

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS )
COUNTY OF BRAZOS )
I, JUAN C. SERRATO, OWNER OF THE LAND CONVEYED TO ME BY DEED RECORDED IN VOL. 15321, PG. 282, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, AND WHICH IS DESIGNATED HEREIN AS THE FINAL PLAT OF LOTS 4A, 4B, 4D AND 4D. OAK GROVE PARK ADDITION No. 2, HEREBY DEDICATE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR THE PURPOSE AND CONSIDERATION HEREIN IDENTIFIED.

OWNER: Juan C. Serrato

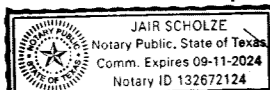
LIEN HOLDER (IF ANY)

STATE OF TEXAS )
COUNTY OF BRAZOS )

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Juan Serrato 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 PURPOSES HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS 12 DAY OF July, 2023.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS



APPROVAL OF THE CITY PLANNER

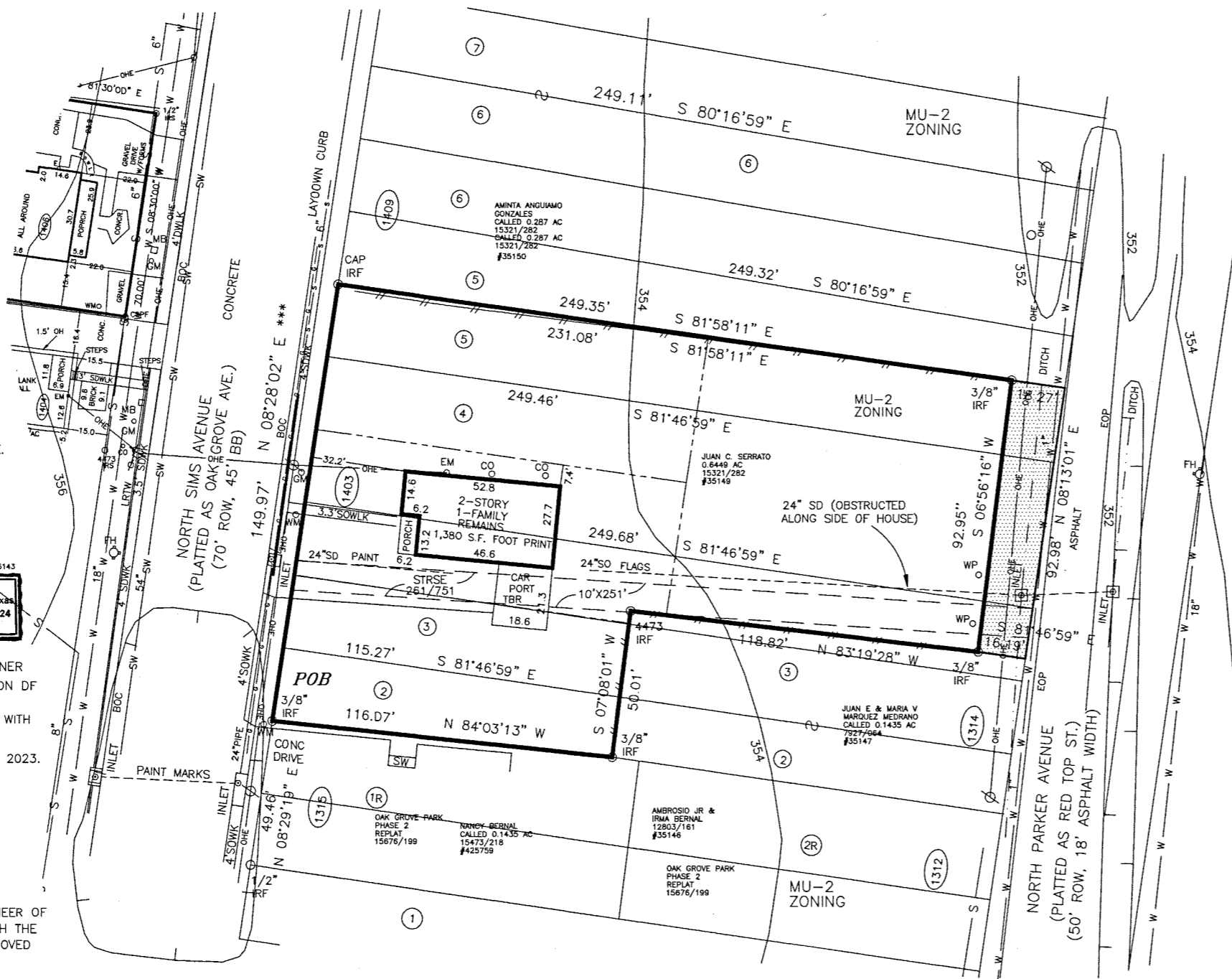
I, Madia Zianaman, THE UNDERSIGNED CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN HEREBY CERTIFIES THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODE OF ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE 17th DAY OF July, 2023.

CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE CITY ENGINEER

I, W. Paul Kayman, THE UNDERSIGNED CITY ENGINEER OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES OF ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE 17th DAY OF July, 2023.

CITY ENGINEER, BRYAN, TEXAS



EXISTING PLAT VOL. 38, PG. 640

METES AND BOUNDS DESCRIPTION

BEING A D.6449-ACRE TRACT OR PARCEL OF LAND LYING IN AND BEING PARTS ALL OF LOT 4 AND PARTS OF LOTS 5, 2 AND 3, OAK GROVE PARK ADDITION No. 2, AN ADDITION TO THE CITY OF BRYAN, TEXAS, PLATTED AND RECORDED IN VOLUME 38, PAGE 640, DEED RECORDS, BRAZOS COUNTY, TEXAS, AND SAID D.6449-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD FOUND MARKING THE NORTHERNMOST CORNER OF LOT 1R, REPLAT OF THE SOUTH ONE HALF OF LOT 2 AND THE NORTH ONE HALF OF LOT 1, OAK GROVE PARK ADDITION NO.2, SAID REPLAT BEING RECORDED IN VOLUME 15676, PAGE 199, OFFICIAL RECORDS, BRAZOS COUNTY, TX, SAID ROD BEING LOCATED ON THE EASTERLY RIGHT OF WAY LINE OF NORTH SIMS AVENUE, A 70'-WIDE CITY OF BRYAN ROAD RIGHT OF WAY, AND FURTHERMORE SAID ROD BEING LOCATED 2,381.44' - N 69°49'32" E FROM THE CITY OF BRYAN GPS MON. 117;

THENCE N 08°28'02" E ALONG SAID EASTERN RIGHT OF WAY LINE OF NORTH SIMS AVENUE, ORIGINALLY PLATTED AS OAK GROVE AVENUE, FOR A DISTANCE OF 149.97' TO A CAPPED IRON ROD FOUND HALF WAY INTO THE EASTERN HALF WIDTH OF LOT 5, OF SAID OAK GROVE PARK ADDITION NO. 2;

THENCE S 81°58'11" E THROUGH SAID LOT 5 FOR A DISTANCE OF 231.08' TO A 3/8" IRON ROD FOUND, 18.27' SHORT OF THE PLATTED WESTERN RIGHT OF WAY LINE OF NORTH PARKER AVENUE, A 50'-WIDE CITY OF BRYAN ROAD RIGHT OF WAY,

THENCE S 06°56'16" W ALONG THE CITY OF BRYAN OCCUPIED WEST RIGHT OF WAY LINE OF NORTH PRESTON TO A 3/8" IRON ROD FOUND LOCATED 16.19' N 81°46'59" W FROM THE PLATTED WESTERN RIGHT OF WAY LINE OF NORTH PARKER AVENUE, SAID ROD MARKING THE NORTHERN BOUNDARY LINE OF THE JUAN AND MARIA MARQUEZ MEDRANO TRACT, CALLED D.1435 ACRE, RECORDED IN VOLUME 7927, PAGE D54, OFFICIAL RECORDS, BRAZOS COUNTY;

THENCE N 83°19'28" W, THROUGH LOT 3, OF SAID OAK GROVE PARK ADDITION No. 2, FOR A DISTANCE OF 118.82' TO A 1/2" IRF, CAP 4473, MARKING THE WESTERNMOST CORNER OF SAID MARQUEZ MEDRANO TRACT;

THENCE S 07°08'01" W FOR A DISTANCE OF 50.01' TO A 3/8" IRON ROD FOUND ON THE NORTHERN BOUNDARY LINE OF THE ABOVE REFERENCED LOT 1R, REPLAT OF THE SOUTH ONE HALF OF LOT 2 AND THE NORTH ONE HALF OF LOT 1, OAK GROVE PARK ADDITION NO.2;

THENCE S 84°03'13" W, ALONG THE NORTH BOUNDARY LINE OF SAID LOT 1R FOR A DISTANCE OF 116.07' TO THE POINT OF BEGINNING CONTAINING D.6449-ACRE OF LAND MORE OR LESS.

