

0.28 Acre Tract
 Part of Lots 1, 2, 9 & 10, Block 47
 Oak Grove Park Addition
 Vol. 38, Pg. 398
 S. F. Austin Survey, A-62
 Bryan, Brazos County, Texas

Field notes of a 0.28 acre tract or parcel of land, lying and being situated in the S. F. Austin Survey, Abstract No. 62, Bryan, Brazos County, Texas, and being part of Lots 1, 2, 9 and 10, Block 47, Oak Grove Park Addition, according to the plat recorded in Volume 38, Page 398, of the Deed Records of Brazos County, Texas, and 14.3 feet of the 30' strip as shown on the unrecorded plat of Tabor Addition on file at the Planning Department of the City of Bryan, also being the triangular shaped piece of land described in the deed from Beverly Ann Cherry to Polly Martinez recorded in Volume 2327, Page 172, of the Official Records of Brazos County, Texas, Save & Except a 0.15 acre - Tract Two described in the deed from Prosperity Bank to Luis G. Pedroza, recorded in Volume 11940, Page 286, of the Official Records of Brazos County, Texas, which is the same property known as 1407 San Jacinto Avenue, Bryan, Texas, described in the deed from Graciela R. Palacios to Maria Esther Realegeno, recorded in Volume 5858, Page 278, of the Official Records of Brazos County, Texas, and said 0.28 acre tract being more particularly described as follows:

COMMENCING at an "X" set in a concrete driveway apron in the southeast right-of-way line of State Highway No. 21 - 100' wide right-of-way, same being the beginning of a curve concave to the northwest, having a radius of 52.10 feet, the intersection of the west line of a 30' wide alley, within Oak Grove Addition with the southeast right-of-way line of State Highway No. 21, bears N 54° 50' 31" E - 27.42 feet, said intersection also being the north corner of the aforementioned Martinez triangular shaped piece of land;

THENCE Southwesterly along said curve, same being the southeast right-of-way line of State Highway No. 21, for an arc distance of 52.10 feet to a 1/2" iron rod and cap set at the west corner of the aforementioned 0.15 acre tract, the chord bears S 55° 21' 15" E - 52.10 feet to the PLACE OF BEGINNING of this description;

THENCE S 42° 36' 54" E along the southwest line of the aforementioned 0.15 acre tract for a distance of 106.12 feet to a 1/2" iron rod and cap set in an extension of the west line of a 0.31 acre tract described in the deed to Jose Cruz Perez, recorded in Volume 1896, Page 275, of the Official Records of Brazos County, Texas, said line lying 5 feet west of the east line of the 30' alley;

THENCE S 08° 36' 46" W along the west line of the aforementioned 0.31 acre tract, same being parallel to and 5 feet west of the east line of a 30' alley, at a distance of 80.13 feet pass the northeast line of the 30' Tabor Addition strip, continue on, for a total distance of 97.44 feet to a 1/2" iron rod and cap set at the intersection of the extension of the 0.31 acre tract and the extension of the Martinez tract;

THENCE N 47° 06' 18" W along the southwest line of the aforementioned Martinez tract and its extension, same being parallel to and 14.3 feet southwest of the northeast line of the aforementioned 30' Tabor Addition strip, for a distance of 182.62 feet to a 1/2" iron rod and cap set at the south corner of the aforementioned Martinez tract and in the southeast right-of-way line of State Highway No. 21, same being a curve, concave to the northwest, having a radius of 2914.79 feet;

THENCE Northeasterly along said curve, same being the southeast right-of-way line of State Highway No. 21, for an arc distance of 91.49 feet to the PLACE OF BEGINNING, the chord bears N 56° 45' 55" E - 91.49 feet, containing 0.28 acre of land, more or less.

