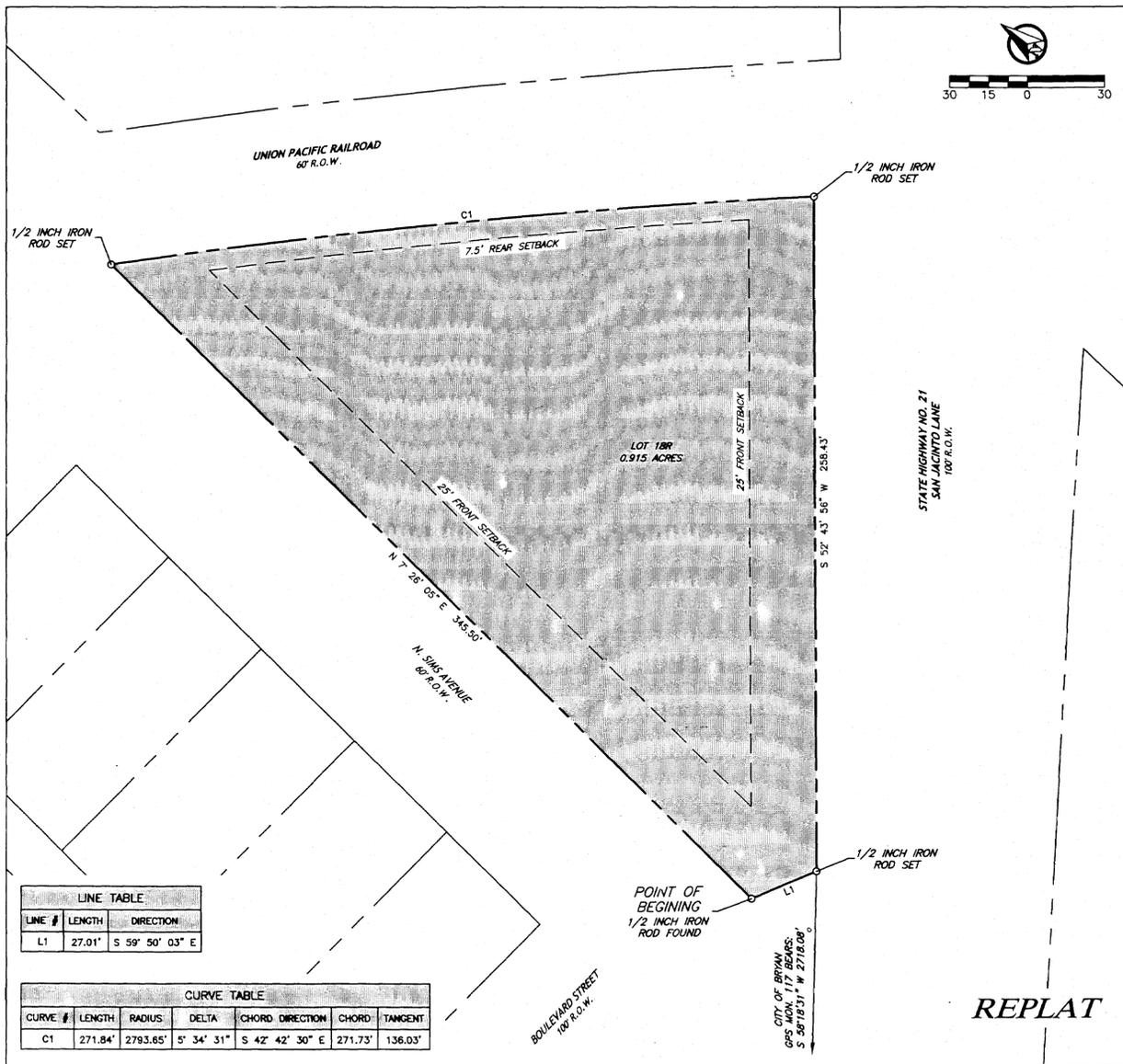


LINE #	LENGTH	DIRECTION
L1	5.50'	N 7° 26' 05" E
L2	41.02'	N 82° 33' 55" W
L4	3.95'	N 59° 50' 03" W

CURVE #	LENGTH	RADIUS	DELTA	CHORD	DIRECTION	CHORD	TANGENT
C1	122.01'	2743.45'	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 #	LENGTH	DIRECTION
L1	27.01'	S 59° 50' 03" E

