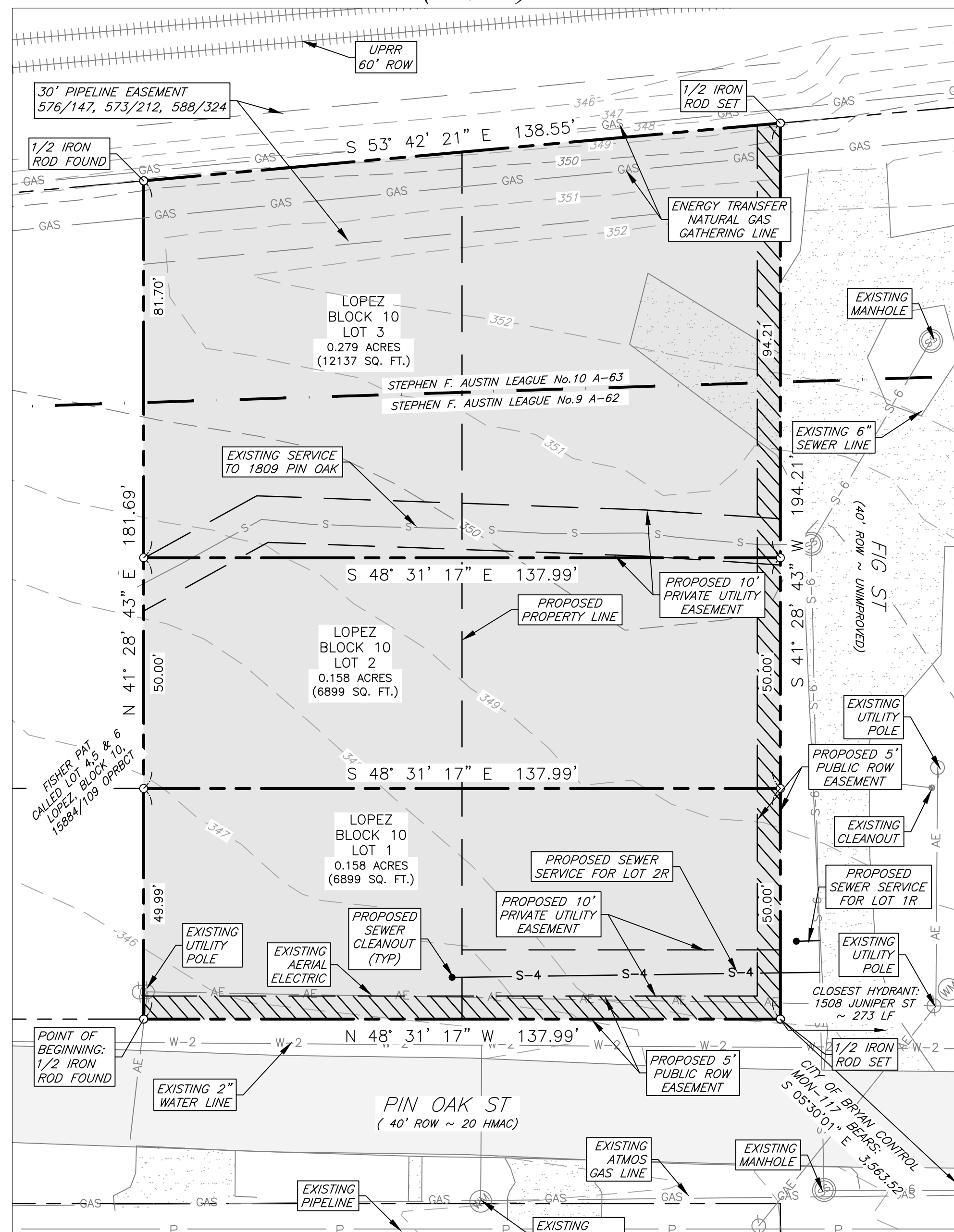
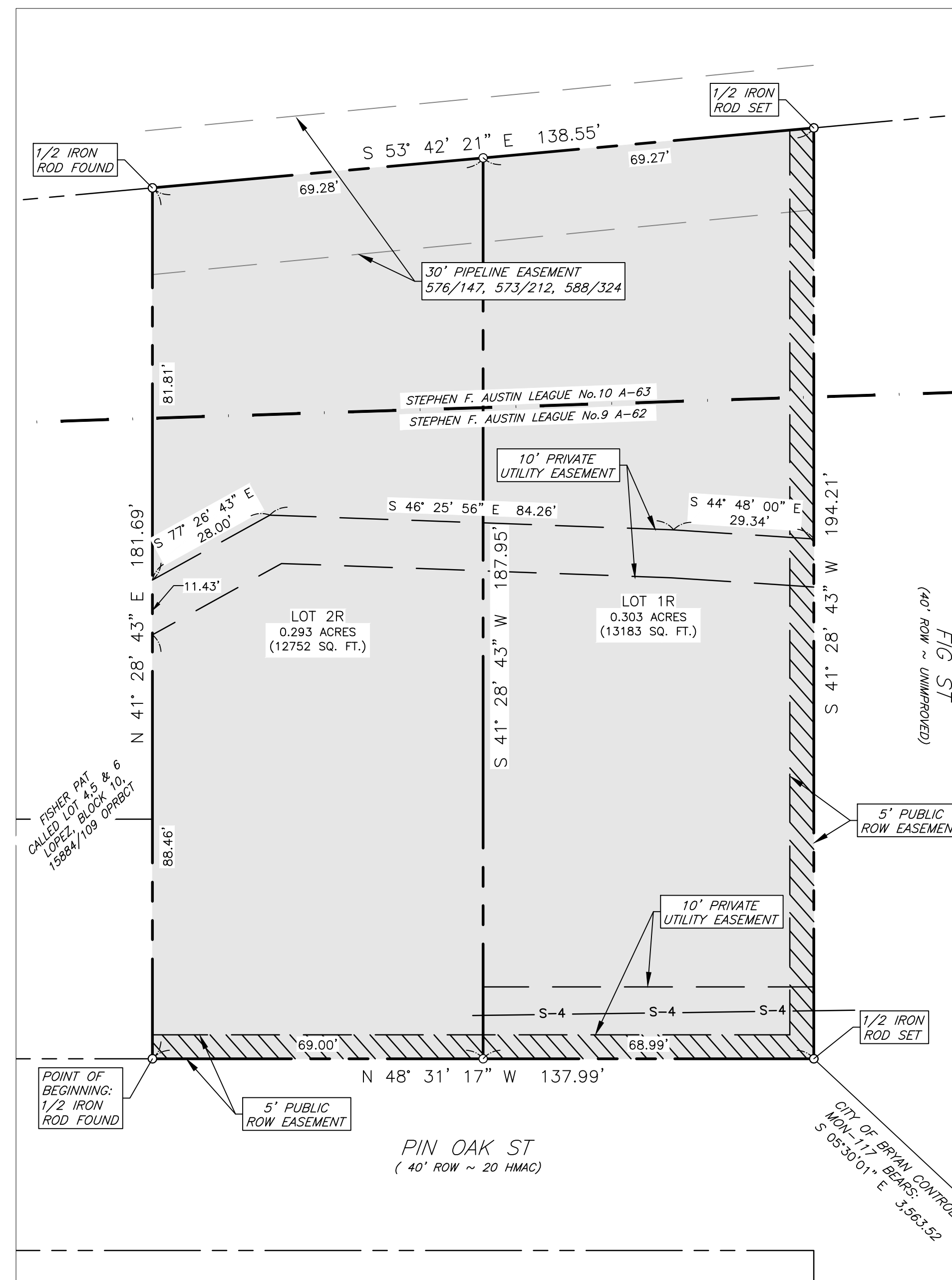


