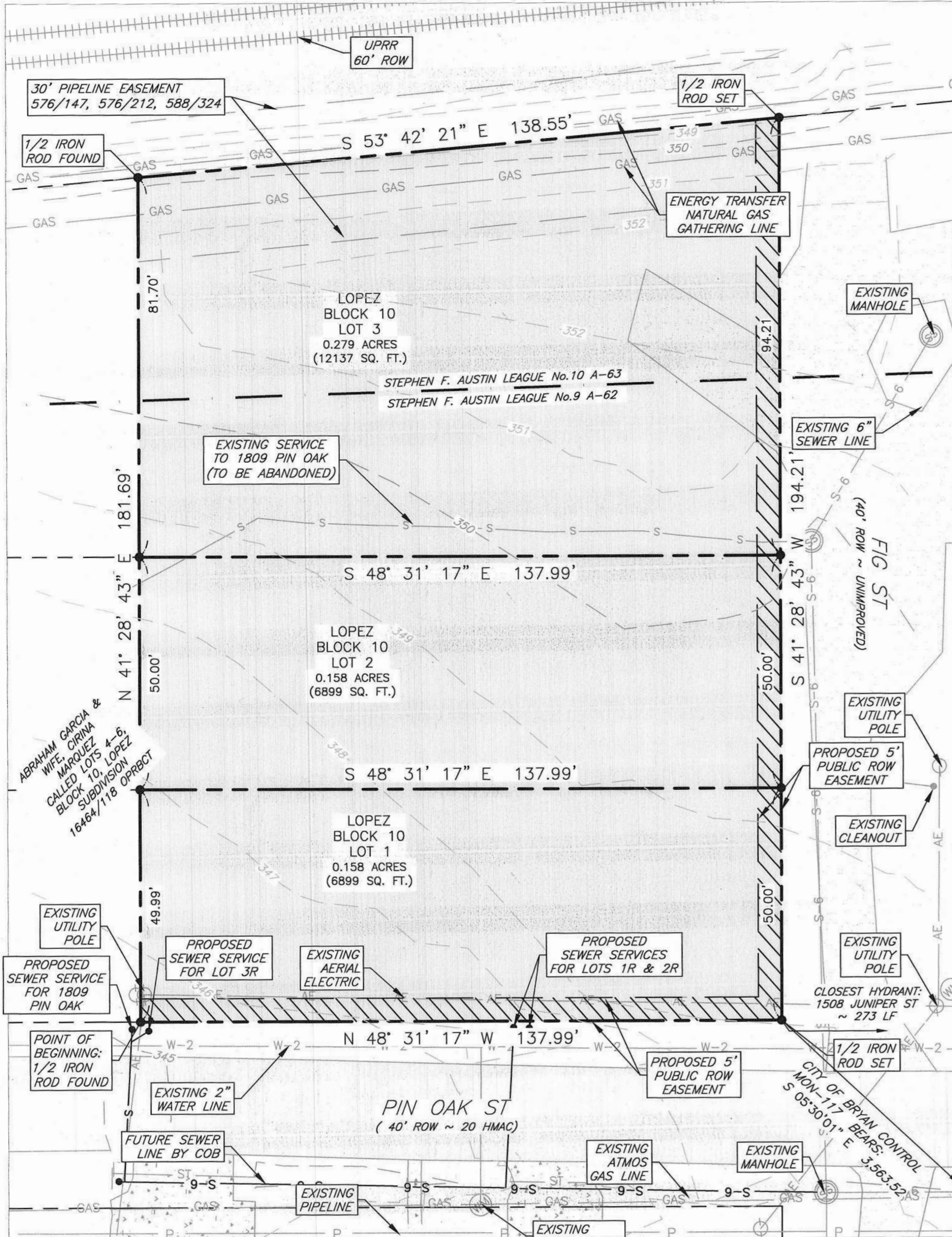
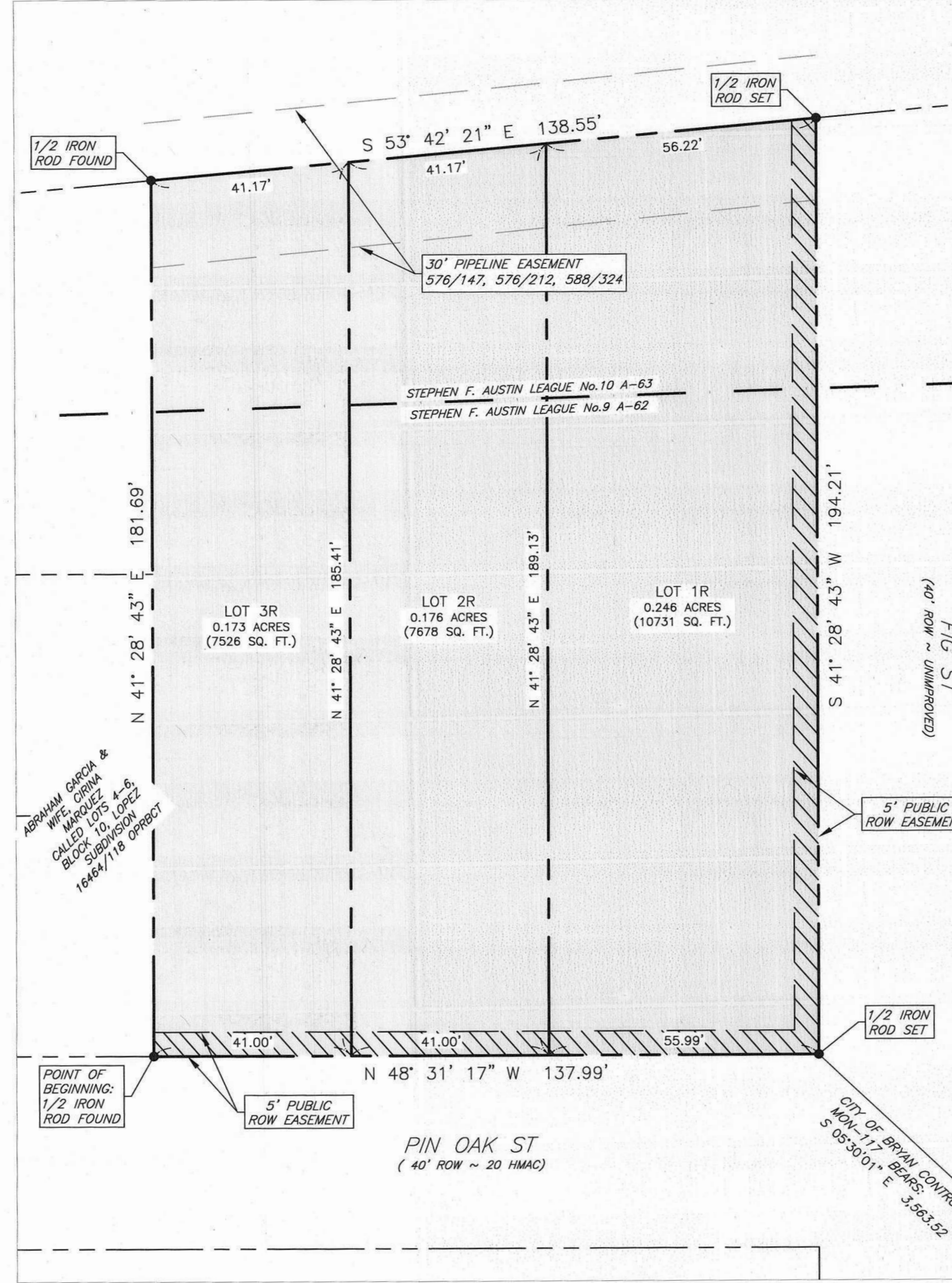


