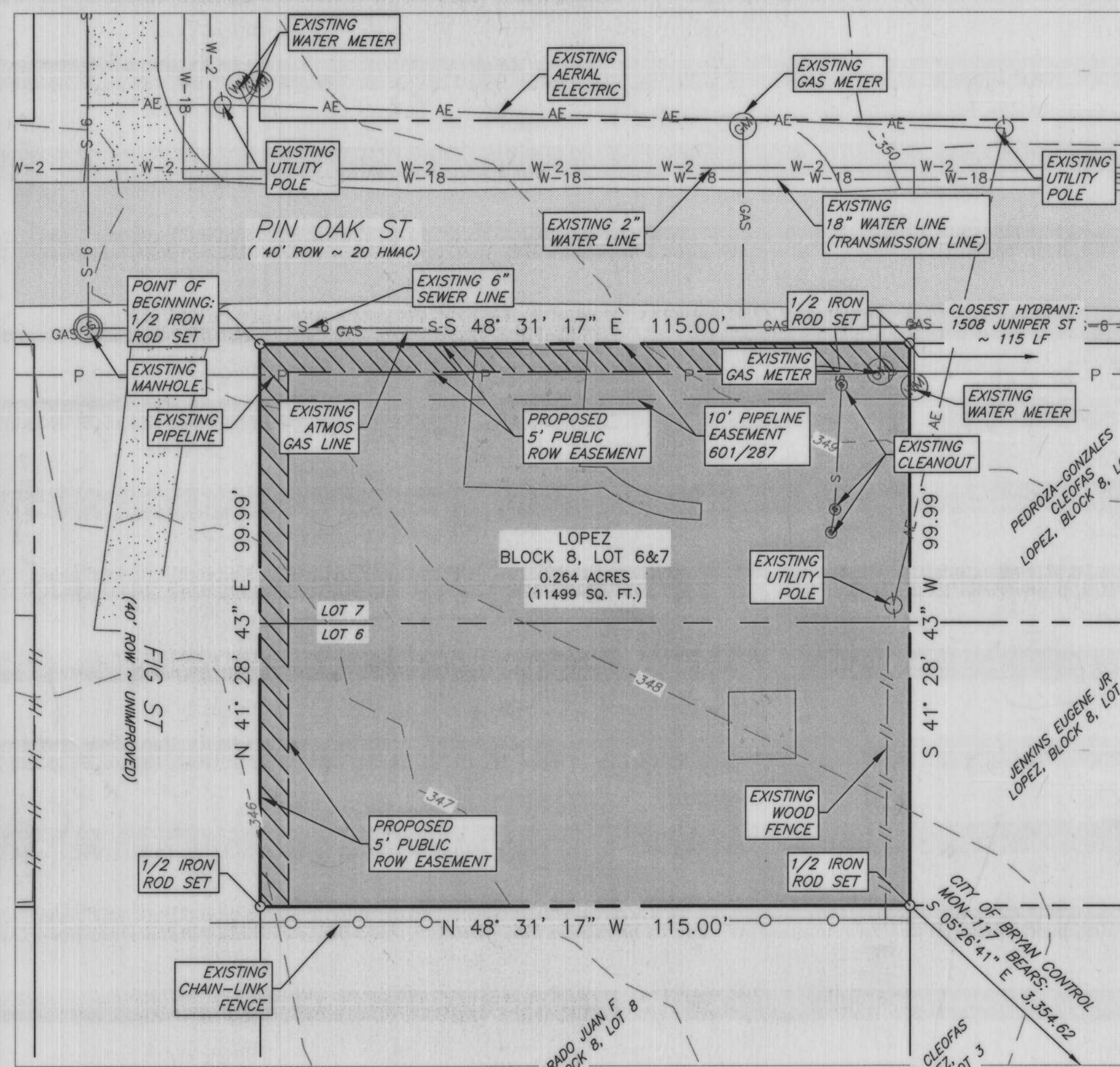
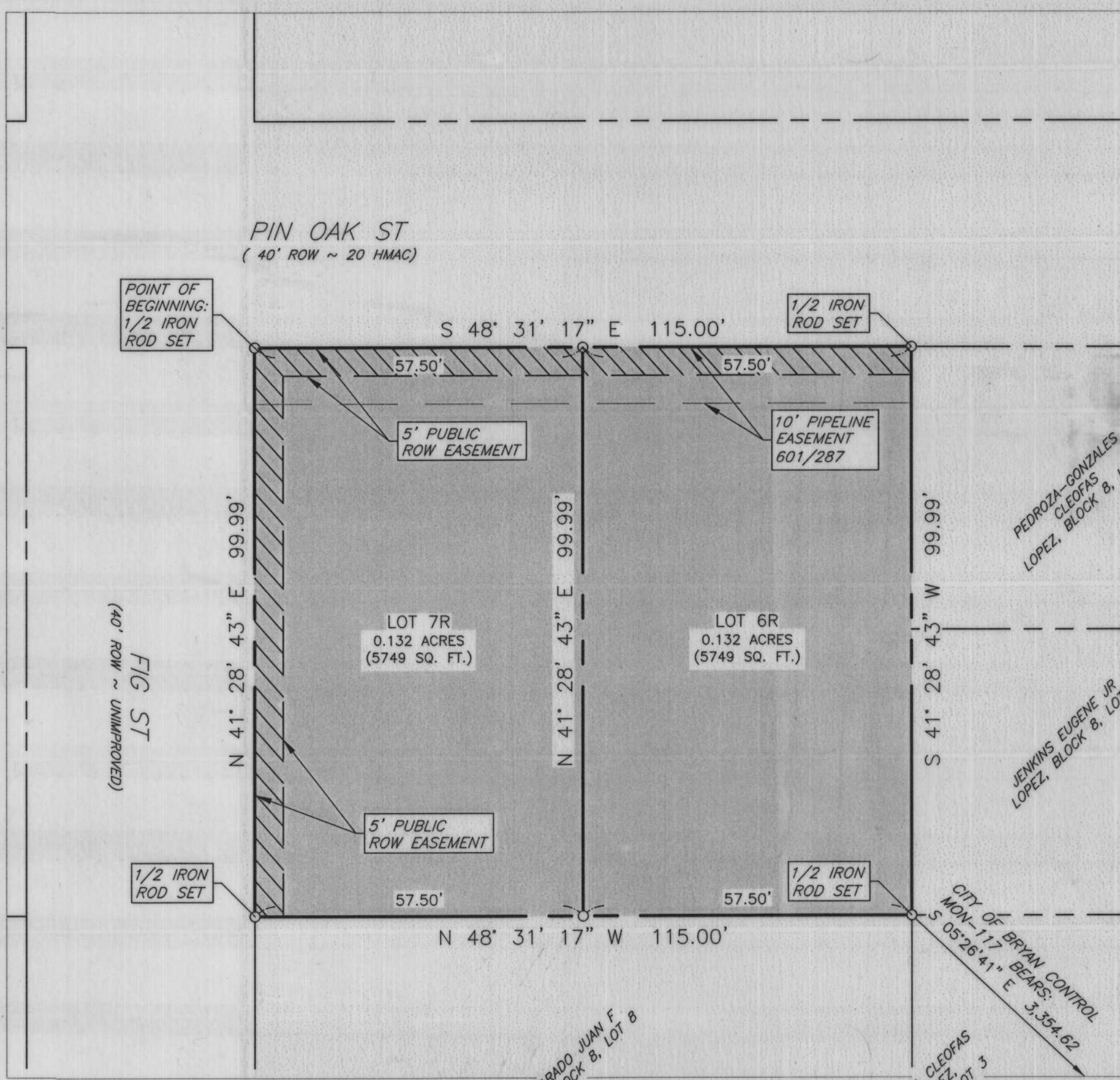


