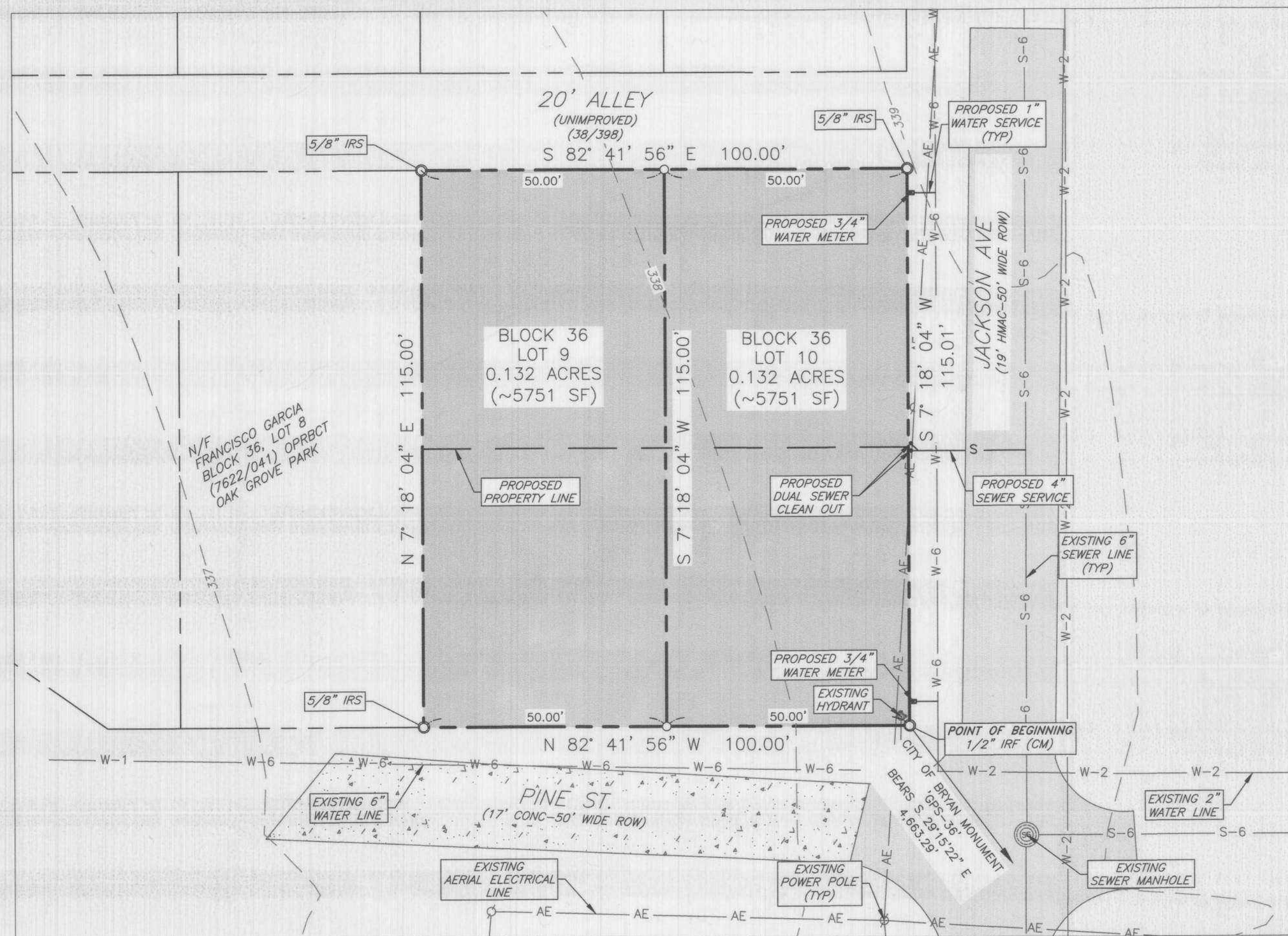
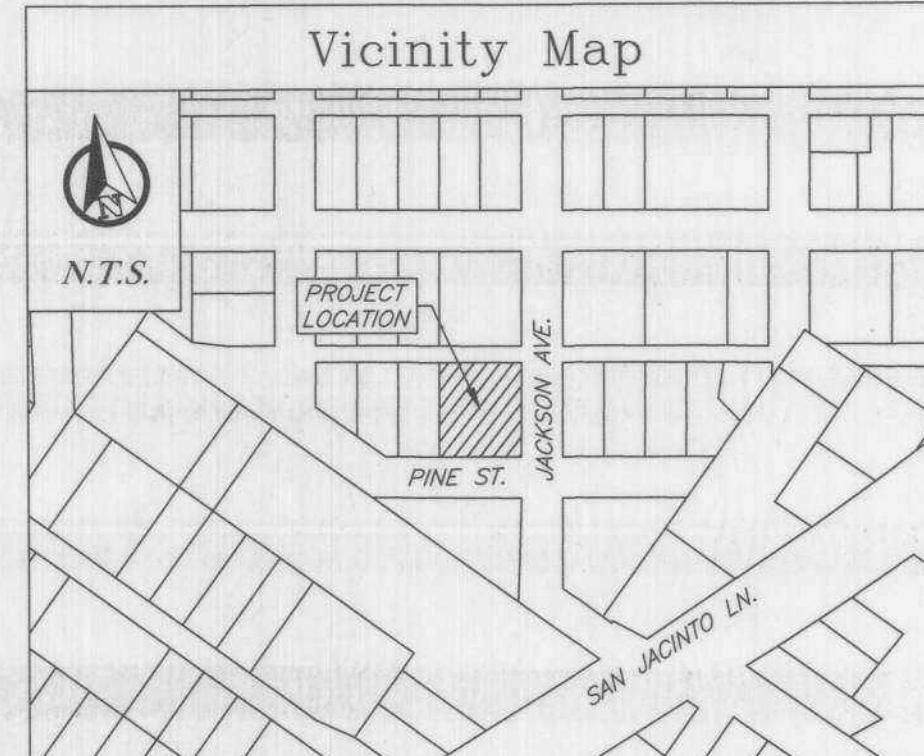
