING THE NORTHWEST LINE OF SAID REMAINDER OF 1.04 ACRE TRACT, FOR A DISTANCE OF 300.00 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF A CALLED 1.52 ACRE TRACT 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;

THENCE: S 48° 50' 50" E ALONG THE COMMON LINE OF SAID REMAINDER OF 1.04 ACRE TRACT AND SAID 1.52 ACRE TRACT FOR A DISTANCE OF 25.00 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF LOT 3, BLOCK 1, TRAILS END (PLAT 13082/84);

THENCE: S 40° 39' 53" W ALONG THE NORTHWEST LINE OF SAID LOT 3 FOR A DISTANCE OF 275.80 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID LOT 3;

THENCE: S 46° 58' 14" E ALONG THE SOUTHWEST LINE OF SAID LOT 3 AND LOTS 1 AND 2, BLOCK 1, TRAILS END, FOR A DISTANCE OF 124.99 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF SAID 1.05 ACRE TRACT MARKING THE SOUTH CORNER OF SAID LOT 1;

THENCE: S 40° 41' 16" W ALONG THE COMMON LINE OF SAID REMAINDER OF 1.04 ACRE TRACT AND SAID 1.05 ACRE TRACT FOR A DISTANCE OF 25.02 FEET TO THE POINT OF BEGINNING CONTAINING 0.244 OF AN ACRE OF LAND, MORE OF LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

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 platted in the Deeds Records of Brazos County in Volume 13082, Page 084, and designated as Block 1, Lots 1–3, Trails End Subdivision, 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

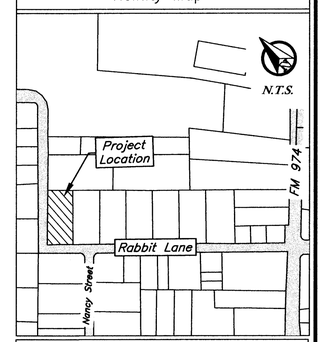
CERTIFICATE OF THE COUNTY CLERK

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

Vicinity Map



Legend

Line Types

- Proposed Conditions
- Existing Conditions
- W–8 — Water Line (Size Noted)
- S–8 — Sanitary Sewer (Size Noted)
- AE — 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. Iron rods will be set at all angle points and lot corners, unless stated otherwise.
4. 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.
5. Building setback lines to be in accordance with the City of Bryan Site Development Ordinance for the MU–1 Zoning District.
6. The 0.244 acre portion of the Right–Of–Way was abandoned by Ordinance NO. _____, adopted by the Bryan City Council _____.
7. Approximate location of water and sewer lines shown hereon per map provided by the City of Bryan.
8. Existing contours shown here are from field data.
9. ROW abandoned by action of the City Council
   Ordinace NO._____
   Effective Date:_____

FINAL PLAT

Trail's End
Block 1, Lots 1R-3R

Being a Replat of
Trail's End Block 1
Lots 1-3
1.041 Acres
June 2016

JUN 16 2016

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

J4 Engineering — 6/9/2016 — Rabbit Lane – Plat 02032016.dwg — J4E Project # 15-018