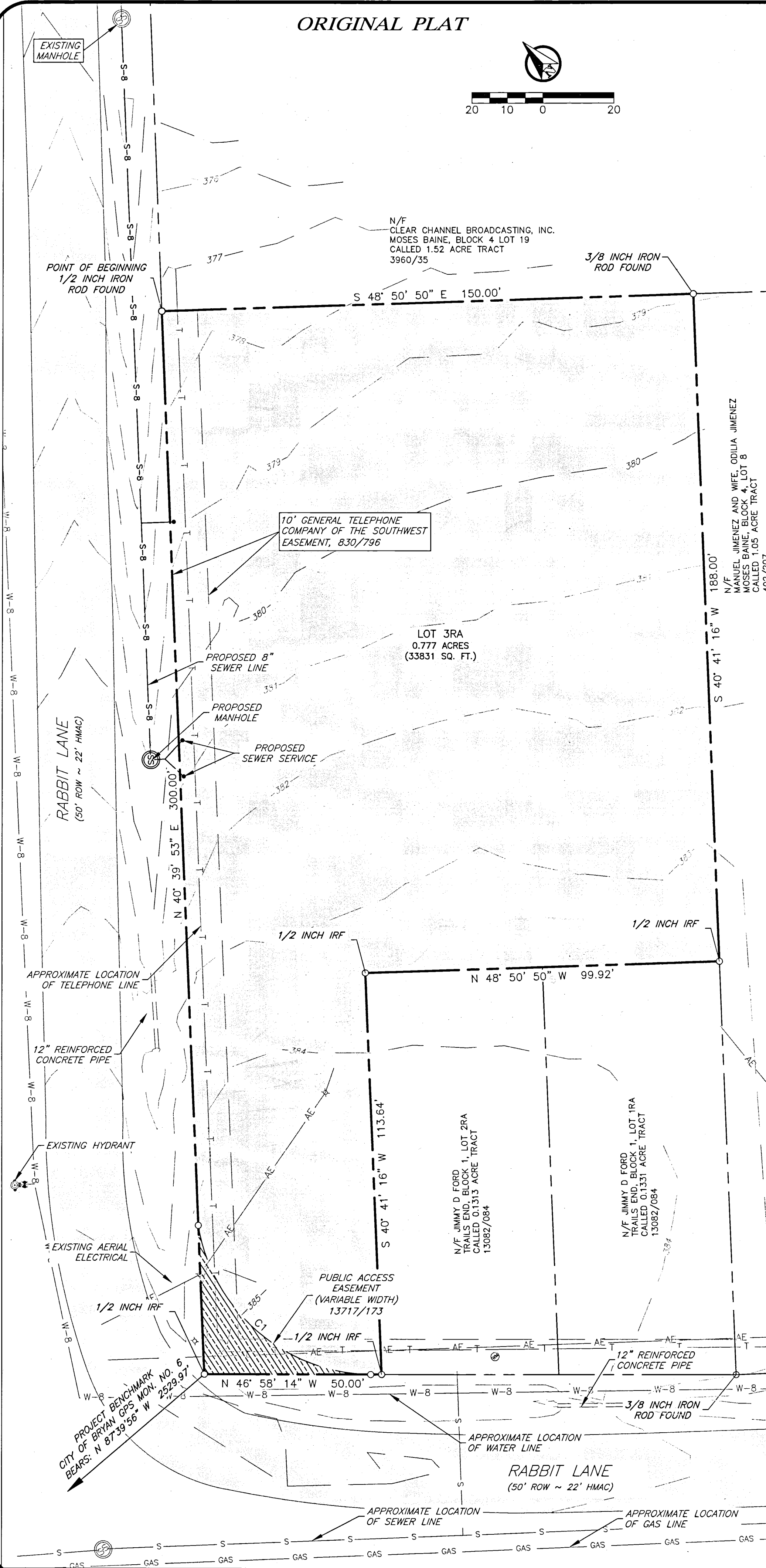
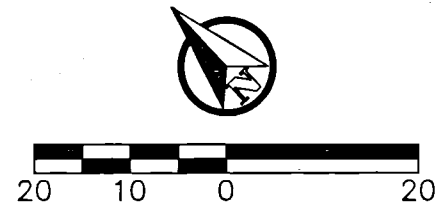
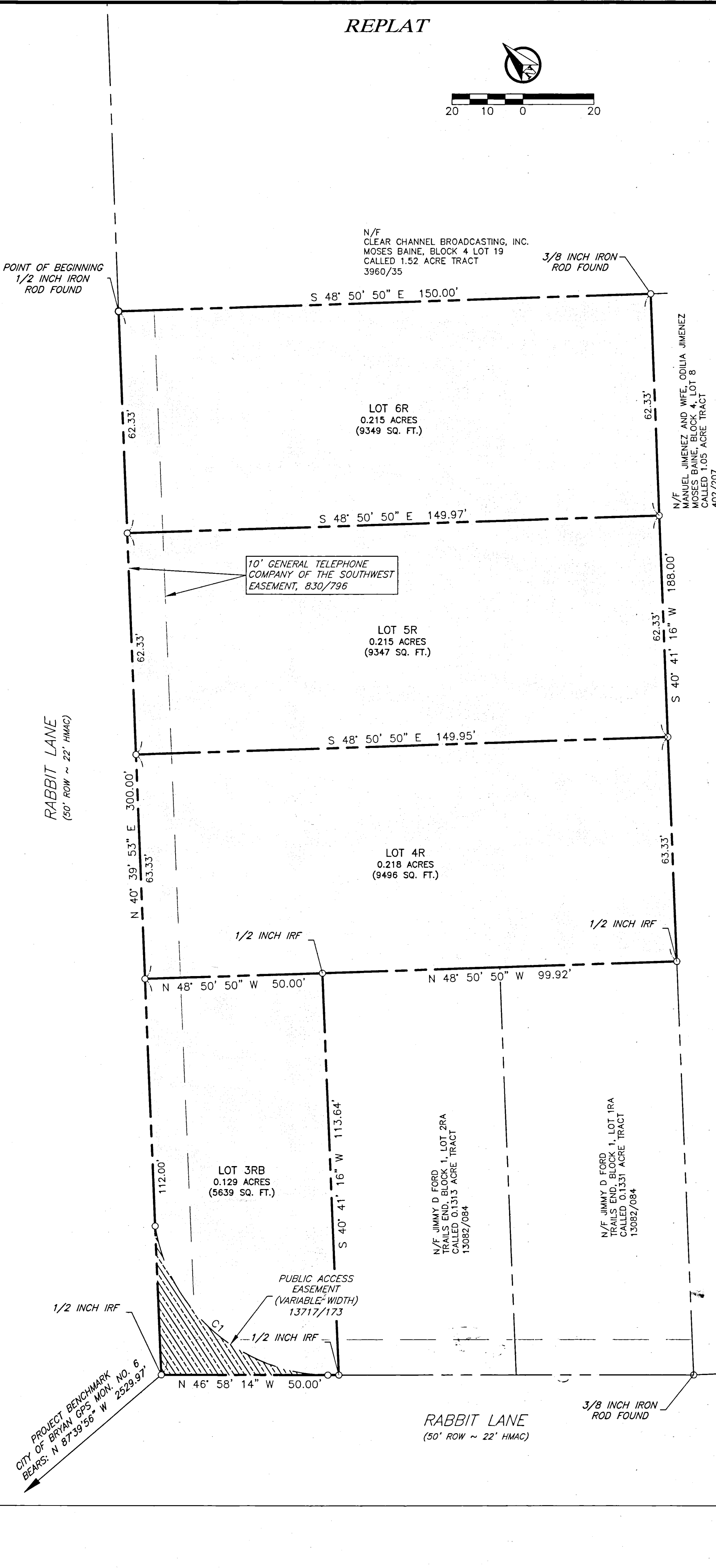
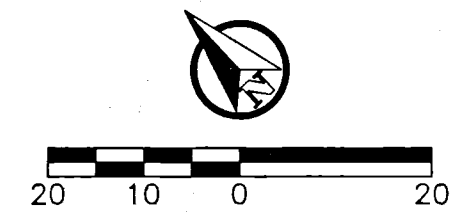


