

## ORIGINAL PLAT

Fieldnote Description to 2.194 Acres  
City of Bryan- Part of Block 13 in Lone Oak Acres Subdivision  
S. Austin Survey, A-63  
Brazos County, Texas

Fieldnotes to all that certain lot, tract, or parcel of land situated in the City of Bryan, S. Austin Survey, A-63, Brazos County, Texas, being 2.194 acres, more or less, and being comprised of Lots 5, 6, 7, 8, 9, and 10 in Block 13 of the Lone Oak Acres Subdivision, of record in Volume 190, Page 43, Brazos County Deed Records. Said 2.194 acres being a part of the property conveyed by Hodges Trucking Company, LLC to Eastex Crude Real Estate, LLC by a deed dated May 22, 2014, and recorded in Volume 12035, Page 172, Deed Records, Brazos County, Texas. Said tract described as follows, to wit:

BEGINNING at a 1/2" iron rod (capped GLS) set for this northwestern corner and the common northerly corner of Lot 4 & 5 in the southeastern margin of Bellaire Street (50' wide right of way - not developed). Same being within the now or formerly Magnolia Pipeline right of way, of record in Volume 127, Page 154, and platted as a 30 foot wide right of way on the referenced plat. From said point a found 1/2" iron rod for the western corner of said tract bears S40°52'49"W 379.11 feet (record distance per the plat is 378.4 feet);

THENCE NORTH 40°52'49" EAST 246.64 feet, along said southeastern right of way, the northwestern lines of Lots 5, 6, & 7, and the northwestern line of Block 13, to a point for the beginning of a transitional curve to the right from which the radius point bears S49°07'11"E, 25.00 feet and a found 1/2" iron rod bears N40°52'49"E 0.19 feet;

THENCE along the arc of said curve, the eastern line of Block 13, and the southwestern transitional right of way of Clarks Lane (80 foot right of way), (CA=90°00'23"-record is 90°, R=25.00 feet, LC=N85°53'01"E 35.35 feet) at an arc length of 39.27 feet a 1/2" iron rod found and capped RPLS 4502. From said point an iron rod found in concrete bears S37°13'42"E 2.00 feet;

THENCE SOUTH 49°06'38" EAST 330.30 feet (record distance is 330 feet), along the northeastern line of Block 13 and said southwestern right of way to a 1/2" iron rod (capped RPLS 4502) found for the beginning of a transitional curve to the right from which the radius point bears S40°54'23"W 25.00 feet and an iron rod found in concrete bears S61°37'54"E 2.00 feet;

THENCE along said transitional right of way and said curve to the right (CA=90°06'21"-record is 90°, R=25.00 feet, LC=S04°02'28"E 35.38 feet) at an arc length of 39.32 feet a 1/2" iron rod found capped RPLS 4502 for corner in the northwestern right of way of Nelson Street (50 foot right of way-not developed);

THENCE SOUTH 40°52'36" WEST 206.50 feet, along said northwestern right of way, the southeastern line of Block 13, and with the southeastern lines of Lots 8, 9, & 10, to a 1/2" iron rod capped GLS set for the common southeastern corner of Lots 10 and 11 within the aforesaid pipeline right of way. From said point an iron rod found capped RPLS 4502 bears S40°52'36"W 427.78 feet;

THENCE NORTH 55°23'47" WEST 191.28 feet (record distance is 191.1 feet), with the common line of Lot 10 & 11 and within said pipeline right of way, to a capped 1/2" iron rod set for the common corner Lots 4 & 5 and 10 & 11;

THENCE NORTH 54°51'32" WEST 191.13 feet (record distance is 191.1 feet), with the common line of Lot 4 & 5, to the Point of Beginning and containing 2.194 acres, more or less as shown on the accompanying survey plat of even date herewith.

## CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF HARRIS

I, Tom Hanks, President of Eastex Crude Real Estate, LLC, the owner of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County in Volume 12035, Page 172, 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 for the purposes identified. I certify that I am acting on behalf of Eastex Crude Real Estate, LLC and with authorized authority.

Tom Hanks, President  
Eastex Crude Real Estate, LLC

STATE OF TEXAS  
COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared Tom Hanks, President of Eastex Crude Real Estate, LLC, 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 and in his authorized capacity as President.

Given under my hand and seal of office this 30<sup>th</sup> day of April, 2025

Jeffery A. Bellis  
Notary Public, HARRIS County, Texas

## APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Clayton V. ... 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 22<sup>nd</sup> day of April, 2025, by said Commission.

## APPROVAL OF THE CITY PLANNER

I, Martin Zimmermann, 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 22<sup>nd</sup> day of April, 2025.