NOTES:

- BEARINGS ARE BASED ON TRUE NORTH TAKEN FROM GPS OBSERVATION USING A THETA ANGLE OF 202°16'.
- THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS AS FOLLOWS:
 COMMUNITY NO. 480082, PANEL NO. 0195E, MAP NO. 48041C0195E, EFFECTIVE DATE: MAY 16, 2012.
 AND
 COMMUNITY NO. 480082, PANEL NO. 0215F, MAP NO. 48041C0215F, EFFECTIVE DATE: APRIL 2, 2014.
- THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY BRAZOS COUNTY ABSTRACT COMPANY, GP. NO. BC1401960, EFFECTIVE DATE: APRIL 16, 2014, TO WIT THE FOLLOWING COMMENTS RELATED TO SCHEDULE "B" OF SAID COMMITMENT:
 • SAID COMMITMENT CONTAINS NO PLOTTABLE DATA.
 4. UNDERGROUND UTILITY INFORMATION:
 • CITY OF BRYAN ELECTRONIC FACILITIES MAP INDICATES THAT THERE IS A 2" WATER LINE IN THE R.O.W. OF HIGHWAY 21; WATER VALVES AND METERS ARE SHOWN HEREON ADJACENT TO THE SOUTHEAST R.O.W. LINE OF HIGHWAY 21.
 • NO SANITARY SEWER CLEANOUTS WERE FOUND ON THE SUBJECT TRACT. SANITARY SEWER SERVICE IS UNKNOWN.
 • THE LOCATION OF UNDERGROUND SANITARY SEWER LINES AND GAS LINES SHOWN HEREON ARE APPROXIMATE.
 5. CURRENT ZONING: MU-2 (MIXED USE). SETBACKS ARE AS FOLLOWS:
 • FRONT: 25'
 • SIDE: 7.5'
 • REAR: 7.5'
- SITUS ADDRESS: #1407 SAN JACINTO LANE.

LEGEND

SANITARY SEWER MANHOLE	6" SS
SANITARY SEWER LINE	—
SIZE VARIES	—
GAS LINE	—
TELEPHONE PEDESTAL	—
TELEPHONE LINE	—
WATER METER	—
2" WATER LINE	—
WATER VALVE	—
FIRE HYDRANT	—
OVERHEAD ELECT. LINE	—
POWER POLE	—
LIGHT POLE	—
WOOD FENCE (& FENCE CORNER)	—
CHAIN LINK FENCE	—
BARBED WIRE FENCE	—

0.12 ACRE ALLEY CLOSING METES:

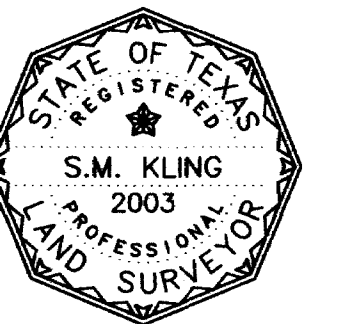
L1	S 81°23'15"E	68.19'
L2	S 42°36'54"E	59.85'
L3	S 08°36'46"W	97.44'
L4	N 47°06'18"W	30.26'
L5	N 08°36'46"E	87.76'
L6	N 81°23'15"W	103.34'
L7	N 47°06'18"W	13.81'

0.05 ACRE ALLEY CLOSING METES:

L8	S 47°06'18"E	138.88'
L9	S 08°36'45"W	17.31'
L10	N 47°06'18"W	152.36'

CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	91.49'	2914.79'	147°54"	N 56°45'55"E - 91.49'
C2	33.49'	2914.79'	0°39'30"	N 57°02'41"E - 33.49'
C3	14.78'	2914.79'	0°17'26"	N 57°31'09"E - 14.78'



CERTIFICATION OF THE SURVEYOR
 I, S. M. Kling, Registered Professional Land Surveyor No. 2003, 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 that the metes and bounds describing said subdivision will describe a closed geometric form.

CERTIFICATION BY THE COUNTY CLERK
 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 this 30 day of December, 2014, in Volume 12447, Page 132e, Records of Brazos County, Texas, in Volume 12447, Page 132e.

CERTIFICATION BY THE 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 29 day of December, 2014.

ORIGINAL PLAT
 VOL. 38, PG. 398

TABOR ADDITION LOT 4 AN UNRECORDED PLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS

I, Maria Esther Realegeno, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County in Volume 5858, Page 278, and whose name is subscribed hereon, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

APPROVAL OF THE CITY PLANNER
 Dec 30, 2014
 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 29 day of December, 2014.