ORIGINAL PLAT



REPLAT



METES AND BOUNDS DESCRIPTION OF A 0.777 ACRE TRACT TRAIL'S END BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOT 3RA, BLOCK 1, TRAIL'S END, ACCORDING TO THE PLAT RECORDED IN VOLUME 14147, PAGE 25 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF RABBIT LANE (50' R.O.W.) MARKING THE NORTH CORNER OF SAID LOT 3RA AND THE WEST CORNER 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;

CURVE TABLE with columns: CURVE #, LENGTH, RADIUS, DELTA, CHORD DIRECTION, CHORD LENGTH, TANGENT. Row 1: C1, 69.89', 50.00', 80° 05' 28", S 6° 05' 42" E, 64.34', 42.02'

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS I, Jimmy D. Ford, owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Deeds Records of Brazos County in Volume 13082, Page 084, and designated as Block 1, Lot 3RA, 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.

Signature of Jimmy D. Ford, Owner

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 20th day of September, 2019.

Signature of Paul J. Foy, County Clerk

Notary Public, State of Texas, County of Brazos

CERTIFICATE OF SURVEYOR

STATE OF TEXAS COUNTY OF BRAZOS I, Brad Kerr, Registered Professional Land Surveyor No. 4502, in the State of Texas, hereby certify that this plot 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 and the ground and that the metes and bounds describing said subdivision will describe a closed geometric form.