NOTES ON NORTH PARKER AVENUE (STREET ROW)

- 1. THE PROPERTY SUBJECT OF THIS REPLAT HAS BEEN CONVEYED WITH TITLE AT LEAST TWICE IN ITS CURRENT CONFIGURATION.
2. THE CITY OF BRYAN HAS OCCUPIED THIS TRACT AND INSTALLED ALL THE IMPROVEMENTS SHOWN HEREON.
3. AT THE MOMENT IT IS NOT CLEAR HOW THE CITY CAME ABOUT TO OCCUPY AND DEVELOP THIS PORTION OF LAND.
5. THE OWNER OF THE TRACT BEING REPLATTED CANNOT AND DOES NOT CLAIM OWNERSHIP OF THE PORTION ALREADY OCCUPIED BY THE CITY.

NOTES ON THE STORM LINE TRAVERSING THIS TRACT

- 1. CITY OF BRYAN PUBLIC WORKS DEPT FLAGGED/PAINTED PARTIALLY THE LOCATION OF THE UNDERGROUND STORM LINE. THERE IS AN UNEXPLAINED GAP IN THE MARKS THAT COULD MEAN LINE OBSTRUCTION OR POSSIBLE EXISTENCE OF TWO UNRECORDED BENDS.
2. CITY OF BRYAN ENGINEERING DEPT DOES NOT SHOW THIS LINE IN ITS RECORDS.
3. STORM SEWER EASEMENT IN 261/751 IS NOT WELL DEFINED AND THE PIPE DOES NOT APPEAR TO FULLY LIE WITHIN THE EASEMENT AREA.

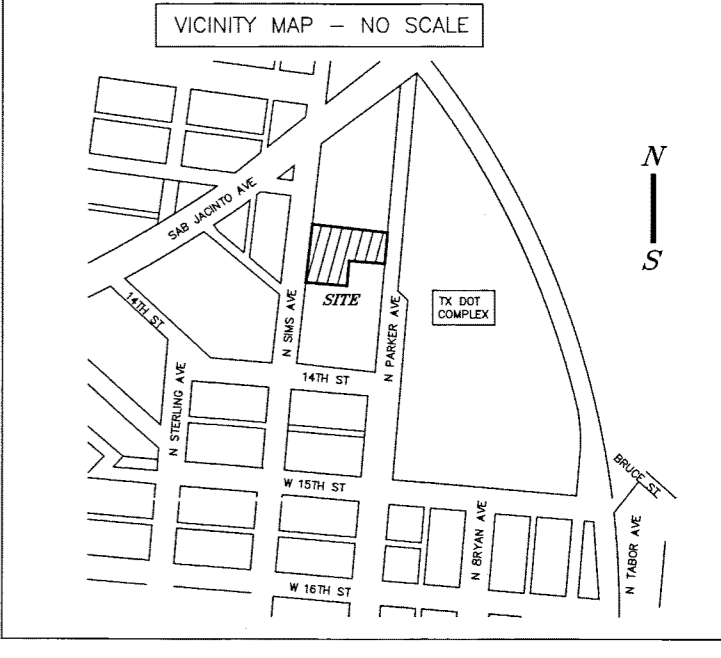
UTILITIES SERVICE CONNECTIONS

- 1. LOTS 4A AND 4B WILL CONTINUE TAKING SAN. SEWER AND WATER CONNECTIONS AS DOES THE HOUSE AT 1403 NORTH SIMS AVE.
2. LOT 4C WILL TAKE SANITARY SWR BY EXTENDING THE EXISTING 6" SEWER LINE 65' TO INSIDE ITS NORTHWEST CORNER AT A MIN 0.5% GRADE. THE CITY WILL EXTEND THE LINE BUT THE DEVELOPER WILL PAY FOR IT.
3. THE CITY WILL BE RESPONSIBLE FOR THE NEW SEWER TAPS BUT THE COST OF THE HE LONG SERVICE FROM NORTH SIMS TO LOT 4C WILL BE BORN BY THE DEVELOPER.
4. LOT 4C WILL TAKE WATER SERVICE FROM THE 18" H2O LINE ON THE WEST SIDE OF NORTH SIMS AVE.
5. LOT 4D WILL TAKE WATER SERVICE FROM THE 18" H2O LINE ON THE EAST SIDE OF NORTH PARKER AVE.
6. THE PRECEDING HAS BEEN REVIEWED BY THE CITY PUBLIC WORKS DEPARTMENT AND HAS BEEN ACCEPTED.

