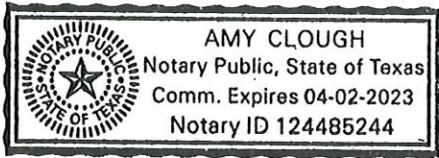


CARTER ARDEN DEVELOPMENT, LLC

By: *J. Stephen Arden*
J. Stephen Arden, Manager

STATE OF TEXAS § (ACKNOWLEDGMENT)
COUNTY OF BRAZOS §

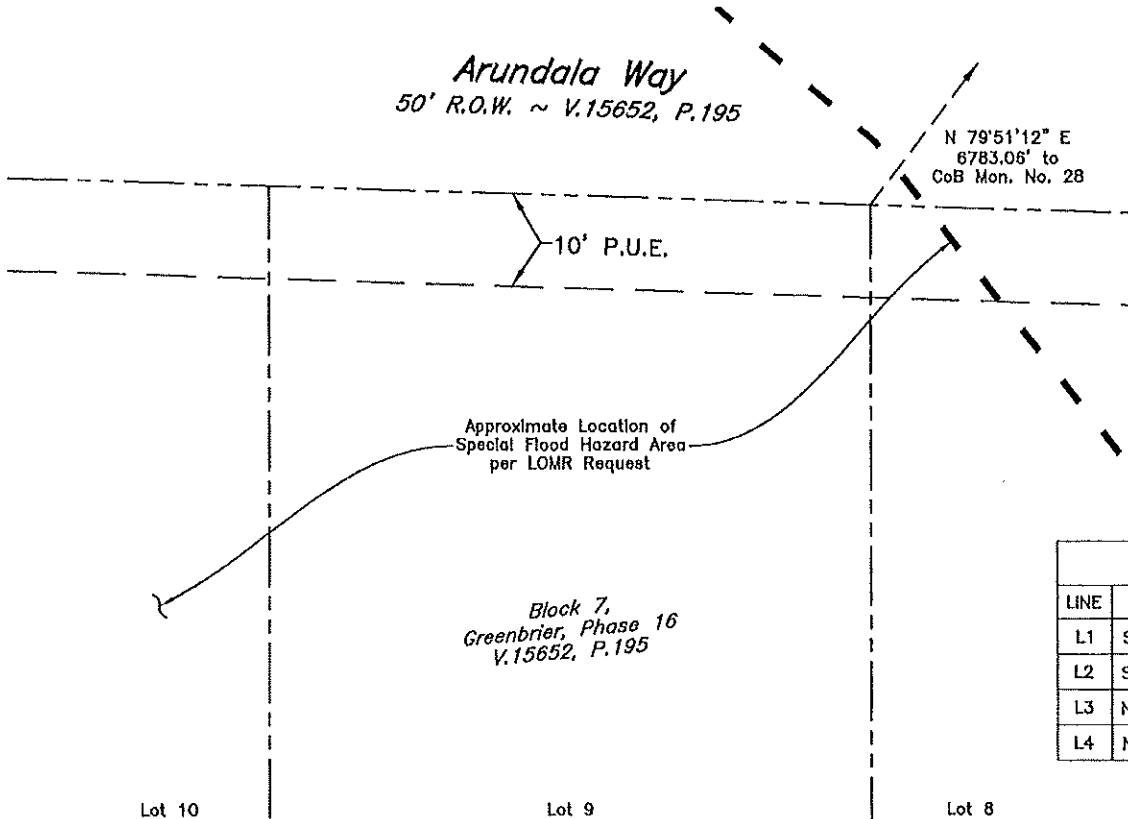
This instrument was acknowledged before me on the 24th day of August, 2020, by J. Stephen Arden, Manager of Carter Arden Development, LLC, a Texas limited liability company, on behalf of said company.



Amy Clough
Notary Public, State of Texas

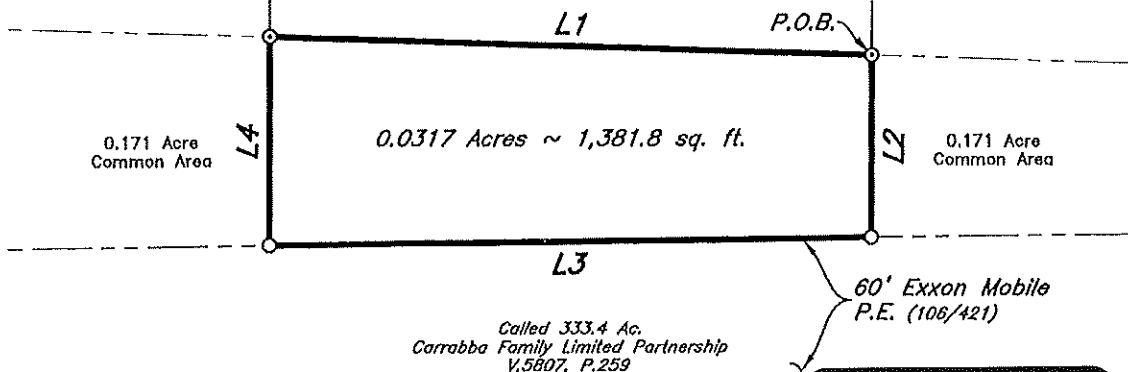
AFTER RECORDING RETURN TO:
The Ellison Firm
P.O. Box 10103
College Station, Texas 77842-0103