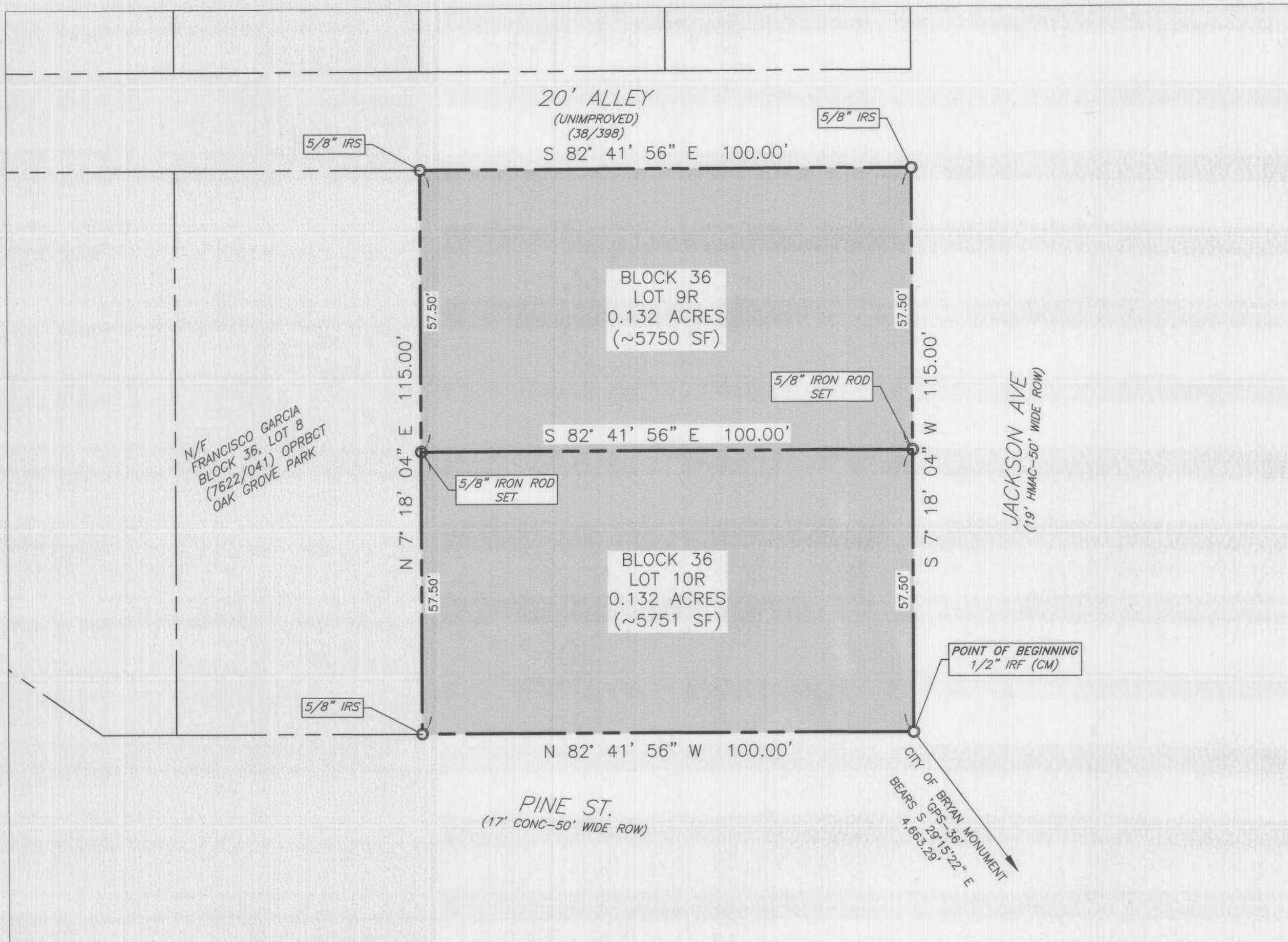


