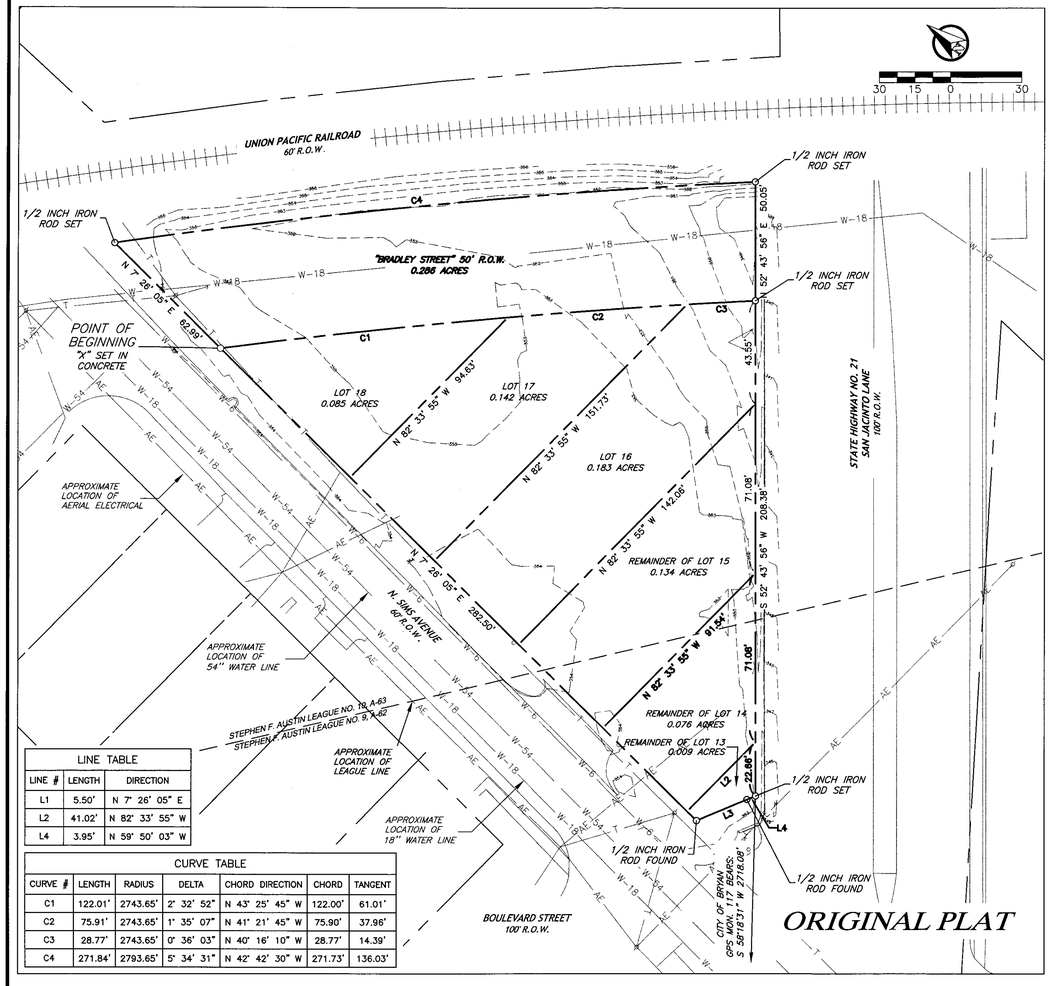
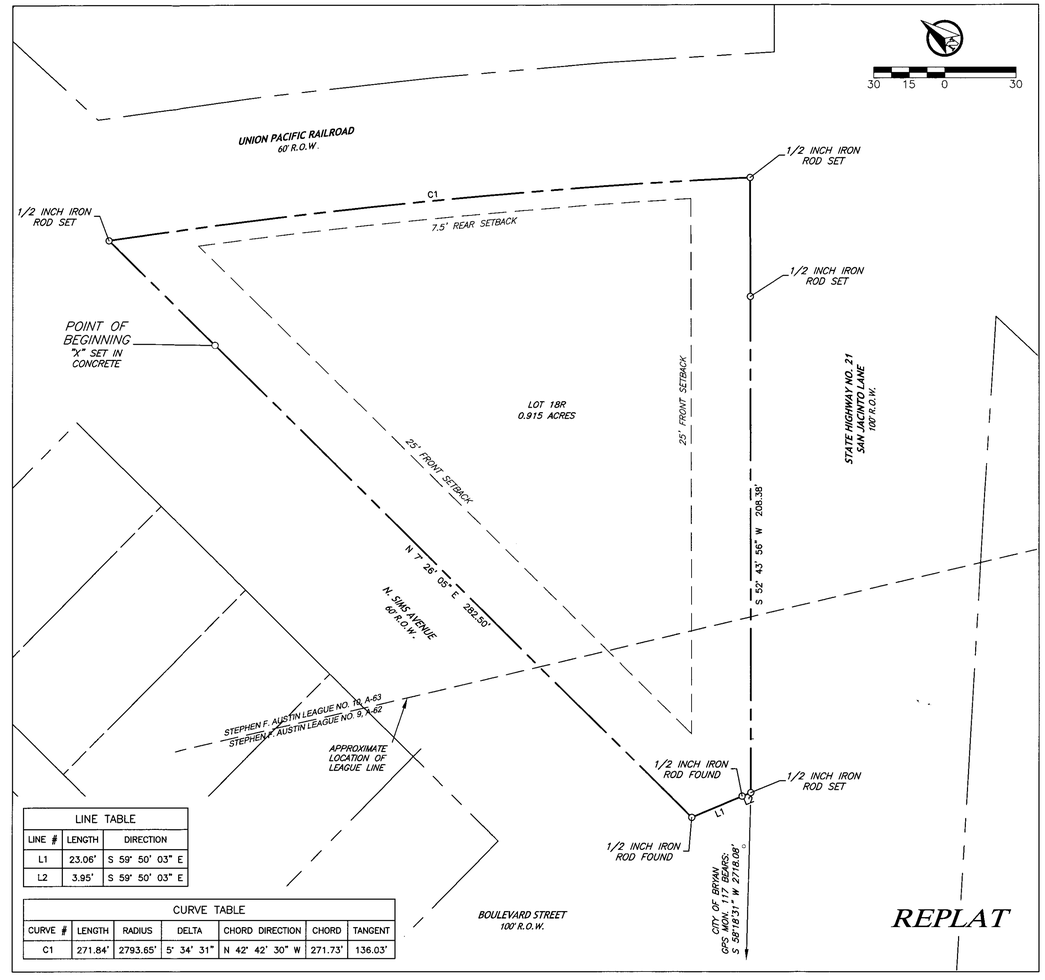


LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	5.50'	N 7° 26' 05" E
L2	41.02'	N 82° 33' 55" W
L4	3.95'	N 59° 50' 03" W

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD	TANGENT
C1	122.01'	2743.65'	2° 32' 52"	N 43° 25' 45" W	122.00'	61.01'
C2	75.91'	2743.65'	1° 35' 07"	N 41° 21' 45" W	75.90'	37.96'
C3	28.77'	2743.65'	0° 36' 03"	N 40° 16' 10" W	28.77'	14.39'
C4	271.84'	2793.65'	5° 34' 31"	N 42° 42' 30" W	271.73'	136.03'



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	23.06'	S 59° 50' 03" E
L2	3.95'	S 59° 50' 03" E

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD	TANGENT
C1	271.84'	2793.65'	5° 34' 31"	N 42° 42' 30" W	271.73'	136.03'

METES AND BOUNDS DESCRIPTION
OF A
0.63 ACRE TRACT
STEPHEN F. AUSTIN LEAGUE NO. 9, A-62
STEPHEN F. AUSTIN LEAGUE NO. 10, A-63
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF PARCEL OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE NO. 9, ABSTRACT NO. 62 AND THE STEPHEN F. AUSTIN LEAGUE NO. 10, ABSTRACT NO. 63, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE REMAINDER OF LOTS 13–16 AND ALL OF LOTS 17 AND 18, OAK GROVE PARK ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 38, PAGE 640 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND AS DESCRIBED AS 0.742 ACRES BY A DEED TO HUNTSVILLE PROPERTIES, LTD RECORDED IN VOLUME 11615, PAGE 167 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 EAST LINE OF N. SIMS AVENUE MARKING THE SOUTHWEST CORNER OF SAID 0.742 ACRE TRACT. FOR REFERENCE, AN "X" FOUND IN CONCRETE BEARS: S 07° 26' 05" W FOR A DISTANCE OF 29.88 FEET (DEED CALL: S 07° 18' 35" W – 29.90 FEET, 11615/167);

THENCE: N 07° 26' 05" E ALONG THE EAST LINE OF N. SIMS AVENUE FOR A DISTANCE OF 282.50 FEET (DEED CALL: N 07° 18' 35" E – 313.43 FEET, 11615/167) TO AN "X" SET IN CONCRETE ON THE SOUTHWEST LINE OF "BRADLEY STREET" (50' R.O.W. PER PLAT, 38/640 – UNDEVELOPED) MARKING THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT. FOR REFERENCE, A POINT MARKING THE NORTH CORNER OF SAID 0.742 ACRE TRACT BEARS: N 07° 26' 05" E FOR A DISTANCE OF 30.59 FEET, FROM WHICH, A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID 0.742 ACRE TRACT BEARS: S 43° 19' 23" E FOR A DISTANCE OF 245.31 FEET (DEED CALL: S 43° 20' 29" E – 245.97 FEET, 11615/167). SAID "X" SET IN CONCRETE MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 2743.65 FEET (THIS CURVE IS BASED ON AN OFFSET OF 30 FEET FROM THE CENTERLINE OF THE UNION PACIFIC RAILROAD TRACKS (60' ROW) AND THE 50' ROW OF "BRADLEY STREET");