ORIGINAL PLAT
(125/415)



REPLAT



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 Deeds Records of Brazos County in Volume 125, Page 415, and designated herein as Lopez Addition, Block 10, Lots 1R and 2R, 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 ____ day of _____, 2022.

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, _____, 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 ____ day of _____, 2022.

City Planner
Bryan, Texas

APPROVAL OF 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 ____ day of _____, 2022.

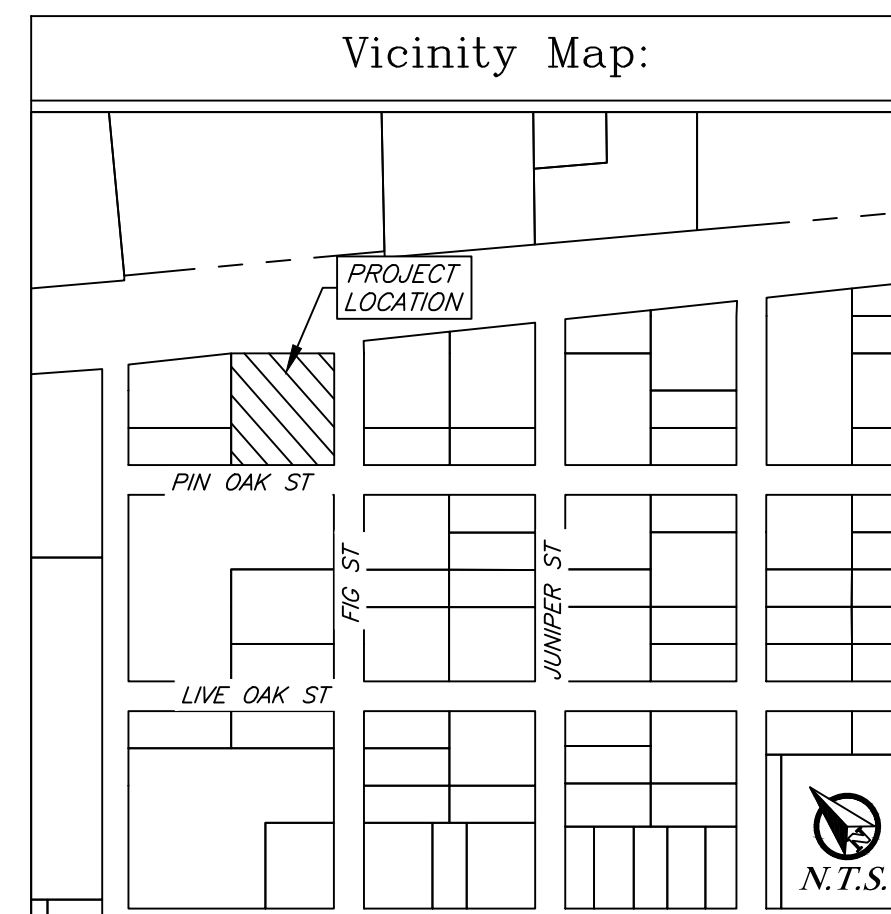
City Engineer, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

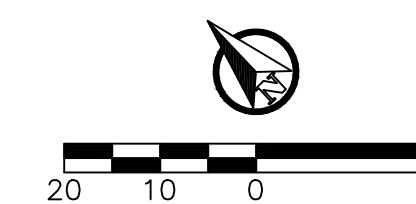
I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the ____ day of _____, 2022, in the Official Records of Brazos County in Volume ____ Page ____.

County Clerk, Brazos County, Texas



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 1.000161781618 (Calculated Using GEOID12B).
- 1/2" Iron rods with Yellow plastic cap stamped "KERR 4502" 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. 48041C0165E, 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.