ORIGINAL PLAT  
(38/398 B.C.D.R.)



REPLAT



General Notes:

- The purpose of this replat is to reconfigure the orientation on Lots 9 & 10 to front Jackson Avenue.
- Bearing system shown hereon is based on the Texas Coordinate System of 1983, central zone (4203), grid North as established from GPS observation using the Leica Smartnet NAD83 (NAD2011) EPOCH 2010 multi-year CORS Solution 2 (MYCS2).
- This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0195E, revised to reflect LOMR, effective May 18, 2012.
- 5/8" Iron rods with Orange plastic cap stamped "CARLOMAGNO RPLS 1562" will be set at all angle points and lot corners unless otherwise stated.
- This property is zoned Residential District 5000 (RD-5).
- All minimum building setbacks shall be in accordance with the Bryan Code of Ordinances.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Juan Sanchez, owner and developer of the land shown on this plat, and designated herein as Block 36, Lots 9 & 10. Subdivision, a subdivision to the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed.

Juan Sanchez  
Owner

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Juan Sanchez, known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 9 day of September, 2025.

Brittany Gomez  
Notary Public, Brazos County, Texas



CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Dante Carlomagno, Registered Professional Land Surveyor No. 1562, 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.

Dante Carlomagno  
Dante Carlomagno, R.P.L.S. No. 1562



APPROVAL OF THE CITY ENGINEER

I, Jayson Baskin, 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 14th day of September, 2025.

Jayson Baskin  
City Engineer, Bryan, Texas

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 14th day of September, 2025.

Martin Zimmermann  
City Planner  
Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 9/22/2025 3:10:08 PM  
In the PLAT Records

Doc Number: 2025-1567778  
Volume-Page: 20112-173  
Number of Pages: 1  
Amount: 72.00  
Order#: 20250912000102  
By: SR



Karen McQueen  
County Clerk, Brazos County, Texas  
By: Heaven Ray

METES AND BOUNDS DESCRIPTION  
OF A 0.264 ACRES TRACT  
OUT OF THE  
STEPHEN F. AUSTIN SURVEY NO. 9, A-62  
BRAZOS COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 0.264 ACRES, OUT OF THE STEPHEN F. AUSTIN SURVEY NO. 9, A-62, LOCATED IN BRAZOS COUNTY, TEXAS, ALSO BEING ALL OF LOT 9 (LOT 9) AND LOT 10 (LOT 10), BLOCK 36, OF THE OAK GROVE PARK ADDITION (OAK GROVE PARK), AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 38, PAGE 398 OF THE BRAZOS COUNTY DEED RECORDS (B.C.D.R.), THE SAID 0.264 ACRES TRACT BEING THE SAME TRACT OF LAND AS SHOWN ON THE PLAT OF SURVEY PREPARED BY CARLOMAGNO SURVEYING, INC., HAVING THE FILE NAME 25028.DWG AND BEING MORE PARTICULARLY DESCRIBED AND FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE SAID LOT 10, ALSO BEING A POINT ALONG THE WEST RIGHT-OF-WAY LINE OF JACKSON AVENUE, A 50 FOOT RIGHT-OF-WAY, ALSO BEING A POINT ALONG THE NORTH RIGHT-OF-WAY LINE OF PINE STREET, A 50 FOOT RIGHT-OF-WAY;