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 44' 02" FOR AN ARC DISTANCE OF 226.69 FEET (CHORD BEARS: S 42° 20' 10" E – 226.62 FEET) TO A 1/2 INCH IRON ROD SET ON THE NORTHWEST LINE OF STATE HIGHWAY NO. 21 – SAN JACINTO LANE (100' R.O.W.);

THENCE: S 52° 43' 56" W ALONG THE NORTHWEST LINE OF STATE HIGHWAY NO. 21 FOR A DISTANCE OF 208.38 FEET TO A 1/2 INCH IRON ROD SET MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT. FOR REFERENCE, A 3/8 INCH IRON ROD FOUND BEARS: S 52° 43' 56" W FOR A DISTANCE OF 479.27 FEET, THE CITY OF BRYAN GPS MONUMENT NO. 117 BEARS: S 58° 18' 31" W – 2718.08 FEET AND A POINT ON THE SOUTHEAST LINE OF STATE HIGHWAY NO. 21 BEARS: S 37° 16' 04" E FOR A DISTANCE OF 100.00 FEET, FROM WHICH, A BROKEN CONCRETE RIGHT-OF-WAY MARKER PREVIOUSLY LOCATED BEARS: N 52° 43' 56" E FOR A DISTANCE OF 56.72 FEET;

THENCE: N 59° 50' 03" W, AT 3.95 FEET PASS A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 0.742 ACRE TRACT, CONTINUE ON FOR A TOTAL DISTANCE OF 27.01 FEET (DEED CALL: N 59° 58' 29" W – 23.09 FEET, 11615/167) TO THE POINT OF BEGINNING CONTAINING 0.63 OF AN ACRE OF LAND (27,391 SQ. FT.), MORE OR LESS, AS SURVEYED ON THE GROUND JULY, 2014. SEE PLAT PREPARED JULY, 2014, FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED BY GPS OBSERVATION.

NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. ELEVATION DATUM: NAVD 1988.
3. BLANKET EASEMENT TO DEVON GAS SERVICES, LP, 4977/220, DOES APPLY TO THIS TRACT.
4. THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY LAWYER'S TITLE COMPANY, FILE NO. S36705, DATED: 07-28-2014
5. THIS PROPERTY IS CURRENTLY ZONED C3–COMMERCIAL.
6. BUILDING SETBACK LINES PER CITY OF BRYAN ORDINANCE.
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. IRON RODS WILL BE SET AT ALL PROPERTY CORNERS AND ANGLE POINTS, UNLESS OTHERWISE NOTED.
10. NO PORTION OF THIS TRACT OF LAND IS WITHIN A DESIGNATED 100 YEAR FLOODPLAIN ACCORDING TO THE FIRM MAP #48041C0205F, EFFECTIVE APRIL 2, 2014 AND FIRM MAP #48041C0215F, EFFECTIVE APRIL 2, 2014.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Roy Rodriguez, owner and developer of the land shown on this plat and designated herein as a 0.63 Acre Tract, Oak Grove Park Addition No. 2, and a 0.29 Acre Tract, Stephen F. Austin League No. 9, A–62, Stephen F. Austin League No. 10, A–63, 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.

_____
Roy Rodriguez

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Roy Rodriguez, 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, _____ , _____

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

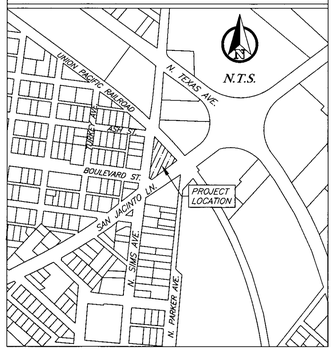
CERTIFICATE OF THE COUNTY CLERK

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



REPLAT

OAK GROVE PARK ADDITION NO. 2 LOT 18R

Being a Replat of a 0.63 Acre Tract
Oak Grove Park Addition No. 2
and a 0.29 Acre Tract
Stephen F. Austin League No. 9, A-62
Stephen F. Austin League No. 10, A-63
Bryan, Brazos County, Texas

OCT 08 2014 *October 2014*

Owner:
Roy Rodriguez
9270 Rocky Mesa Place
West Hills, CA91304

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195

Engineer:
JA Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951