FINAL PLAT

Lopez Addition
Block 10, Lots 1R & 2R

Being a Replat of
Lopez Addition
Block 10, Lots 1-3 - 0.595 Acres
Bryan, Brazos County, Texas
Jan 2023

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

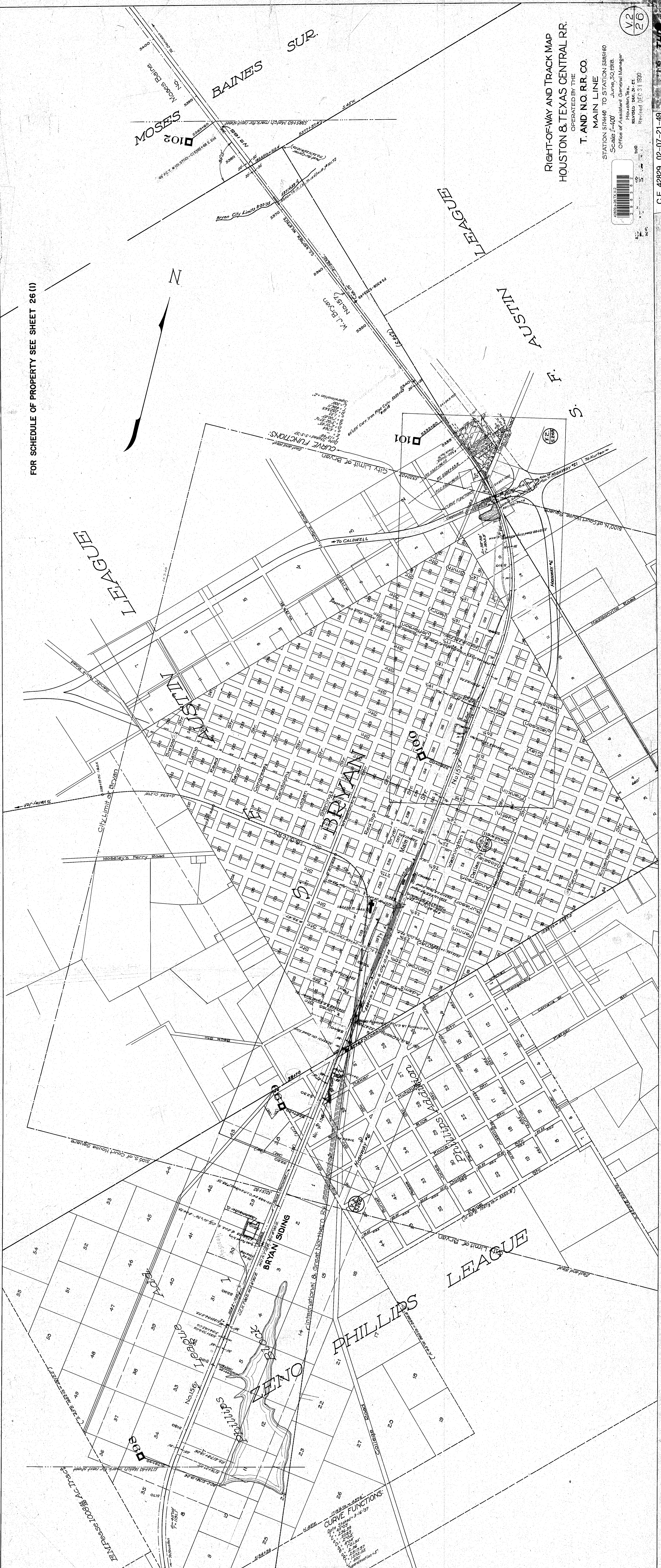
Surveyor:
Kerr Surveying LLC
409 N. Texas Ave
Bryan, TX 77803
979-268-3195
TBPELS #10018500
Project # 20-587

Engineer:
I4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-4567
TBPE F-9051



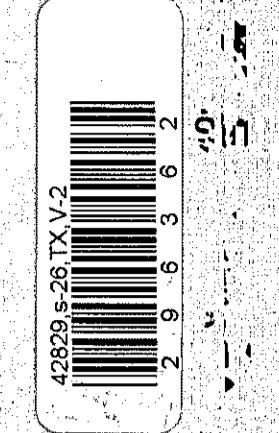
JME Project # 20-083
Lopez-Repalt-1_#2.dwg
1/11/23
I4 Engineering

FOR SCHEDULE OF PROPERTY SEE SHEET 26 (I)



RIGHT-OF-WAY AND TRACK MAP
 HOUSTON & TEXAS CENTRAL RR.
 OPERATED BY THE
 MAIN LINE
 T. AND N. O. R. R. CO.

STATION 5174+0 TO STATION 5265+0
 Scale 1"=400' June, 30, 1918.
 Office of Assistant General Manager
 Houston, Tex.
 REVISED DEC. 31, '17.
 REVISIONS
 1. 100' 100' 100' 100' 100'
 2. 100' 100' 100' 100' 100'
 3. 100' 100' 100' 100' 100'
 4. 100' 100' 100' 100' 100'
 5. 100' 100' 100' 100' 100'



V.2
 26

C.E. 42829 02-07-21-49

CURVE FUNCTIONS:
 Date Surveyed - 3-16-17
 1. 236.09
 2. 236.09
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 93. 236.09
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 99. 236.09
 100. 236.09