ORIGINAL PLAT
(125/415)



REPLAT



METES AND BOUNDS DESCRIPTION
OF A
0.595 ACRE TRACT
LOTS 1, 2 AND 3, BLOCK 10
LOPEZ SUBDIVISION
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 1, 2 AND 3, BLOCK 10, LOPEZ SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 125, PAGE 415 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 WITH A YELLOW PLASTIC CAP STAMPED "KERR 4502" FOUND ON THE NORTHEAST LINE OF PIN OAK STREET (40' R.O.W.) MARKING THE WEST CORNER OF SAID LOT 1 AND THE SOUTH CORNER OF LOT 6, BLOCK 10, FOR REFERENCE A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" FOUND ON THE NORTHEAST LINE OF PIN OAK STREET MARKING THE WEST CORNER OF SAID LOT 6 BEARS: N 48° 31' 17" W FOR A DISTANCE OF 137.99 FEET, (BEARING SYSTEM SHOWN HEREIN IS NAD83 [TEXAS STATE PLANE CENTRAL ZONE GRID NORTH]) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-36 [Y:10231375.303; X:3541898.795] AND AS ESTABLISHED FROM GPS OBSERVATION; DISTANCES SHOWN HEREIN ARE GRID DISTANCES UNLESS OTHERWISE NOTED, AREAS DESCRIBED HEREIN AS MEASURED ARE CALCULATED FROM GRID DISTANCES, TO DETERMINE SURFACE DISTANCES, NOT SURFACE AREAS, MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0001161781618 [CALCULATED USING GEOID 12B];

