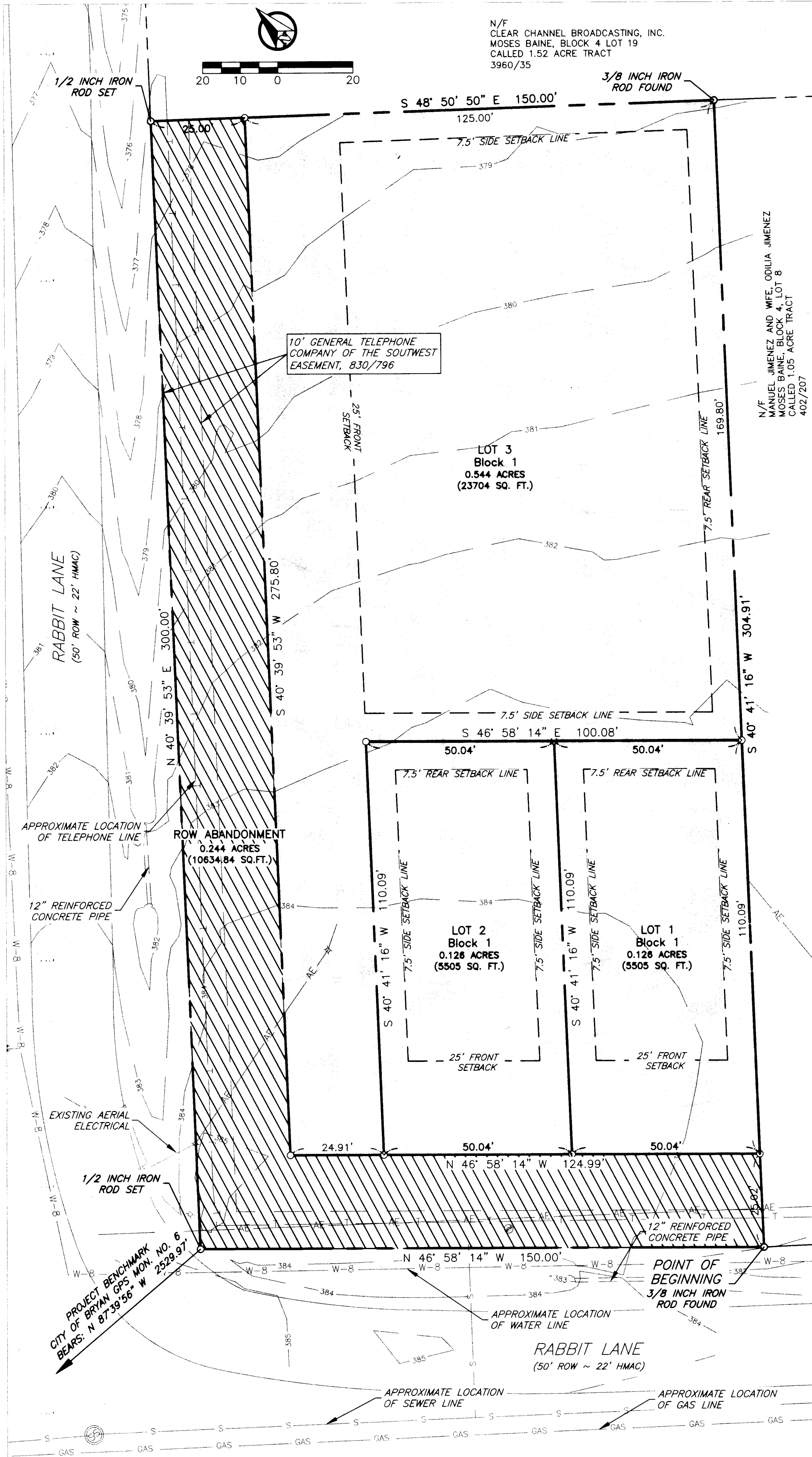