SCHEDULE OF PROPERTY FOR SHEET 26

NUMBER	LTR.	GRANTOR	GRANTEE	INSTRUMENT	DATE	RECORD	CUSTODY NUMBER		AREA ACRES	A. F. E.	REMARKS
							S.P.	H. & T.C.			
156									12.100		Held by prescription. From Station 5174+40 to 5237+65.
157		W. J. Brayon	H & T.C.	Deed		Bk. F. Pg. 86, March 10, 1860		528	19.050		From Station 5238+70 to 5377+57.
165		Moses Baine	H & T.C.	Deed		Bk. H. Pg. 109, March 27, 1867		534	1.840		From Station 5377+57 to 5385+60.
166		W.D. Ross	H & T.C.	Deed		July 27, 1926		544	0.973		From Station Opposite 5322+80 to 5330+50. See Note No. 1.
un166	A	H & T.C.	Brazos County	Easement	June 11, 1930			544A		30116-1930	Grants 0.973 acs. for highway purposes.
un166	B	H & T.C.	J.D. Love	Deed	October 7, 1930			544B		30243-1930	0.323 acs. disposed of shown hatched.
un166	C	T.B.N.O.	Brazos County Cooperative Association	Deed	September 19, 1961			544C		W.O. 810800	2.190 acs. disposed of shown hatched.
un166	DE	S.P. Tpm. Co.	Producer's Cooperative Association	Warranty	July 2, 1992	Vol. 1555 P.268, July 1992	68890			3-92561-1992	1.018 acs. disposed of shown hatched as follows: 0.907 acs. in Par. 166 (Tr."D") and 0.111 acs. previously sold by deed 544C (Tr."E"). Mineral rights reserved.
un166	F	S.P. Tpm. Co.	Dabbs Oil Co.	Warranty	July 27, 1992	Vol. 1561 P.136, July 30, 1992	68884			3-92516-1992	1.807 acs. disposed of shown hatched. Mineral rights reserved.
un166	G	S.P. Tpm. Co.	Dabbs Oil Co.	Easement	May 1, 1992		f/w68884				Grants 0.008 acs. for encroachment purposes.

NOTES

Note No. 1 : 6.200 acs. acquired as Par. 166, disposes as follows: 0.323 acs. by deed 544B (Tr."B"), 2.190 acs. by deed 544C (Tr."C"), 0.907 acs. by deed 68890 (Tr."D"), 1.807 acs. by deed 68884 (Tr."E").

SOUTHERN PACIFIC TRANSPORTATION COMPANY

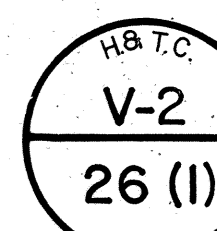
SCHEDULE OF PROPERTY

BRAZOS COUNTY, TEXAS

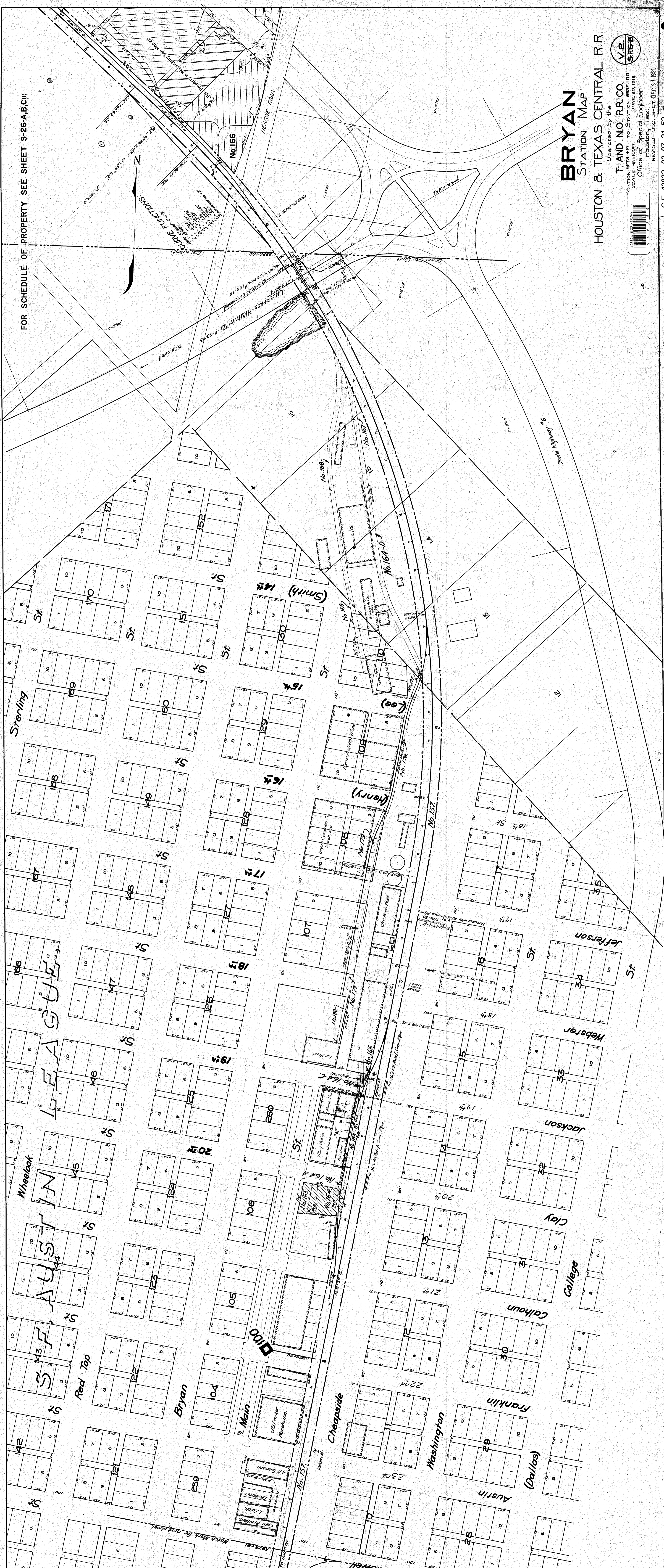
VALUATION DEPARTMENT, SAN FRANCISCO, CALIFORNIA

FORMER HOUSTON & TEXAS CENTRAL RAILROAD COMPANY

C.E. 42830 02-07-21-50

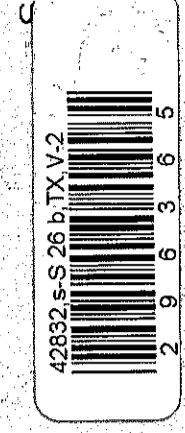


FOR SCHEDULE OF PROPERTY SEE SHEET S-26-AB,C(1)