Martin Zimmermann R.A.  
City Planner, Bryan Texas

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	90°00'23"	39.27	25.00	N85°53'01"E	35.35'
C2	90°06'21"	39.32	25.00	S04°02'28"E	35.38'

Legend	
● IRS	Set 1/2" Iron Rod (Capped "Goodwin Laster")
○ IRF	Found Iron Rod
—	Chainlink Fence
—	Metal Fence
—	Electric Line
—	Fiber Optic Cable
—	Sanitary Sewer Line
—	Water Line
—	Gas Line
—	Power Pole
—	Light Pole
—	Guy Wire
—	Telephone Pedestal
—	Water Meter
—	Sanitary Sewer Manhole
—	Clean Out
—	Mailbox
—	Tree
R=	Record Measurement
POB	Point of Beginning
NIF	Now or Formerly
PUE	Public Utility Easement

## APPROVAL OF THE CITY ENGINEER

I, Jason D. Penick, 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 22<sup>nd</sup> day of April, 2025.

Jason D. Penick  
City Engineer, Bryan Texas

## CERTIFICATE OF THE COUNTY CLERK

Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 5/20/2025 10:16:32 AM  
In the PLAT Records

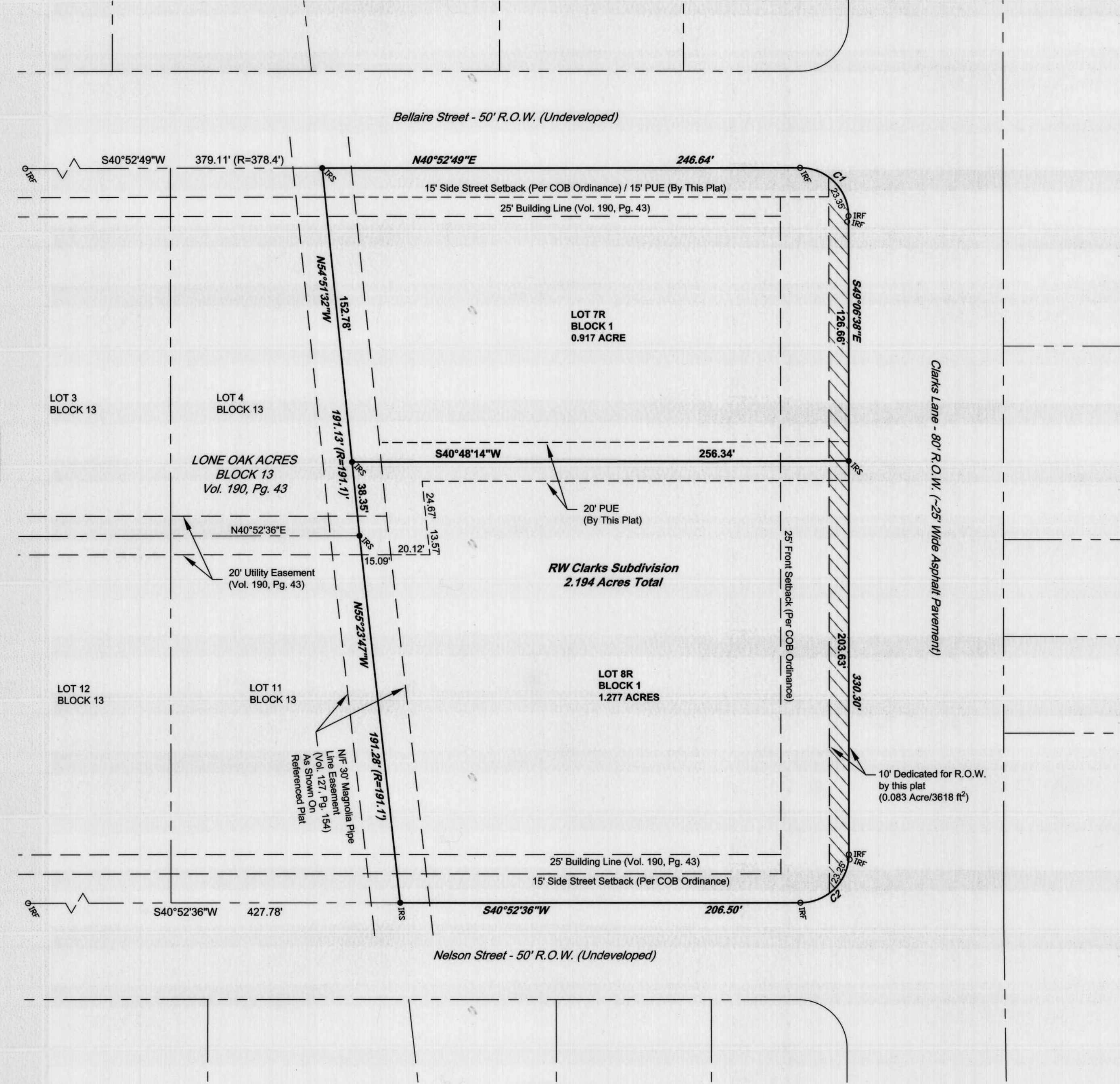
Doc Number: 2025 - 1557233  
Volume - Page: 19861 - 152  
Number of Pages: 1  
Amount: 72.00  
Order#: 20250520000040  
By: JV