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

METES AND BOUNDS DESCRIPTION OF A 0.915 ACRE TRACT OF A 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, AND THE REMAINDER OF A 50' WIDE STREET RIGHT-OF-WAY LABELED AS 'BRADLEY STREET', OAK GROVE PARK ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 38, PAGE 640 OF THE DEED 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;

THENCE: N 07° 26' 05" E ALONG THE EAST LINE OF N. SIMS AVENUE, AT 282.50 FEET PASS 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 SAID LOT 18, CONTINUE ON ALONG THE EAST LINE OF N. SIMS AVENUE FOR A TOTAL DISTANCE OF 345.50 FEET TO A 1/2 INCH IRON ROD SET ON THE NORTHEAST LINE OF SAID 50' RIGHT-OF-WAY AND THE SOUTHWEST LINE OF THE UNION PACIFIC RAILROAD (60' R.O.W.). SAID IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 2793.65 FEET (THIS CURVE IS BASED ON AN OFFSET OF 30 FEET FROM THE CENTERLINE OF THE UNION PACIFIC RAILROAD TRACKS);

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 34' 31" FOR AN ARC DISTANCE OF 271.84 FEET (CHORD BEARS: S 42° 42' 30" E - 271.73 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, AT 50.05 FEET PASS A 1/2 INCH IRON ROD SET ON THE SOUTHWEST LINE OF SAID 50' RIGHT-OF-WAY MARKING THE EAST CORNER OF SAID LOT 13. FOR SAID LOT 16, CONTINUE ON ALONG THE NORTHWEST LINE OF STATE HIGHWAY NO. 21 FOR A TOTAL DISTANCE OF 258.43 FEET TO A 1/2 INCH IRON ROD SET MARKING THE SOUTHWEST CORNER OF THE REMAINDER OF SAID LOT 13. FOR REFERENCE AN 'X' FOUND IN CONCRETE 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 SOUTHWEST LINE OF STATE HIGHWAY NO. 21 BEARS: S 37° 04' 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 TO THE POINT OF BEGINNING CONTAINING 0.915 OF AN ACRE OF LAND (39,856 SQ. FT.), MORE OR LESS, AS SURVEYED ON THE GROUND SEPTEMBER, 2014. SEE PLAT PREPARED SEPTEMBER, 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.

Doc. # 01220540  
Elk No. 12492  
Pg. 196

Filed for Record in: BRAZOS COUNTY  
On: Jan 29, 2015 at 03:25P

As e Plats  
Document Number: 01220540  
Amount: 67.00  
Receipt Number: 534813  
By: Lauren Reeves

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

BRAZOS COUNTY  
as stamped hereon by me.  
Jan 29, 2015

Karen McQueen, Brazos County Clerk  
BRAZOS COUNTY

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 29th day of December, 2014.

*Christina A. Shumaker*  
Notary Public, July 22, 2015



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.S. No. 4502

APPROVAL OF THE CITY PLANNER

I, *W. Paul Kasprke*, the undersigned, City Planner and/or designated Secretary 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 21st day of January, 2015.

*W. Paul Kasprke*  
City Planner  
Bryan, Texas

CERTIFICATE OF CITY ENGINEER

I, *W. Paul Kasprke*, 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 21st day of January, 2015.

*W. Paul Kasprke*  
City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, *A.S. Hickie*, 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 21st day of January, 2015, and same was duly approved on the 21st day of January, 2015, by said Commission.

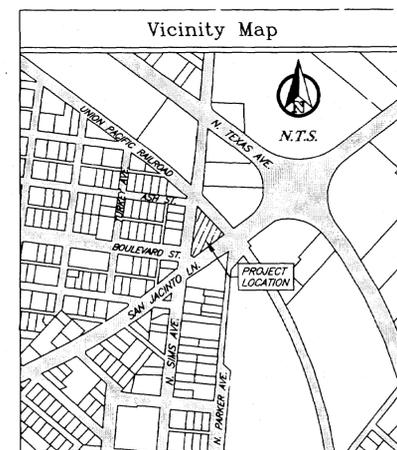
*A.S. Hickie*  
Chair, Planning & Zoning Commission Bryan, Texas

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 authentication was filed for record in my office the 21st day of January, 2015, in the Official Records of Brazos County in Volume 12492, Page 196.

*Karen McQueen*  
County Clerk, Brazos County, Texas  
By: Lauren Reeves  
Deputy Clerk



REPLAT

OAK GROVE PARK ADDITION NO. 2 LOT 18B

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

December 2014

Owner:  
Roy Rodriguez  
9270 Rocky Mesa Place  
West Hills, CA 91304

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

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