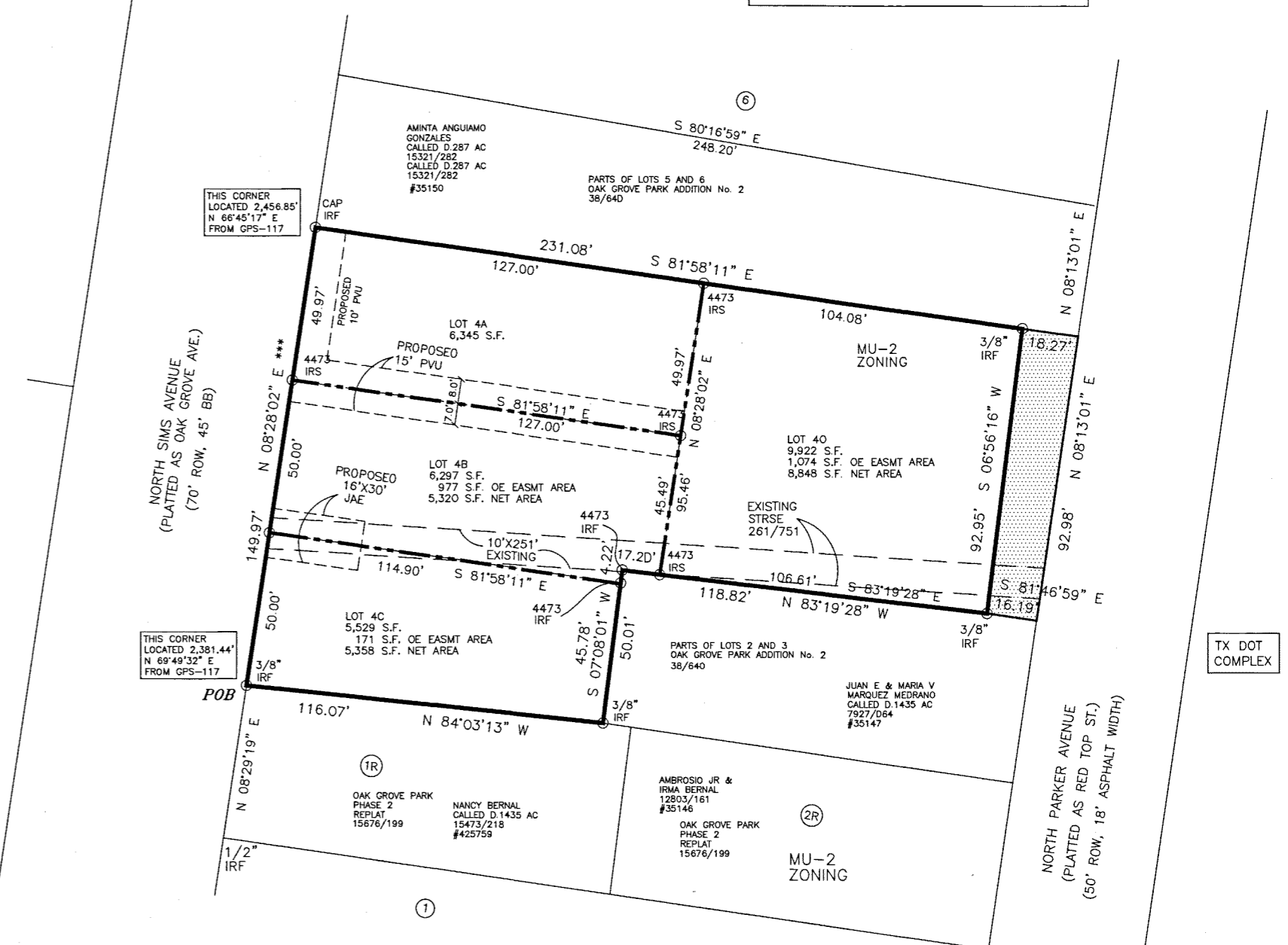
LEGEND table listing symbols for IR (Iron Rod), IP (Iron Pipe), 4473 (Surveyor's #), S (Set), F (Found), ROW (Right of Way), EOP (Edge of Pavement), WM (Water Meter), OHE (Overhead Electrical), PP (Power Pole), MH (San SWR Manhole), MB (Mail Box), FH (Fire Hydrant), STRE (Storm Sewer Easement), S-S (Sanitary Sewer Line), C-W (Cosmetic Water Line), G (Gas Line), C-SPN (Cotton Spindle as Marker), O-CP (Olefin Lot Number), P (Proposed Replat Lot Lines), JAE (Joint Access Easement), TBR (To Be Removed), PU (Private Utility Easement)