## CERTIFICATE OF SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Kirk Raymond, Registered Professional Land Surveyor No. 4957 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 the plat and bearings describing said subdivision will describe a closed geometric form. Witness my hand and seal this 22<sup>nd</sup> day of April, 2025.

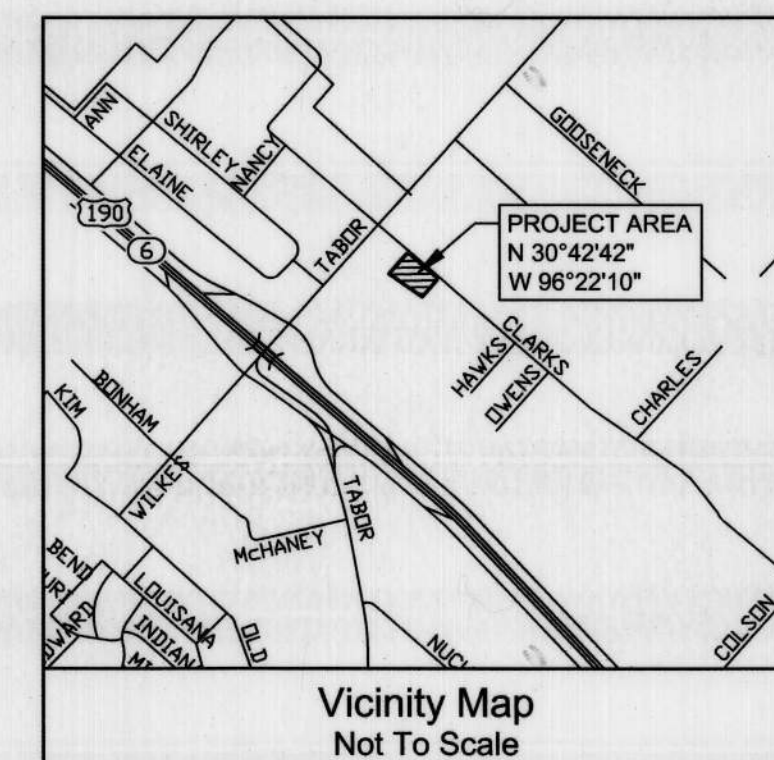
Kirk Raymond  
Kirk-Raymond, RPLS No. 4957



## REPLAT

### Notes:

- Bearings are based on the NAD83, Texas State Plane Coordinate System (Central Zone-4203). All distances, coordinates, and areas are grid values, and may be projected to the surface by applying a Combined Scale Factor of 1.00011937.
- Contours are based on the NAVD 88 Datum and were obtained from the Texas Natural Resource Information System site.
- According to FEMA Flood Insurance Rate Map No. 48041C0205F, with an effective date of April 2, 2014, this tract is located in an area outside of the 0.2% annual chance floodplain.
- The subject property is zoned Industrial District (I).
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- Existing underground utilities shown are based upon an 811 call (Ticket No. 2482561706) and visible observations. Water line information was provided by the City of Bryan GIS Department. Other utilities may exist and are unknown at the time of survey.
- This survey was completed without the benefit of a Title Report.
- Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove, and replace said facilities upon, over, under, and across the property included in the PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.
- The purpose of this Replat is to facilitate construction of a new structure within Lot 8R.



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**FINAL PLAT**  
**OF**  
**RW Clarks Subdivision - Block 1, Lots 7R & 8R**  
Being a Replat of Lots 5, 6, 7, 8, 9, & 10 in Block 13 of the Lone Oak Acres Subdivision (Vol. 190, Pg. 43)  
2.194 Acres (95570 Square Feet)  
S. Austin Survey, A-63  
City of Bryan, Brazos County, Texas  
SCALE: AS SHOWN  
March 19, 2025

DEVELOPER  
RJSA Engineering, LLC  
16113 Somers Drive  
Woodway, Texas 76712  
(936) 465-4911  
jake@rjsaeng.com



Job No. 645810  
Sheet 1 of 1