BRYAN
STATION MAP
HOUSTON & TEXAS CENTRAL R.R.

Operated by the
T. AND N.O. R.R. CO.
 V.2
 S.26-B
 STATION 5673 +21 TO STATION 5532 +00
 SCALE HORIZ. TO VERT. 1" = 100 FT.
 Office of Special Engineer
 Houston, Tex.
 REVISED DEC. 31-27. DEC. 31 1930



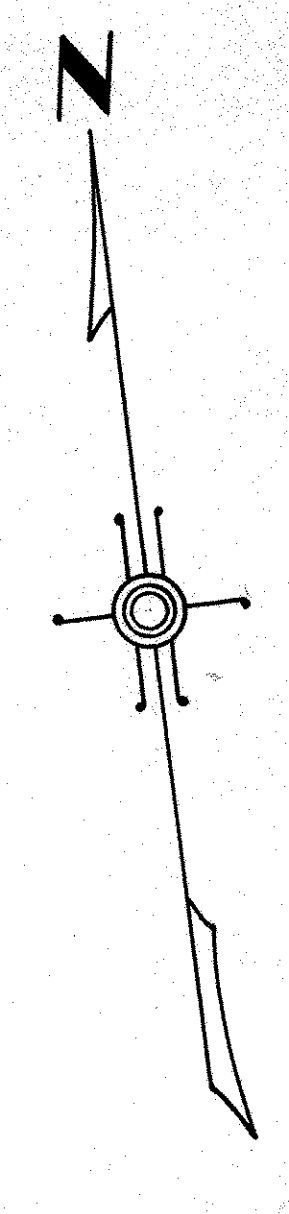
S. F. AUSTIN NO. 9
ZENO PHILLIPS LEAGUE

ADDITIONAL

ROAD

LEONARD

FOR SCHEDULE OF PROPERTY SEE SHEET S-26-ABC(1)



Robert L. Culler
11.5 Ac.
40

Joe B. Hurdline
3.84 Ac.
39

38

37

36

Sinclair Refining Co.
21.21 Ac.

33

34

LEAGUE
K & B GOLF DRIVING RANGE

32

33

34

35

M. H. Frank
3.889 Ac.
31

Mrs. L. Nathan
5.76 Ac.
32

33

34

35

W. H. Frank
1.05 Ac.
30

Mrs. L. Nathan
5.76 Ac.
32

33

34

35

Ed Medlicock
3.84 Ac.
29

Mrs. L. Nathan
5.76 Ac.
32

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34

35

Max C. Schwartz
3.84 Ac.
28

Mrs. L. Nathan
5.76 Ac.
32

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W. H. Frank
1.05 Ac.
29

Mrs. L. Nathan
5.76 Ac.
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Ed Medlicock
3.84 Ac.
28

Mrs. L. Nathan
5.76 Ac.
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Max C. Schwartz
3.84 Ac.
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Mrs. L. Nathan
5.76 Ac.
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W. H. Frank
1.05 Ac.
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Mrs. L. Nathan
5.76 Ac.
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Ed Medlicock
3.84 Ac.
25

Mrs. L. Nathan
5.76 Ac.
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Max C. Schwartz
3.84 Ac.
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Mrs. L. Nathan
5.76 Ac.
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W. H. Frank
1.05 Ac.
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Mrs. L. Nathan
5.76 Ac.
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Ed Medlicock
3.84 Ac.
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Mrs. L. Nathan
5.76 Ac.
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Max C. Schwartz
3.84 Ac.
21

Mrs. L. Nathan
5.76 Ac.
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W. H. Frank
1.05 Ac.
20

Mrs. L. Nathan
5.76 Ac.
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Ed Medlicock
3.84 Ac.
19

Mrs. L. Nathan
5.76 Ac.
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Max C. Schwartz
3.84 Ac.
18

Mrs. L. Nathan
5.76 Ac.
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W. H. Frank
1.05 Ac.
17

Mrs. L. Nathan
5.76 Ac.
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Ed Medlicock
3.84 Ac.
16