GENERAL NOTES
1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. TOTAL AREA = 0.6449 ACR.
3. TOTAL AREA = 0.6449 ACR.
4. BASE LINE, NOTED WITH \*\*\* IS THE N.W. BOUNDARY OF OAK GROVE PARK SUBDIVISION No.2 MARKED BY 2 IRFS MARKING THE CURRENT N.W. BOUNDARY OF THE SUBJECT OF REPLAT.
5. BUILDING SETBACK LINES SHALL APPLY ACCORDING TO SECTION 62-161 FOR RD-5 ZONING.
6. THIS PROPERTY DOES NOT LIE WITHIN A REGULATORY 100-YR FLOOD PLAIN PER FEMA FIRM PANEL 48041C D195E DATED MAY 16, 2012.
7. TOPOGRAPHIC CONTOURS OBTAINED FROM THE CITY OF BRYAN'S RECORDS.
8. GEODESIC LOCATION: TEXAS STATE PLANE COORDINATES, CENTRAL ZONE:
CITY OF BRYAN GPS-117
N- 1D,234,456.751' NAD 83
W- 3,538,782.775' NAD 83
EL- 338.00' NAVD 88

ZONING NOTE
LOTS 4A, 4B AND 4C RECEIVED LOT AREA VARIANCES VIA CASE NO. PV23-15
APPROVED BY THE PLANNING AND ZONING COMMISSION ON THURSDAY JULY 6, 2023



ELECTRIC UTILITY NOTE
NO ELECTRIC EASEMENTS ARE BEING PROPOSED WITH THIS REPLAT.



PROPOSED FINAL PLAT

FINAL PLAT OF LOTS 4A, 4B, 4C, AND 4D OAK GROVE PARK ADDITION No. 2

1403 NORTH SIMS AVENUE

Table with 4 columns: OWNER/DEVELOPER (Juan C. Serrato), AREA (0.6449 ACRE (28,093 S.F.)), DATE (March 3, 2023), PROJECT (9-22). Includes details on approvals, revisions, and sheet information.

CERTIFICATION OF THE COUNTY CLERK

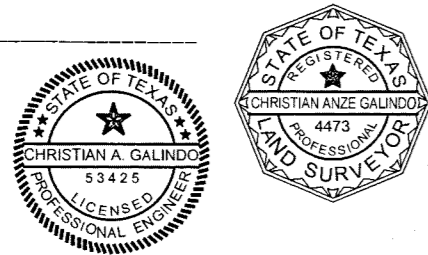
STATE OF TEXAS )
COUNTY OF BRAZOS )
COUNTY, DO HEREBY CERTIFY AUTHENTICATION WAS FILED
On: 7/18/2023 12:41:54 PM
In the PLAT Records
Doc Number: 2023-1507178
Volume - Page: 18740-227
Number of Pages: 1
Amount: 73.00
Order#: 20230716000072
By: VE
Karee McQueen by Victoria Elliott



CERTIFICATE OF THE SURVEYOR AND ENGINEER

STATE OF TEXAS )
COUNTY OF BRAZOS )
I, CHRISTIAN A. GALINDO, LICENSED PROFESSIONAL ENGINEER No. 53425, AND REGISTERED PROFESSIONAL LAND SURVEYOR No. 4473, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT WITH THE SURVEY, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY, THAT MONUMENTS WERE PLACED ON THE GROUND UNDER MY SUPERVISION AND THAT THE METES AND BOUNDS DESCRIBING THE SUBDIVISION DESCRIBE A CLOSED GEOMETRIC FORM.

CHRISTIAN A. GALINDO, P.E., R.P.L.S.
DATE: MARCH 18, 2023



GALINDO ENGINEERS AND PLANNERS, INC.
3107 ROLLONG GLEN BRYAN, TEXAS 77807 979-846-8868
FIRM LICENSES: ENGINEERING F-1799, SURVEYING 100269-00