ORIGINAL PLAT



REPLAT



METES AND BOUNDS DESCRIPTION OF LOTS 6 AND 7, BLOCK 8 LOPEZ ADDITION STEPHEN F. AUSTIN LEAGUE NO. 9, A-62 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE NO. 9, ABSTRACT NO. 62, BRYAN, BRAZOS COUNTY, TEXAS...

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' SET AT THE INTERSECTION OF THE SOUTHWEST LINE OF PIN OAK STREET (40' R.O.W.) AND THE SOUTHEAST LINE OF FIG STREET (40' R.O.W.)...

THENCE: S 48° 31' 17" E ALONG THE SOUTHWEST LINE OF PIN OAK STREET AND THE NORTHEAST LINE OF SAID LOT 6 FOR A DISTANCE OF 115.00 FEET (PLAT CALL AND MEASURED DISTANCE, 125/415 D.R.B.C.T.) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' SET MARKING THE EAST CORNER OF SAID LOT 6 AND THE NORTH CORNER OF LOT 5 OF SAID BLOCK 8;

THENCE: S 41° 28' 43" W THROUGH SAID BLOCK 8 FOR A DISTANCE OF 99.99 FEET (PLAT CALL DISTANCE: 100.00 FEET, 125/415, D.R.B.C.T.) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' SET MARKING THE SOUTH CORNER OF SAID LOT 7, THE WEST CORNER OF LOT 4, THE EAST CORNER OF LOT 8 AND THE NORTH CORNER OF LOT 3 OF SAID BLOCK 8, FOR REFERENCE THE CITY OF BRYAN CONTROL MONUMENT GPS-117 BEARS: S 05° 26' 41" E A DISTANCE OF 3,354.62 FEET;

THENCE: N 48° 31' 17" W ALONG THE COMMON LINE OF SAID LOTS 7 AND 8 FOR A DISTANCE OF 115.00 FEET (PLAT CALL AND MEASURED DISTANCE, 125/415, D.R.B.C.T.) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' SET ON THE SOUTHEAST LINE OF FIG STREET MARKING THE WEST CORNER OF SAID LOT 7, FOR REFERENCE A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND ON THE NORTHWEST LINE OF FIG STREET BEARS: N 48° 31' 17" W A DISTANCE OF 40.00 FEET;

THENCE: N 41° 28' 43" E ALONG THE SOUTHEAST LINE OF FIG STREET FOR A DISTANCE OF 99.99 FEET (PLAT CALL DISTANCE: 100.00 FEET, 124/415, D.R.B.C.T.) TO THE POINT OF BEGINNING CONTAINING 0.264 OF AN ACRE OF LAND (11,499 SQUARE FEET) AS MEASURED BY GRID DISTANCES, MORE OR LESS, AS SURVEYED ON THE GROUND AUGUST 2020.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS

I, Sergio Reyes, Managing Partner of SJG Ventures LLC, owner of the 0.264 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 16199, Page 176, and designated herein as Lopez Addition, Block 8, Lots 6R & 7R, 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 of 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 14th day of December, 2020.