Mrs. L. Nathan
5.76 Ac.
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Max C. Schwartz
3.84 Ac.
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Mrs. L. Nathan
5.76 Ac.
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W. H. Frank
1.05 Ac.
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Mrs. L. Nathan
5.76 Ac.
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Ed Medlicock
3.84 Ac.
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Mrs. L. Nathan
5.76 Ac.
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Max C. Schwartz
3.84 Ac.
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Mrs. L. Nathan
5.76 Ac.
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W. H. Frank
1.05 Ac.
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Mrs. L. Nathan
5.76 Ac.
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Ed Medlicock
3.84 Ac.
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Mrs. L. Nathan
5.76 Ac.
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Max C. Schwartz
3.84 Ac.
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Mrs. L. Nathan
5.76 Ac.
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W. H. Frank
1.05 Ac.
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Mrs. L. Nathan
5.76 Ac.
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Ed Medlicock
3.84 Ac.
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Mrs. L. Nathan
5.76 Ac.
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Max C. Schwartz
3.84 Ac.
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Mrs. L. Nathan
5.76 Ac.
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W. H. Frank
1.05 Ac.
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Mrs. L. Nathan
5.76 Ac.
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Ed Medlicock
3.84 Ac.
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Mrs. L. Nathan
5.76 Ac.
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Max C. Schwartz
3.84 Ac.
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Mrs. L. Nathan
5.76 Ac.
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W. H. Frank
1.05 Ac.
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Mrs. L. Nathan
5.76 Ac.
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Ed Medlicock
3.84 Ac.
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Mrs. L. Nathan
5.76 Ac.
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Max C. Schwartz
3.84 Ac.
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Mrs. L. Nathan
5.76 Ac.
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W. H. Frank
1.05 Ac.
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Mrs. L. Nathan
5.76 Ac.
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Ed Medlicock
3.84 Ac.
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Mrs. L. Nathan
5.76 Ac.
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Max C. Schwartz
3.84 Ac.
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Mrs. L. Nathan
5.76 Ac.
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W. H. Frank
1.05 Ac.
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Mrs. L. Nathan
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Ed Medlicock
3.84 Ac.
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Mrs. L. Nathan
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Max C. Schwartz
3.84 Ac.
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Mrs. L. Nathan
5.76 Ac.
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W. H. Frank
1.05 Ac.
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Mrs. L. Nathan
5.76 Ac.
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Ed Medlicock
3.84 Ac.
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Mrs. L. Nathan
5.76 Ac.
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Max C. Schwartz
3.84 Ac.
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Mrs. L. Nathan
5.76 Ac.
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W. H. Frank
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Mrs. L. Nathan
5.76 Ac.
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Ed Medlicock
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Mrs. L. Nathan
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Max C. Schwartz
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Mrs. L. Nathan
5.76 Ac.
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W. H. Frank
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Mrs. L. Nathan
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Ed Medlicock
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Mrs. L. Nathan
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Max C. Schwartz
3.84 Ac.
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Mrs. L. Nathan
5.76 Ac.
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W. H. Frank
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Mrs. L. Nathan
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Ed Medlicock
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Max C. Schwartz
3.84 Ac.
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Mrs. L. Nathan
5.76 Ac.
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W. H. Frank
1.05 Ac.
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Mrs. L. Nathan
5.76 Ac.
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Ed Medlicock
3.84 Ac.
0

Mrs. L. Nathan
5.76 Ac.
32

33

ORIGINAL SCHEDULE OF PROPERTY FOR SHEETS S-26-A, S-26-B, S-26-C

NUMBER	LTR.	GRANTOR	GRANTEE	INSTRUMENT	DATE	RECORD	CUSTODY NUMBER	AREA ACRES	A.F.E.	REMARKS
un. 157		S. P. Tpm. Co.	City of Bryan	Easement	Dec. 23, 1977		517			Grants use of 1.00 ac. for pedestrian walkway of E.S. 4263+53. Also shown on Maps 26-B, S-26B. Grants use of 3.30 ac. for street purposes. (Flintleather Rd.) Also shown on maps 25 & S-26C.
un. 158	A	S. P. Tpm. Co.	City of Bryan	Easement	Aug. 30, 1982		61973			

SCHEDULE OF PROPERTY FOR SHEET S-26-B										
un. 157		Southern Pacific Transportation Company	City of Bryan	Easement	Nov. 14, 1975		57056			Grants use of 1.00 ac. for pedestrian walkway of E.S. 4263+53. Also shown on Maps 26-B & S-26B. Grants use of 3.30 ac. for street purposes. (Flintleather Rd.) Also shown on maps 25 & S-26C.
un. 164-B	A	S. P. Tpm. Co.	City of Bryan	Easement	Dec. 13, 1980		67979			0.007 ac. disposed of shown hatched. Mineral rights reserved.
un. 164, 165	B	S. P. Tpm. Co.	McWhorter Co., Inc.	Warranty	June 10, 1981		68299			0.35 ac. disposed of shown hatched as follows: 0.26 ac. in Par. 164 (1/4 "B"), & 0.09 ac. being all of Par. 165. Mineral rights reserved.

SCHEDULE OF PROPERTY FOR SHEET S-26-C										
un. 156	A	S. P. Tpm. Co.	City of Bryan	Easement	Aug. 30, 1982		61973			Grants use of 3.30 ac. for street purposes. (Flintleather Rd.) Also shown on maps 25 & S-26A.

NOTES

V. S. #2, Map #5-26-A
Schedule of Property

No.	Grantor	Grantee	Instru- ment	D. a. t. e.	Area	Station From	Station To	Quat. No.	Remarks
156	City of Bryan	None	None		.07	5237+65	5238+70		See Map #5
157	J. P. Rimes	HARC Deed	28	207	3-21-04		Block 100	589	
158	Mrs. M.H. Webb, et al.	HARC Deed	28	208	3-21-04			530	
159	City of Bryan	HARC Deed	094					531	
160	City of Bryan	HARC Deed	094					532	title admit- ted
161	City of Bryan	HARC Deed	094					533	
162	City of Bryan	HARC Deed	094					534	
163	City of Bryan	HARC Deed	094					535	
164	City of Bryan	None							admitted held by pres.
165	None	None							.09 R/W Spur track