THENCE: N 41° 28' 43" E ALONG THE COMMON LINE OF SAID LOTS 1, 2 AND 3 AND LOTS 4, 5 AND 6, BLOCK 10, FOR A DISTANCE OF 181.69 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "KERR 4502" FOUND ON THE SOUTHWEST LINE OF AN EXISTING RAILROAD RIGHT-OF-WAY MARKING THE COMMON CORNER OF SAID LOT 3 AND SAID LOT 4, FOR REFERENCE A 1/2 INCH IRON WITH PLASTIC CAP STAMPED "KERR 4502" FOUND ON SAID RIGHT-OF-WAY LINE MARKING THE NORTH CORNER OF SAID LOT 4 BEARS: N 53° 42' 21" W FOR A DISTANCE OF 138.55 FEET;

THENCE: S 53° 42' 21" E ALONG THE NORTHEAST LINE OF SAID LOT 3, SAME BEING THE SOUTHWEST LINE OF SAID RAILROAD, FOR A DISTANCE OF 138.55 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "KERR 4502" SET ON THE NORTHWEST LINE OF FIG STREET (40' R.O.W.) MARKING THE EAST CORNER OF SAID LOT 3;

THENCE: S 41° 28' 43" W ALONG THE NORTHWEST LINE OF FIG STREET FOR A DISTANCE OF 194.21 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "KERR 4502" SET ON THE NORTHEAST LINE OF PIN OAK STREET MARKING THE SOUTH CORNER OF SAID LOT 1, FOR REFERENCE A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" FOUND ON THE SOUTHWEST LINE OF PIN OAK STREET MARKING THE EAST CORNER OF LOT 5, BLOCK 11 (PLAT 125/415) BEARS: S 41° 28' 43" W FOR A DISTANCE OF 40.00 FEET;

THENCE: N 48° 31' 17" W ALONG THE NORTHEAST LINE OF PIN OAK STREET FOR A DISTANCE OF 137.99 FEET TO THE POINT OF BEGINNING CONTAINING 0.595 OF AN ACRE OF LAND (AS MEASURED BY GRID DISTANCES), MORE OR LESS, AS SURVEYED ON THE GROUND OCTOBER OF THE YEAR 2020.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Sergio Reyes, Managing Partner of SJG Ventures LLC, owner of the 0.595 acre tract shown on this plat, being the same tract of land as conveyed in the Official Public Records of Brazos County in Volume 16411, Page 46, and designated herein as Lopez Addition, Block 10, Lots 1R, 2R, and 3R 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.

Sergio Reyes, Managing Partner
SJG Ventures LLC, Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Sergio Reyes, 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 17 day of January, 2024.

Brittany Gomez
Notary Public, Brazos County, Texas



CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional Land 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, and that the metes and bound describing said subdivision will describe a closed geometric form.

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



APPROVAL OF THE CITY PLANNER

I, Martin Zimmerman, 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 20th day of January, 2024.

Martin Zimmerman
City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, W. Paul Koppa, 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 22nd day of January, 2024.