PREPARED IN THE LAW OFFICE OF:
The Ellison Firm
302 Holleman Drive East, Suite 76
College Station, Texas 77840-7000



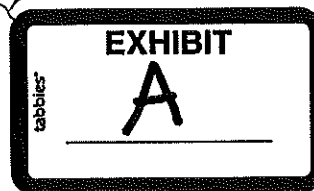
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 45°32'22" E	65.03'
L2	S 42°36'00" W	19.84'
L3	N 48°02'15" W	65.00'
L4	N 42°36'00" E	22.68'

- GENERAL SURVEYOR NOTES:
1. Bearings and actual measured distances to the monuments are consistent with the Plat recorded in Volume 15652, Page 195 of the Official Records of Brazos County, Texas.
 2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0215F, Map Revised April 2, 2014, this property is located in a Special Flood Hazard Area. Location is approximate and is in accordance with pending LOMR.
 3. This survey is valid only if the print has original seal and signature of Surveyor.
 4. See metes and bounds description prepared with this plat.
 5. Some existing utility lines and existing easements may not be depicted hereon.



LEGEND

- ⊙ - 1/2" Iron Rod Found (CM)
- - 1/2" Iron Rod Set
- P.E. - Pipeline Easement
- P.O.B. - Point of Beginning
- P.U.E. - Public Utility Easement
- CM - Controlling Monument
- CoB - City of Bryan



FIELD NOTES
0.0317 ACRE

Being all that certain tract or parcel of land lying and being situated in the JOHN AUSTIN LEAGUE, Abstract No. 2, in Bryan, Brazos County, Texas and being part of the 0.171 acre Common Area tract as depicted on the Final Plat of GREENBRIER PHASE 16 recorded in Volume 15652, Page 195 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the south corner of Lot 9, Block 7 and the west corner of Lot 8, Block 7 of said GREENBRIER PHASE 16, said iron rod being in the northeast line of the said 0.171 acre Common Area tract;

THENCE: S 42°36'00" W into and through the said 0.171 acre Common Area tract for a distance of 19.84 feet to a 1/2-inch iron rod set for the south corner of this tract and being in a northeast line of the called 333.4 acre Carrabba Family Limited Partnership tract recorded in Volume 5807, Page 259 (O.R.B.C.);

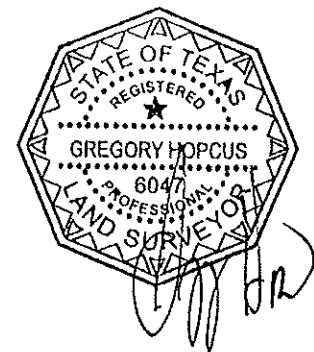
THENCE: N 48°02'15" W along the common line of the said 0.171 acre Common Area tract and the called 333.4 acre Carrabba Family Limited Partnership tract for a distance of 65.00 feet to a 1/2-inch iron rod set for the west corner of this tract;

THENCE: N 42°36'00" E into and through the said 0.171 acre Common Area tract for a distance of 22.68 feet to a found 1/2-inch iron rod marking the west corner of Lot 9, Block 7 and the south corner of Lot 10, Block 7 of said GREENBRIER PHASE 16;

THENCE: S 45°32'22" E along the common line of the said 0.171 acre Common Area tract and said Lot 9, Block 7 for a distance of 65.03 feet to the POINT OF BEGINNING and containing 0.0317 acre (1,381.3 square feet) of land.

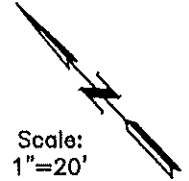
I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, State of Texas, do hereby certify to the best of my knowledge, information and belief, and in my professional opinion, that this survey is true and correct and agrees with a survey made on the ground under my supervision on August, 2020.

See survey plat on Page 1 of 2
for additional information.



Arundala Way
 50' R.O.W. ~ V.15652, P.195

N 80°17'53" E
 6821.01' to
 CoB Mon. No. 28



10' P.U.E.