V. S. #2, Map #5-26-B
Schedule of Property

No.	Grantor	Grantee	Instru- ment	D. a. t. e.	Area	Station From	Station To	Quat. No.	Remarks
164	City of Bryan	HARC Deed	3-24-26		0.03	Opp. 2285+00	2285+00	543	See Map #5
165	City of Bryan	HARC Deed	3-24-26		0.03	Opp. 2285+00	2285+00	543	0.23 ac. shown, disposed as follows: 0.26 ac. by deed 68299 (1/4 "B"), 0.16 ac. shown, disposed as follows: 0.007 ac. by deed 67979 (1/4 "A").
166	City of Bryan	HARC Deed	3-24-26		0.05	Jackson St. crossing		543	
167	City of Bryan	HARC Deed	3-24-26		0.25	011 Mill tract		543	
168	Bryan Cotton Oil & Fertilizer Co.	HARC Deed	12-18-28		0.08	Extn. of par. 164-D		545	0.09 ac. shown, all disposed by deed 68299.
169	Bryan Cotton Oil & Fertilizer Co.	HARC Deed	12-18-28		0.34	Second 011 Mill spur		545	
170	Bryan Cotton Oil & Fertilizer Co.	HARC Deed	12-18-28		0.07	Second 011 Mill Spur		545	
171	Bryan Cotton Oil & Fertilizer Co.	HARC Deed	12-18-28		0.07	Second 011 Mill Spur		545	
172	Bryan Cotton Oil & Fertilizer Co.	HARC Deed	12-18-28		0.07	Second 011 Mill Spur		545	
173	Bryan Cotton Oil & Fertilizer Co.	HARC Deed	12-18-28		0.07	Second 011 Mill Spur		545	
174	Bryan Cotton Oil & Fertilizer Co.	HARC Deed	12-18-28		0.07	Second 011 Mill Spur		545	
175	Bryan Cotton Oil & Fertilizer Co.	HARC Deed	12-18-28		0.07	Second 011 Mill Spur		545	
176	Bryan Cotton Oil & Fertilizer Co.	HARC Deed	12-18-28		0.07	Second 011 Mill Spur		545	
177	Bryan Cotton Oil & Fertilizer Co.	HARC Deed	12-18-28		0.07	Second 011 Mill Spur		545	
178	Bryan Cotton Oil & Fertilizer Co.	HARC Deed	12-18-28		0.07	Second 011 Mill Spur		545	
179	Bryan Cotton Oil & Fertilizer Co.	HARC Deed	12-18-28		0.07	Second 011 Mill Spur		545	
180	B. Vasquez	HARC Deed	5-17-50		0.06	In E. part Blk. 166		595	20977

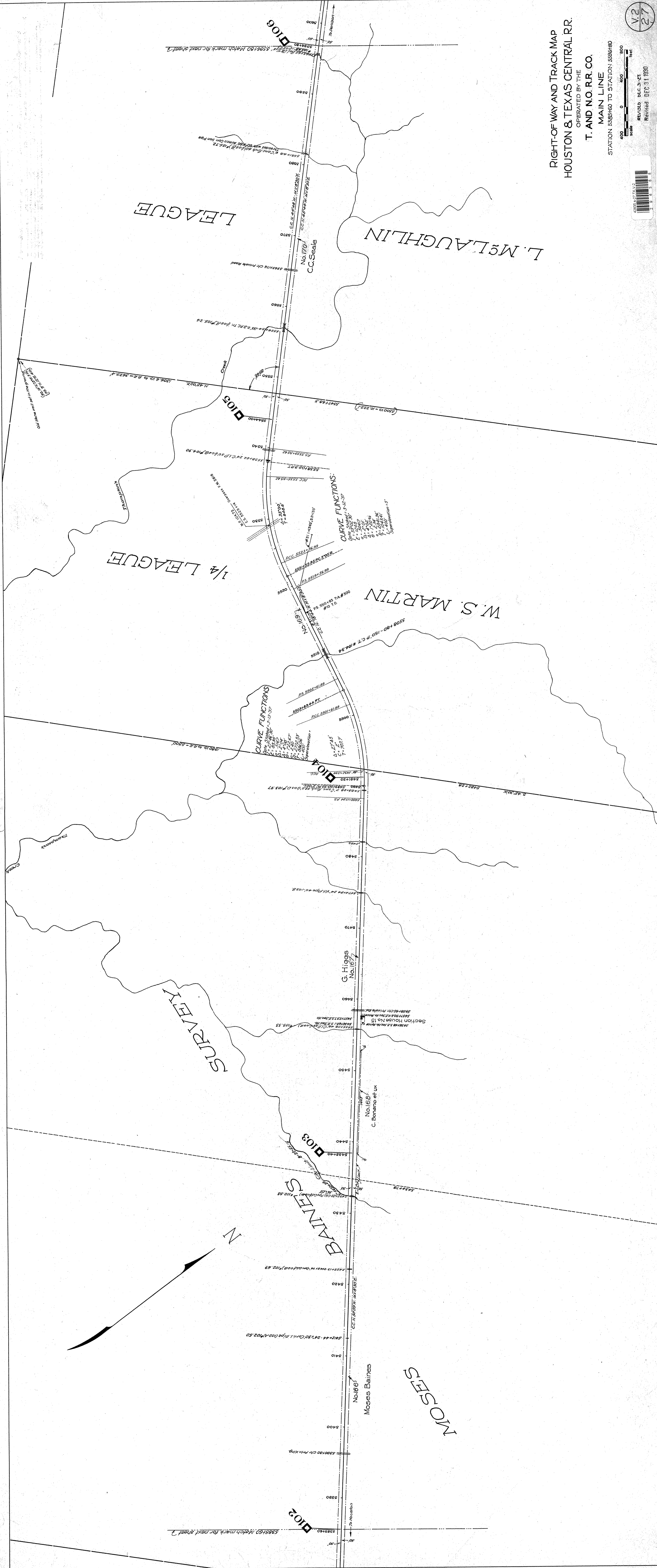
V. S. #2, Map #5-26-C
Schedule of Property