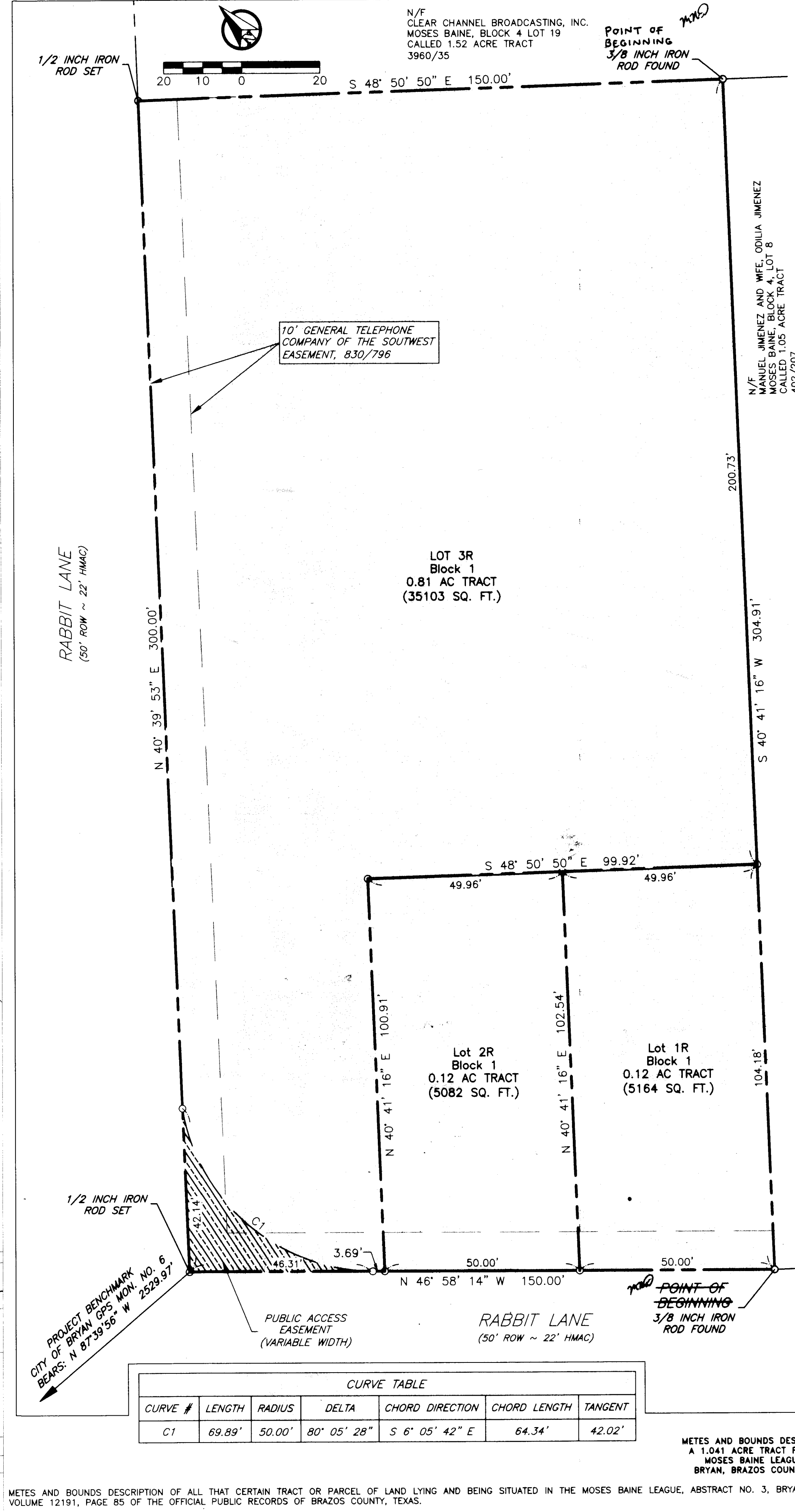


