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 & Zoning Commission of the City of Bryan on the ____ day of _____, 2006, and same was duly approved on the ____ day of _____, 2007.

_____
Chairman

CERTIFICATION OF CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Planning & 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 _____, 2007.

_____
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 _____, 2007.

_____
City Engineer, City of Bryan

CERTIFICATE OF APPROVAL

This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas, as the Final Plat of such subdivision on the _____ day of _____, 2007.
Signed this the _____day of _____, 2007.

_____
County Judge, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We) _____, 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 _____, Page _____, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

_____
_____
Owner(s)

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 _____, 2007.

_____
Notary Public, Brazos County, Texas

METES AND BOUNDS DESCRIPTION
OF A
6.11 ACRE TRACT
M. A. FOSTER SURVEY, A-16
BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE M. A. FUSTER SURVEY, ABSTRACT NO. 16, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE REMAINDER OF A CALLED 6.44 ACRE TRACT AS DESCRIBED BY A DEED TO JOSHUA JOSEPH PUTZ RECORDED IN VOLUME 4141, PAGE 6 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF CARRABBA ROAD (VARIABLE WIDTH R.O.W.) MARKING THE NORTH CORNER OF SAID REMAINDER OF 6.44 ACRE TRACT AND THE EAST CORNER OF A CALLED 4.93 ACRE TRACT AS DESCRIBED BY A DEED TO FRANK'S CASING CREW AND RENTALS TOOL, INC. RECORDED IN VOLUME 5140, PAGE 126 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 48° 43' 51" E ALONG THE EXISTING SOUTHWEST LINE OF CARRABBA ROAD FOR A DISTANCE OF 566.41 FEET TO A 5/8 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF SKYLARK SPRINGS, PHASE 1, ACCORDING TO THE PLAT RECORDED IN VOLUME 6624, PAGE 141 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

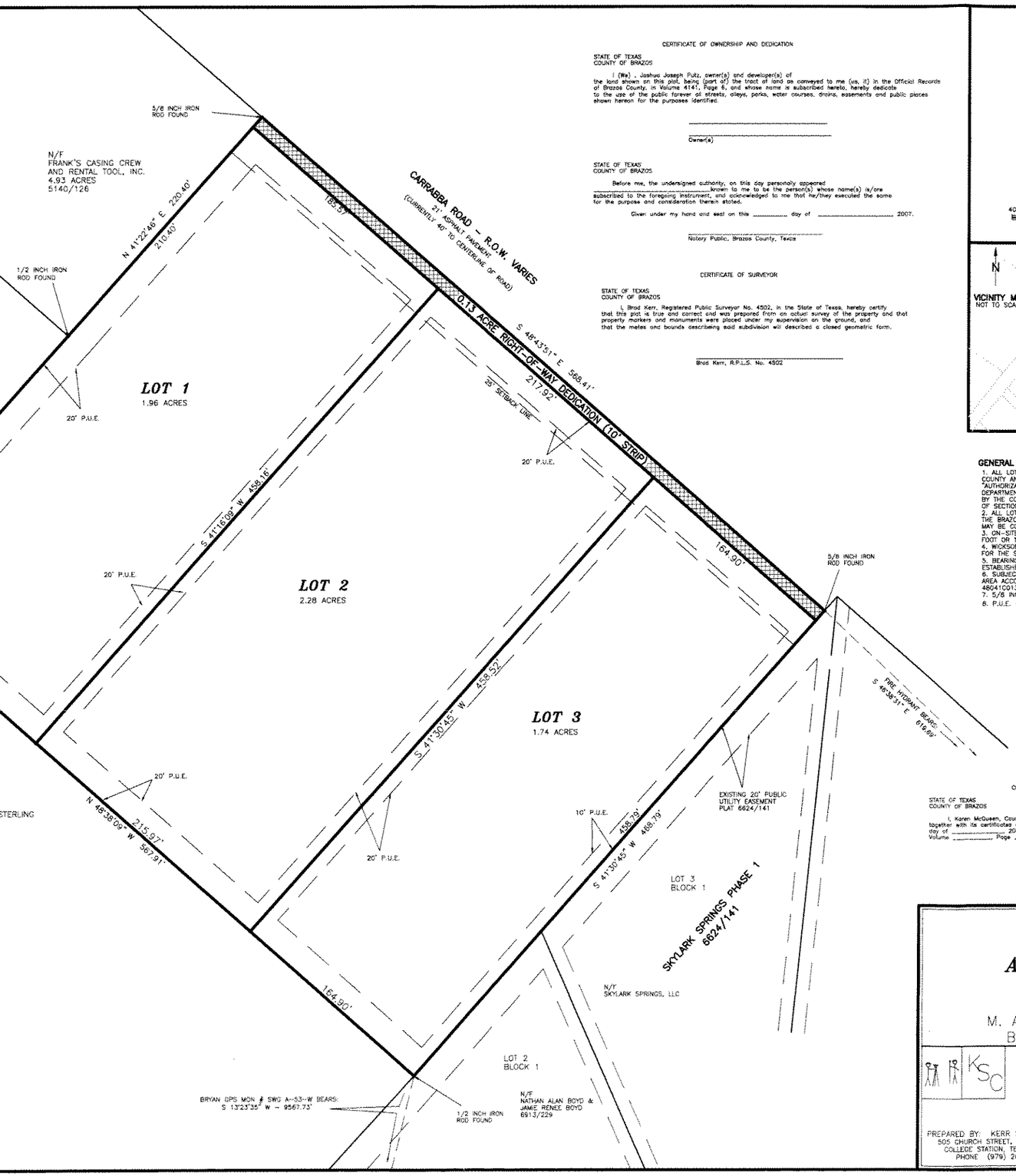
THENCE: S 41° 30' 45" W ALONG THE COMMON LINE OF SAID REMAINDER OF 6.44 ACRE TRACT AND SKYLARK SPRINGS, PHASE 1, FOR A DISTANCE OF 468.79 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID REMAINDER OF 6.44 ACRE TRACT AND THE EAST CORNER OF A CALLED 21.5 ACRE TRACT AS DESCRIBED BY A DEED TO SANDRA K. EASTERLING RECORDED IN VOLUME 3966, PAGE 181 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 48° 38' 09" W ALONG THE COMMON LINE OF SAID REMAINDER OF 6.44 ACRE TRACT AND SAID 21.5 ACRE TRACT FOR A DISTANCE OF 567.91 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF A CALLED 4.93 ACRE TRACT AS DESCRIBED BY A DEED TO ROY EDWARD MARION RECORDED IN VOLUME 6455, PAGE 251 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 41° 30' 59" E ALONG THE COMMON LINE OF SAID REMAINDER OF 6.44 ACRE TRACT AND SAID 4.93 ACRE MARION TRACT FOR A DISTANCE OF 247.45 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID 4.93 ACRE MARION TRACT AND SAID 4.93 FRANK'S TRACT;