W. Paul Koppa
City Engineer, Bryan, Texas

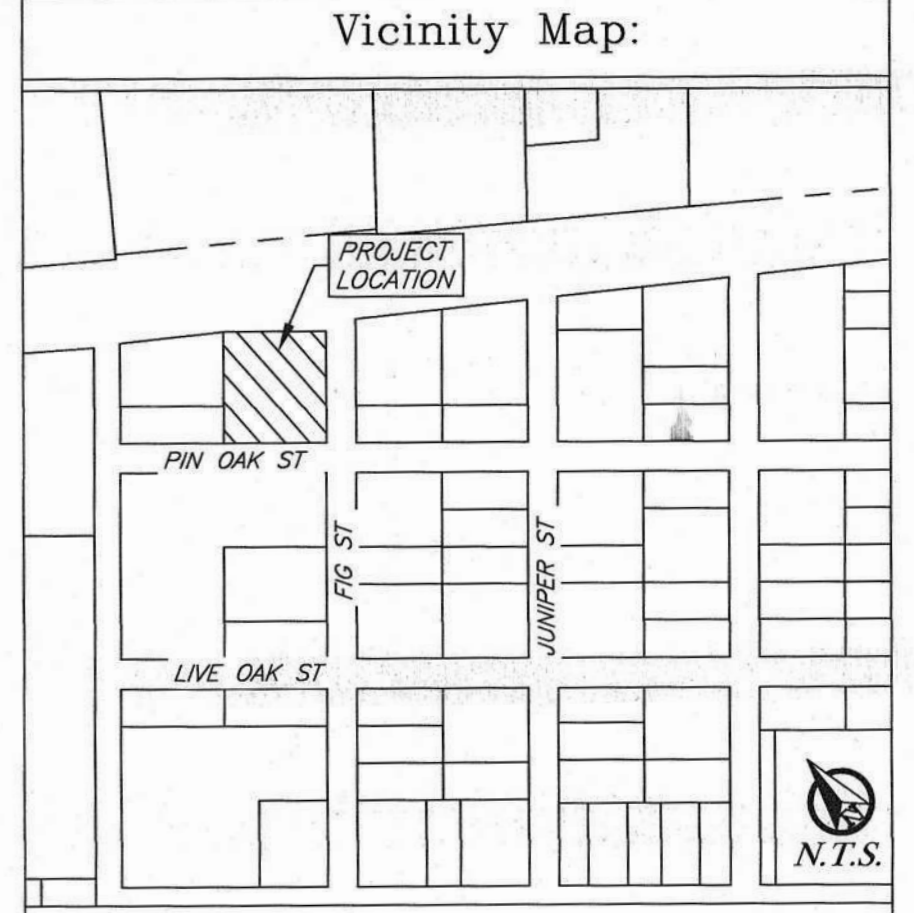
CERTIFICATE OF THE COUNTY CLERK

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 1/23/2024 8:11:51 AM
In the PLAT Records

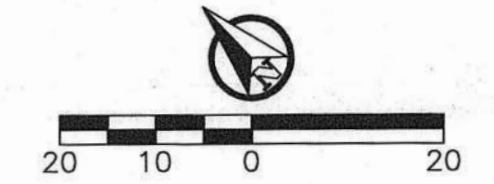
Doc Number: 2024-1520114
Volume - Page: 19017 - 230
Number of Pages: 1
Amount: 72.00
Order#: 20240123000011
By: JS



Karen McQueen
County Clerk, Brazos County, Texas
By: J. Shaw



- General Notes:
- Coordinates and Bearing System shown hereon are NAD83 (Texas State Plane Central Zone grid North) based on the published coordinates of the city of Bryan Control monument GPS-36 [Y:10231375.303; X:3541898.795] and as established from GPS observation.
 - Distances shown hereon are grid distances unless otherwise noted. To obtain surface distances multiply by a combined scale factor of 1.0001161781618 (Calculated Using GEOID12B).
 - 1/2" Iron rods with blue plastic cap stamped "KERR SURVEYING" will be set at all corners unless otherwise noted.
 - This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0185E, effective May 9, 2014.
 - Building Setback lines per City of Bryan Ordinance.
 - All utilities shown hereon are approximate locations.
 - This property is Zoned (RD-5), Residential District 5000.
 - The topography shown is from GIS Data.
 - No Easements or Setbacks are recorded on Plat 125/415 D.R.B.C.T.
 - 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.
 - Location of easement (576/147, 576/212, 588/324 DRBCT) is for reference only. Marking of buried pipeline on the ground is recommended to determine exact location of easement.
 - Lot widths approved by the Planning and Zoning Commission on August 3, 2023 per PV23-13.



FINAL PLAT

**Lopez Addition
Block 10, Lots 1R, 2R, & 3R**

Being a Replat of
Lopez Addition
Block 10, Lots 1-3 - 0.595 Acres
Bryan, Brazos County, Texas
January 2024

Owner:
SJG Ventures LLC
2740 Silver Oak Dr.
College Station, TX 77845

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

Surveyor:
Kerr Surveying LLC
409 N. Texas Ave
Bryan, TX 77803
979-268-3195
TBPELS #10018500
Project # 20-587