Paige Johnson 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, Marty 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 11th day of December, 2020.

City Planner Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, Paul Kogge, 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 11th day of December, 2020.

City Engineer, Bryan, Texas

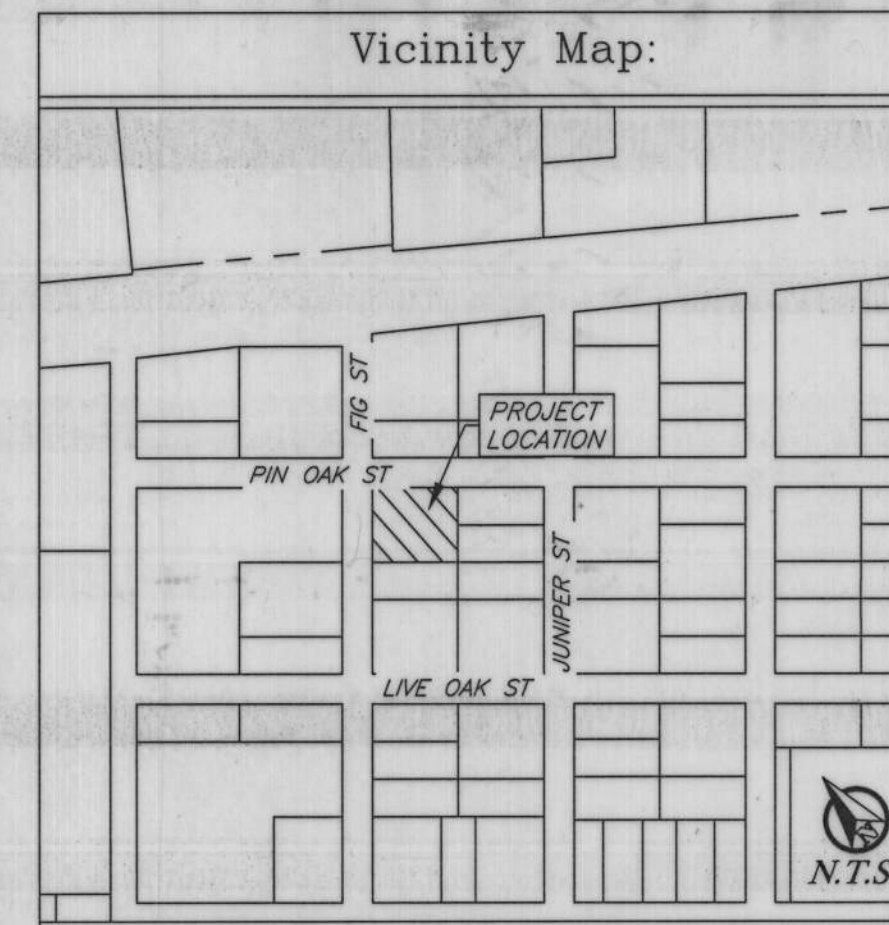
CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS COUNTY OF BRAZOS

I, Karen McCune, County Clerk, Brazos County, Texas, do hereby certify that this plat together with its certificates of authentication was filed in the Official Records of Brazos County in Volume 16200, Page 176, on the 14th day of December, 2020.

Karen McCune County Clerk, Brazos County, Texas

Filed for Record Official Public Records Of: Brazos County Clerk On: 12/14/2020 10:46:42 AM In the PLAT Records Doc Number: 2020-1415931 Volume-Page: 16590-71 Number of Pages: 1 Amount: 73.00 Order#: 20201214000076 By: MG



General Notes:

- 1. 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.
2. Distances shown hereon are grid distances unless otherwise noted. To obtain surface distances multiply by a combined scale factor of 1.00011637124533 (Calculated Using GEOID12B).
3. 1/2" Iron rods with Yellow plastic cap stamped 'KERR 4502' will be set at all corners unless otherwise noted.
4. This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0165E, effective May 16, 2015.
5. Building setback lines per City of Bryan Ordinance.
6. All utilities shown hereon are approximate locations.
7. This property is Zoned (RD-5), Residential District 5000.
8. The topography shown is from GIS Data.



FINAL PLAT

Lopez Addition Block 8, Lots 6R & 7R

Being a Replat of Lopez Addition Block 8, Lots 6 & 7 ~0.264 Acres Bryan, Brazos County, Texas Oct 2020

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

Engineer: J4 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 TBPLS 10018500 Project # 20-384