Signature of Brad Kerr, Registered Professional Land Surveyor

APPROVAL OF THE CITY ENGINEER I, [Signature], 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 18th day of October, 2019.

Signature of City Engineer

APPROVAL OF THE CITY PLANNER I, [Signature], 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 18th day of October, 2019.

Signature of City Planner

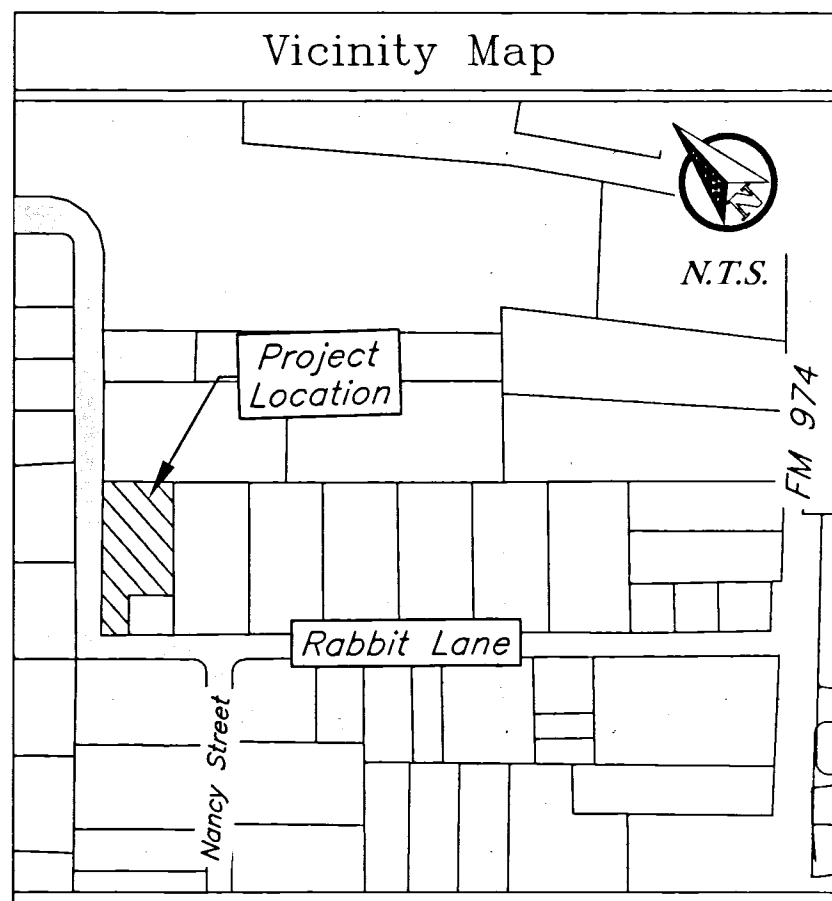
APPROVAL OF PLANNING AND ZONING COMMISSION I, [Signature], Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 30th day of October, 2019, and same was duly approved on the 18th day of October, 2019, by said Commission.

Signature of Chair, Planning & Zoning Commission

Filed for Record Official Public Records Of: Brazos County Clerk On: 10/8/2019 9:34:01 AM In the PLAT Records Doc Number: 2019-1374695 Volume - Page: 15621-265 Number of Pages: 1 Amount: 73.00 Order#: 20191008000014 By: MO

Signature of Karen McGee, County Clerk, Brazos County, Texas

Legend section defining line types for Proposed Conditions, Existing Conditions, Water Line, Sanitary Sewer, Aerial Electrical, Contour, Easement, Property Line, Power Pole, and 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 Use 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. Approximate location of water and sewer lines shown hereon per map provided by the City of Bryan. 6. Existing contours shown here are from field data. 7. All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances. 8. The following blanket easements do apply to this tract: City of Bryan 98/330, City of Bryan 141/554, Wixon Water Supply Corp. 313/738. 9. 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. 10. Easement to the City of Bryan, 347/233, does not cross this tract. 11. Easement to Ferguson Crossing Pipe Line Company, 532/602, does not cross this tract.

FINAL PLAT Trail's End Block 1, Lots 3RB-6R Being an Replat of Trail's End Block 1, Lot 3RA 0.777 Acres Sep 2019. Includes Owner: Jimmy D. Ford, 5833 Wilcox Lane, Bryan, TX 77808. Engineer: 14 Engineering, PO Box 5192, Bryan, TX 77805. Surveyor: Kerr Surveying, LLC, 409 N. Texas Ave., Bryan, TX 77803, 979-268-3195.

5/22/2019 JAE Project # 15-018 Rabbit Lane - Plat w Sewer.dwg