Scale:
 1"=20'

Approximate Location of
 Special Flood Hazard Area
 per LOMR Request

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 42°36'00" W	22.68'
L2	N 48°02'15" W	65.00'
L3	N 42°36'00" E	25.51'
L4	S 45°32'22" E	65.03'

Lot 10

Lot 9

Block 7,
 Greenbrier, Phase 16
 V.15652, P.195

- GENERAL SURVEYOR NOTES:
1. Bearings and actual measured distances to the monuments are consistent with the Plat recorded in Volume 15652, Page 195 of the Official Records of Brazos County, Texas.
 2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0215F, Map Revised April 2, 2014, this property is located in a Special Flood Hazard Area. Location is approximate and is in accordance with pending LOMR.
 3. This survey is valid only if the print has original seal and signature of Surveyor.
 4. See metes and bounds description prepared with this plat.
 5. Some existing utility lines and existing easements may not be depicted hereon.

Called 333.4 Ac.
 Carrabba Family
 Limited Partnership
 V.5807, P.259

0.0360 Acres ~ 1,566.1 sq. ft.

0.171 Acre
 Common Area

L4

P.O.B.

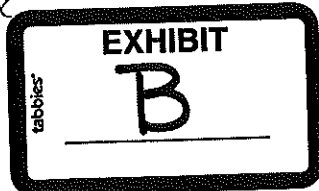
60' Exxon Mobile
 P.E. (106/421)

L2

Called 333.4 Ac.
 Carrabba Family Limited Partnership
 V.5807, P.259

LEGEND

- ⊙ - 1/2" Iron Rod Found (CM)
- - 1/2" Iron Rod Set
- P.E. - Pipeline Easement
- P.O.B. - Point of Beginning
- P.U.E. - Public Utility Easement
- CM - Controlling Monument
- CoB - City of Bryan



FIELD NOTES
0.0360 ACRES

Being all that certain tract or parcel of land lying and being situated in the JOHN AUSTIN LEAGUE, Abstract No. 2, in Bryan, Brazos County, Texas and being part of the 0.171 acre Common Area tract as depicted on the Final Plat of GREENBRIER PHASE 16 recorded in Volume 15652, Page 195 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the south corner of Lot 10, Block 7 and the west corner of Lot 9, Block 7 of said GREENBRIER PHASE 16, said iron rod being in the northeast line of the said 0.171 acre Common Area tract;

THENCE: S 42°36'00" W into and through the said 0.171 acre Common Area tract for a distance of 22.68 feet to a 1/2-inch iron rod set for the south corner of this tract and being in a northeast line of the called 333.4 acre Carrabba Family Limited Partnership tract recorded in Volume 5807, Page 259 (O.R.B.C.);

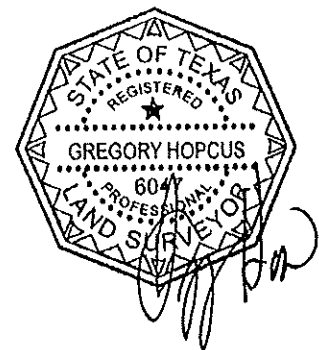
THENCE: along the common line of the said 0.171 acre Common Area tract and the called 333.4 acre Carrabba Family Limited Partnership tract for the following two (2) calls;

- 1) N 48°02'15" W along the common line of the said for a distance of 65.00 feet to a found 1/2-inch iron rod, and
- 2) N 42°36'00" E for a distance of 25.51 feet to a found 1/2-inch iron rod marking the west corner of said Lot 10, Block 7;

THENCE: S 45°32'22" E along the common line of the said 0.171 acre Common Area tract and said Lot 10, Block 7 for a distance of 65.03 feet to the POINT OF BEGINNING and containing 0.0360 acres (1,566.1 square feet) of land.

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, State of Texas, do hereby certify to the best of my knowledge, information and belief, and in my professional opinion, that this survey is true and correct and agrees with a survey made on the ground under my supervision on August, 2020.

See survey plat on Page 1 of 2
for additional information.



Brazos County
Karen McQueen
County Clerk

Instrument Number: 1414271
Volume : 16572
ERecordings - Real Property

Recorded On: December 07, 2020 02:22 PM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$50.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 1414271
Receipt Number: 20201207000109
Recorded Date/Time: December 07, 2020 02:22 PM
User: Susie C
Station: CCLERK01

Record and Return To:

eRecording Partners



STATE OF TEXAS
COUNTY OF BRAZOS

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Public Records of Brazos County, Texas.

Karen McQueen
County Clerk
Brazos County, TX