THENCE: N 41° 22' 46" E ALONG THE COMMON LINE OF SAID REMAINDER OF 6.44 ACRE TRACT AND SAID 4.93 ACRE FRANK'S TRACT FOR A DISTANCE OF 220.40 FEET TO THE POINT OF BEGINNING CONTAINING 6.11 ACRES OF LAND AS SURVEYED ON THE GROUND SEPTEMBER, 2006. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We) , Joshua Joseph Putz, 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 4141, Page 6, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

_____
_____
Owner(s)

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 _____, 2007.

_____
Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR

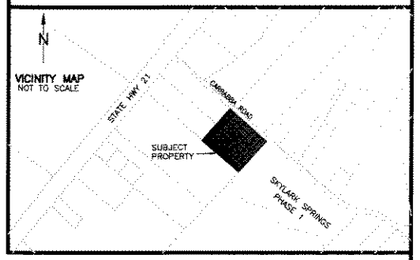
STATE OF TEXAS
COUNTY OF BRAZOS

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 property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will described a closed geometric form.

_____
Brad Kerr, R.P.L.S. No. 4502

SCALE: 1" = 40'

40 0 40 80 120 FEET



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 ENSURED COMPLIANCE WITH COUNTY ORDER ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, 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 FACILITIES 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 SERVICE FOR THE SUBDIVISION.
5. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
6. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0132 C, DATED JULY 2, 1992.
7. 5/8 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
8. P.U.E. – PUBLIC UTILITY EASEMENT

CERTIFICATE OF 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 authentification was filed for record in my office on the _____ day of _____, 2007, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

_____
County Clerk
Brazos County, Texas

FINAL PLAT
OF
ADDISON POINT
LOTS 1, 2 & 3
6.11 ACRES
M. A. FOSTER SURVEY, A-16
BRAZOS COUNTY, TEXAS

KSC

SCALE: 1 INCH = 40 FEET
SURVEY DATE: SEPT. 2006
PLAT DATE: 02-19-07
REVISED: 03-22-07
JOB NUMBER: 06-654
CAD NAME: 06-654F
CR5 FILE: WEIDO1

PREPARED BY: KERR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3195

PREPARED FOR: JOSHUA PUTZ
4140 CARRABBA ROAD
BRYAN, TEXAS 77805
PHONE (979) 255-4591