ORIGINAL PLAT



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 MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

REPLAT



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.

Table with 6 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'

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.

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, 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 herein shown for the purposes identified.

Signature of Jimmy D. Ford, Owner

CERTIFICATE OF SURVEYOR

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, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Signature of Brad Kerr, R.P.L.S. No. 4502

APPROVAL OF THE CITY PLANNER. I, Megan Hancock, 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 20th day of November, 2016.

Signature of Megan Hancock, City Planner

CERTIFICATE OF CITY ENGINEER. I, Paul Kappas, 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 November, 2016.

Signature of Paul Kappas, City Engineer

APPROVAL OF PLANNING AND ZONING COMMISSION. I, Bobb G. Hester, 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 20th day of November, 2016, and some was duly approved on the 20th day of November, 2016, by said Commission.

Signature of Bobb G. Hester, Chair, Planning & Zoning Commission

CERTIFICATE OF THE COUNTY CLERK. I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this plat together with its together with its certificates of authentication was filed for record in my office the 21st day of November, 2016, in the Official Records of Brazos County in Volume 15474, Page 125.

Signature of Karen McQueen, County Clerk

STATE OF TEXAS, COUNTY OF BRAZOS. I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the Official Public Records of:

Filed for Record in: BRAZOS COUNTY, On: Nov 21, 2016 at 01:49p, Document Number: 01281853, Amount: 73.00, Receipt Number: 589449, By: Lauren Reistino

Signature of Lauren Reistino, Deputy Clerk

Signature of Karen McQueen, Brazos County Clerk

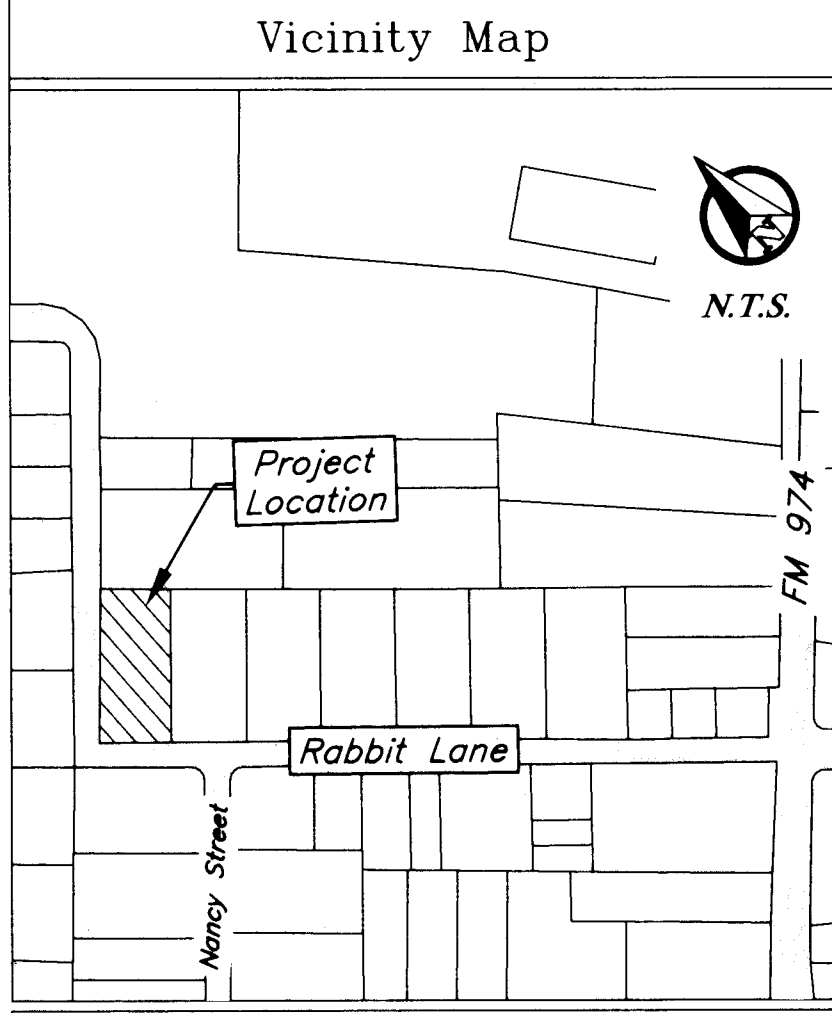
Signature of Megan Hancock, City Planner

Signature of Paul Kappas, City Engineer

Signature of Bobb G. Hester, Chair, Planning & Zoning Commission

Signature of Jimmy D. Ford, Owner

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



Legend table with 2 columns: Line Types, Proposed/Existing Conditions. Includes symbols for Water Line, Sanitary Sewer, Aerial Electrical, Contour, Easement, Property Line, Power Pole, 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. 2163, adopted by the Bryan City Council August 23, 2016. 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.

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. Includes owner information (Jimmy D. Ford) and engineer information (Kerr Surveying, LLC).