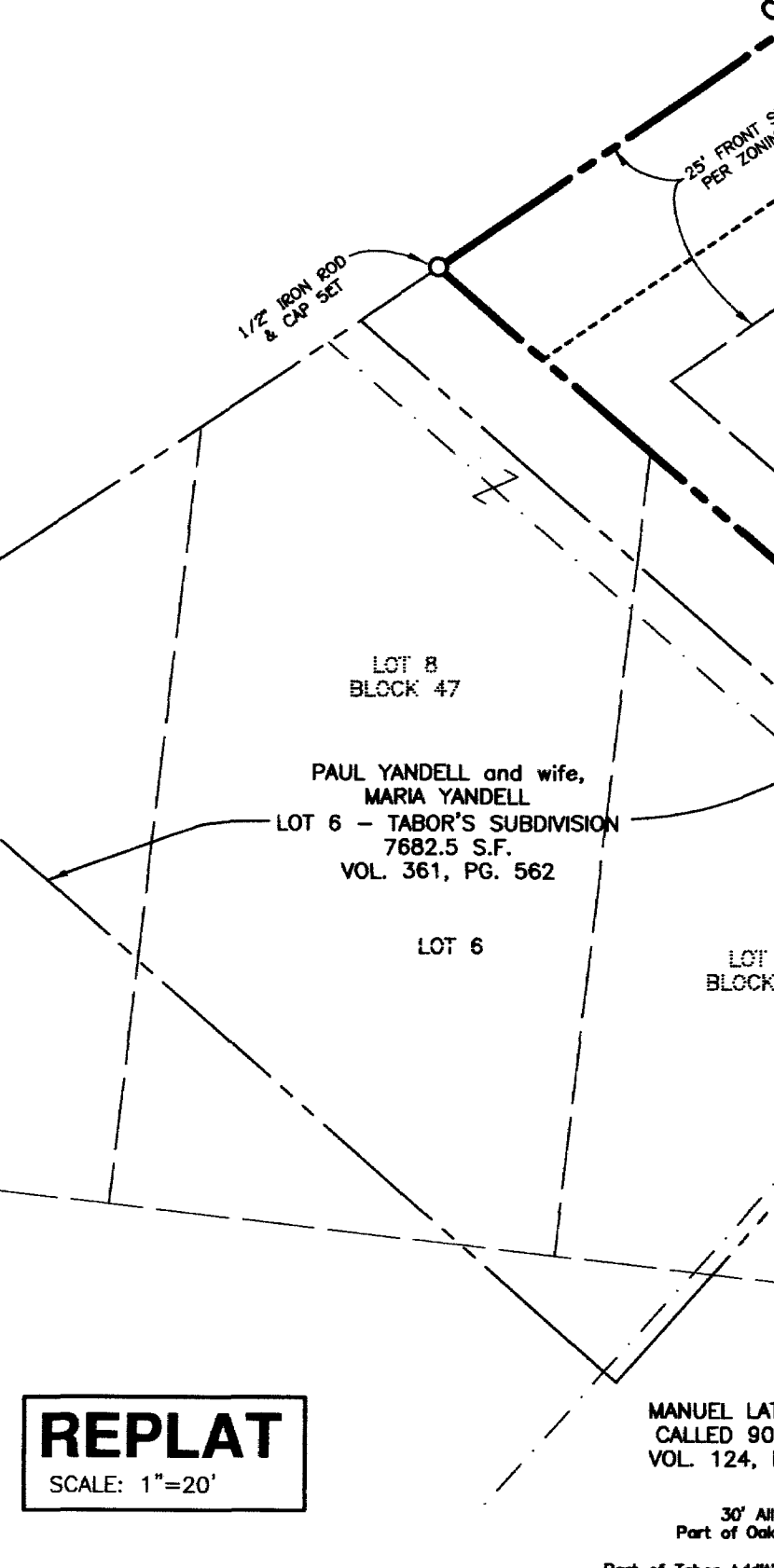
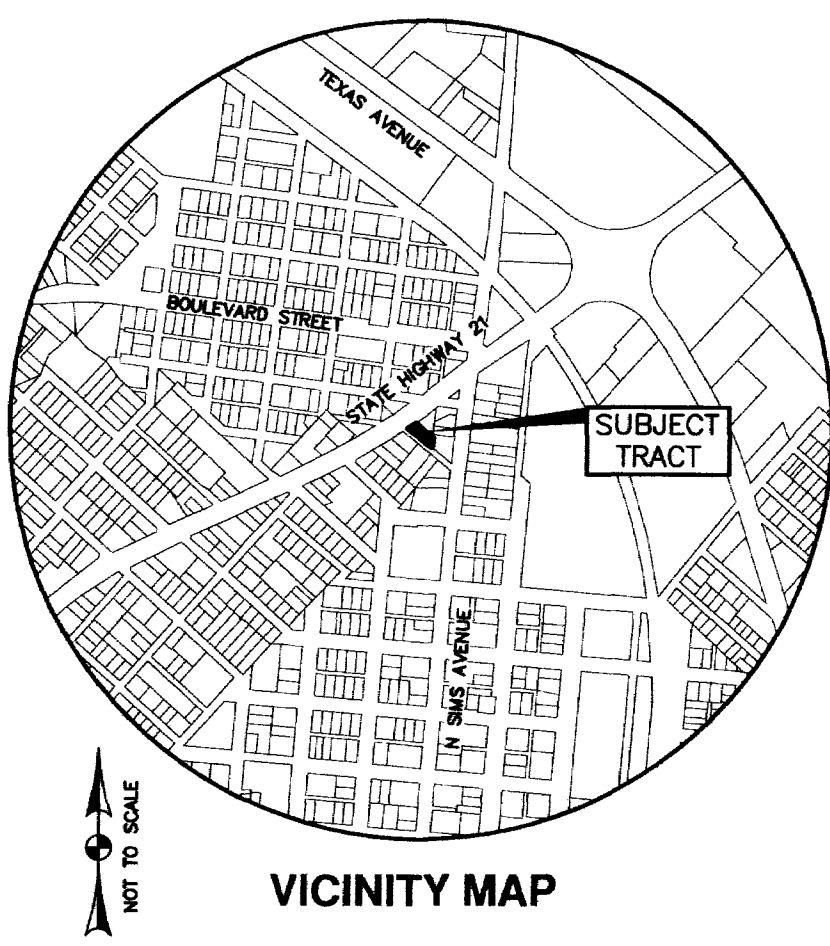
CERTIFICATION BY THE COUNTY CLERK
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Karen McQueen, County Clerk in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office this 30 day of December, 2014, in Volume 12447, Page 132e, Records of Brazos County, Texas, in Volume 12447, Page 132e.