THENCE ALONG THE COMMON LINE OF THE SAID LOT 10 AND THE RIGHT-OF-WAY OF THE SAID PINE STREET, NORTH 82°41'56" WEST, A DISTANCE OF 50.00 FEET PASSING THE SAID LOT 10, AND CONTINUING ALONG THE COMMON LINE OF THE SAID LOT 9 AND THE RIGHT-OF-WAY OF THE SAID PINE STREET, FOR A TOTAL DISTANCE OF 100.00 FEET TO A 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "CARLOMAGNO RPLS 1562" SET FOR THE SOUTHWEST CORNER OF THIS TRACT, ALSO BEING THE SOUTHWEST CORNER OF THE SAID LOT 9, ALSO BEING A POINT ALONG THE NORTH RIGHT-OF-WAY LINE OF THE SAID PINE STREET, ALSO BEING THE SOUTHEAST CORNER OF LOT 8 (LOT 8), BLOCK 36, OF THE SAID OAK GROVE PARK;

THENCE ALONG THE COMMON LINE OF THE SAID LOT 9 AND THE SAID LOT 8, NORTH 07°18'04" EAST, A DISTANCE OF 57.50 FEET PASSING A 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "CARLOMAGNO RPLS 1562" SET, AND CONTINUING FOR A TOTAL DISTANCE OF 115.00 FEET TO A 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "CARLOMAGNO RPLS 1562" SET FOR THE NORTHWEST CORNER OF THIS TRACT, ALSO BEING THE NORTHWEST CORNER OF THE SAID LOT 9, ALSO BEING THE NORTHEAST CORNER OF THE SAID LOT 8, ALSO BEING A POINT ALONG THE SOUTH BOUNDARY LINE OF A 20 FOOT ALLEY (ALLEY), IN BLOCK 36, OF THE SAID OAK GROVE PARK, FROM WHICH A 1" IRON ROD FOUND FOR REFERENCE BEARS: NORTH 08°59'00" EAST, A DISTANCE OF 10.24 FEET;

THENCE ALONG THE COMMON LINE OF THE SAID LOT 9 AND THE SAID ALLEY, SOUTH 82°41'56" EAST, A DISTANCE OF 50.00 FEET PASSING THE SAID LOT 9, AND CONTINUING ALONG THE COMMON LINE OF THE SAID LOT 10 AND THE SAID ALLEY FOR A TOTAL DISTANCE OF 100.00 FEET TO A 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "CARLOMAGNO RPLS 1562" SET FOR THE NORTHEAST CORNER OF THIS TRACT, ALSO BEING THE NORTHEAST CORNER OF THE SAID LOT 10, ALSO BEING THE SOUTHEAST CORNER OF THE SAID ALLEY, ALSO BEING A POINT ALONG THE WEST RIGHT-OF-WAY LINE OF THE SAID JACKSON AVENUE, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS: NORTH 06°29'27" EAST, A DISTANCE OF 10.01 FEET;

THENCE ALONG THE COMMON LINE OF THIS TRACT AND THE SAID JACKSON AVENUE, SOUTH 07°18'04" WEST, A DISTANCE OF 57.50 FEET PASSING A 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "CARLOMAGNO RPLS 1562" SET, AND CONTINUING FOR A TOTAL DISTANCE OF 115.00 FEET TO THE PLACE OF BEGINNING CONTAINING 0.264 ACRES.

ANNOTATIONS:

ROW- Right-of-Way  
HMAC- Hot mix Asphaltic concrete  
DRBCT- Deed Records Of Brazos County, Texas  
ORBCT- Official Records Of Brazos County, Texas  
OPRBCT- Official Public Records Of Brazos County, Texas  
()- Record information  
(CM)- Controlling Monument used to establish property boundaries  
PUE- Public Utility Easement  
TYP- Typical  
N/F- Now or Formerly

Final Plat

Oak Grove Park  
Block 36, Lots 9R & 10R  
0.264 acres

Being a Replat of a 0.264 acre tract,  
being all of Lot 9 & 10  
Oak Grove Park  
Volume 38, Page 398 B.C.D.R.  
Stephen F. Austin No. 9, A-62  
Bryan, Brazos County, Texas  
July 2025

Scale 1:20

Owner:  
Juan Sanchez  
1158 Cottage Grove Cir  
Bryan, TX, 77801

Surveyor:  
Carlomagno Surveying, Inc.  
2651 Boonville Rd. Unit 140  
Bryan, TX 77808  
979-775-2873  
TBPELS #100348-00  
Proj #---

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