Before me, the undersigned authority, on this day personally appeared Maria Esther Realegeno, 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 of office this 18th day of December, 2014.

APPROVAL OF THE PLANNING AND ZONING COMMISSION
 I, A.S. HICKLE, 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 & Zoning Commission of the City of Bryan on the 22nd day of December, 2014 and same was duly approved on the 22nd day of December, 2014 by said Commission.

APPROVAL OF THE PLANNING AND ZONING COMMISSION
 I, A.S. HICKLE, 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 & Zoning Commission of the City of Bryan on the 22nd day of December, 2014 and same was duly approved on the 22nd day of December, 2014 by said Commission.



REPLAT
 OF
 A PORTION OF LOTS 1, 2, 9 & 10, BLOCK 47
 OAK GROVE PARK ADDITION
 VOL. 38, PG. 398
 &
 A 14.3' STRIP - TABOR ADDITION
 (AN UNRECORDED SUBDIVISION)
 BEING A
FINAL PLAT
 OF
LOT 10R, BLOCK 47
OAK GROVE PARK ADDITION
0.28 ACRE

S. F. AUSTIN SURVEY, A-62
 BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
 MARIA ESTHER REALEGENO
 1407 SAN JACINTO LANE
 BRYAN, TEXAS 77803

SCALE: 1"=20' OCTOBER, 2014

PREPARED BY:
 KLING ENGINEERING & SURVEYING (A DIVISION OF)
 CIVIL ENGINEERING CONSULTANTS
 4101 S. TEXAS AVE. STE. A + BRYAN, TX + PH. 979/846-6212