No.	Grantor	Grantee	Instru- ment	D. a. t. e.	Area	Station From	Station To	Quat. No.	Remarks
1	Peggy J. Wilby, et al.	HARC Deed	5-17-50		4.41	Industrial property		557	4 interest
2	J. B. Molton, Jr.	HARC Deed	5-17-50		3.28	Industrial property		558	4 interest
3	W. H. Kevak	HARC Deed	5-17-50		3.06	R/W track #505		558	Road ring

RIGHT-OF-WAY AND TRACK MAP
 HOUSTON & TEXAS CENTRAL R.R.
 OPERATED BY THE
T. AND N.O. R.R. CO.
 MAIN LINE

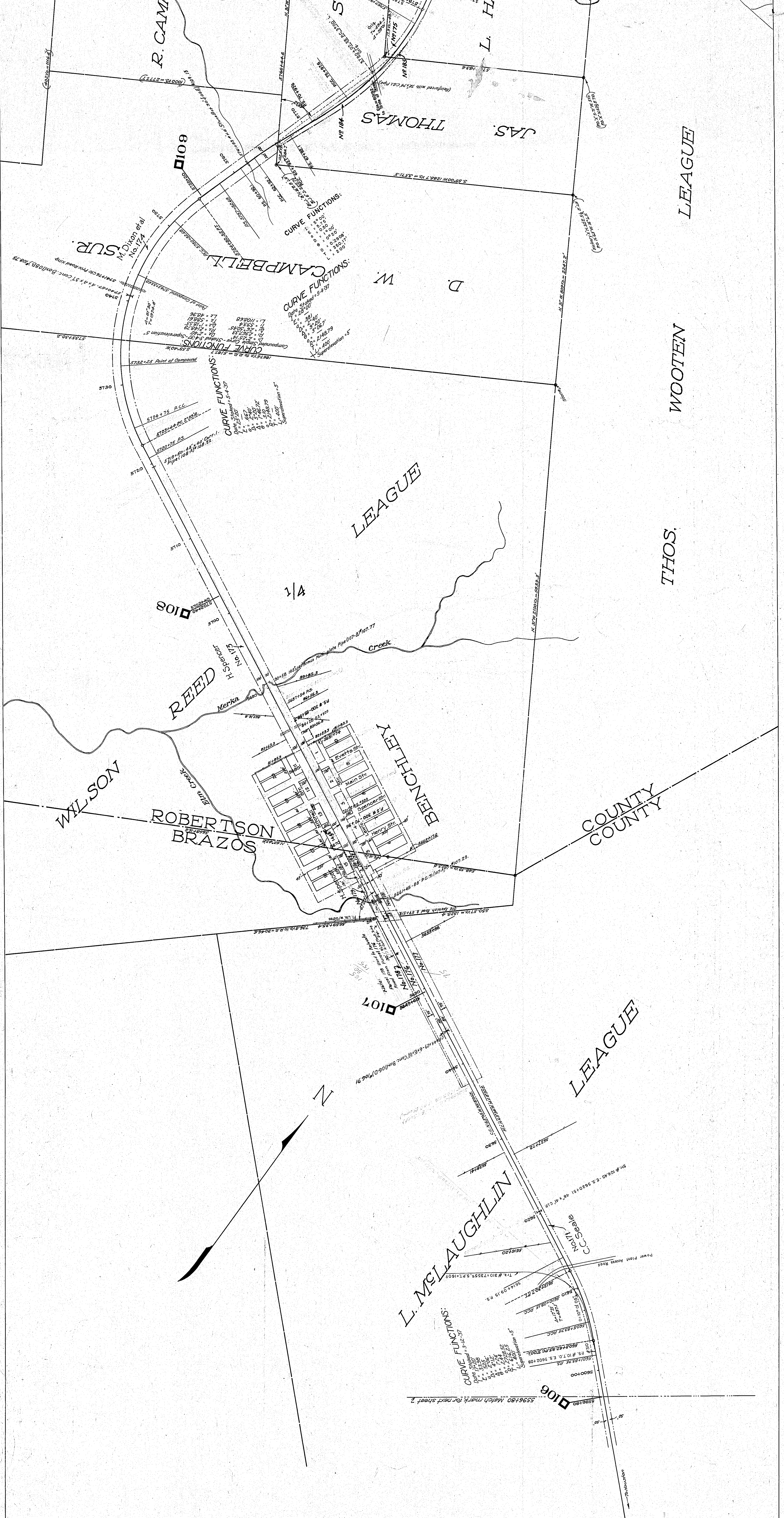
STATION 5385+60 TO STATION 5566+80
 SCALE
 0 400 800
 FEET
 REVISED DEC. 3-27
 REVISED DEC. 31 1930

V.2
 27



BRAZOS COUNTY, TEX.
 Date Received
 Date of Survey
 Name of Surveyor
 Name of Engineer

ROBERTSON COUNTY, TEX.
 Date Received
 Date of Survey
 Name of Surveyor
 Name of Engineer



BRAZOS COUNTY, TEX.
 Date Received
 Date of Survey
 Name of Surveyor
 Name of Engineer

ROBERTSON COUNTY, TEX.
 Date Received
 Date of Survey
 Name of Surveyor
 Name of Engineer

RIGHT-OF-WAY AND TRACK MAP
HOUSTON & TEXAS CENTRAL RR.
 OPERATED BY THE
T. AND N.O. RR. CO.
 MAIN LINE
 STATION 5596+80 TO STATION 5508+00
 Scale 1"=400' June 30, 1918.
 Office of Assistant General Manager
 Houston, Tex.
 Revised Dec. 1, 1917.
 Revised Dec. 31, 1930.



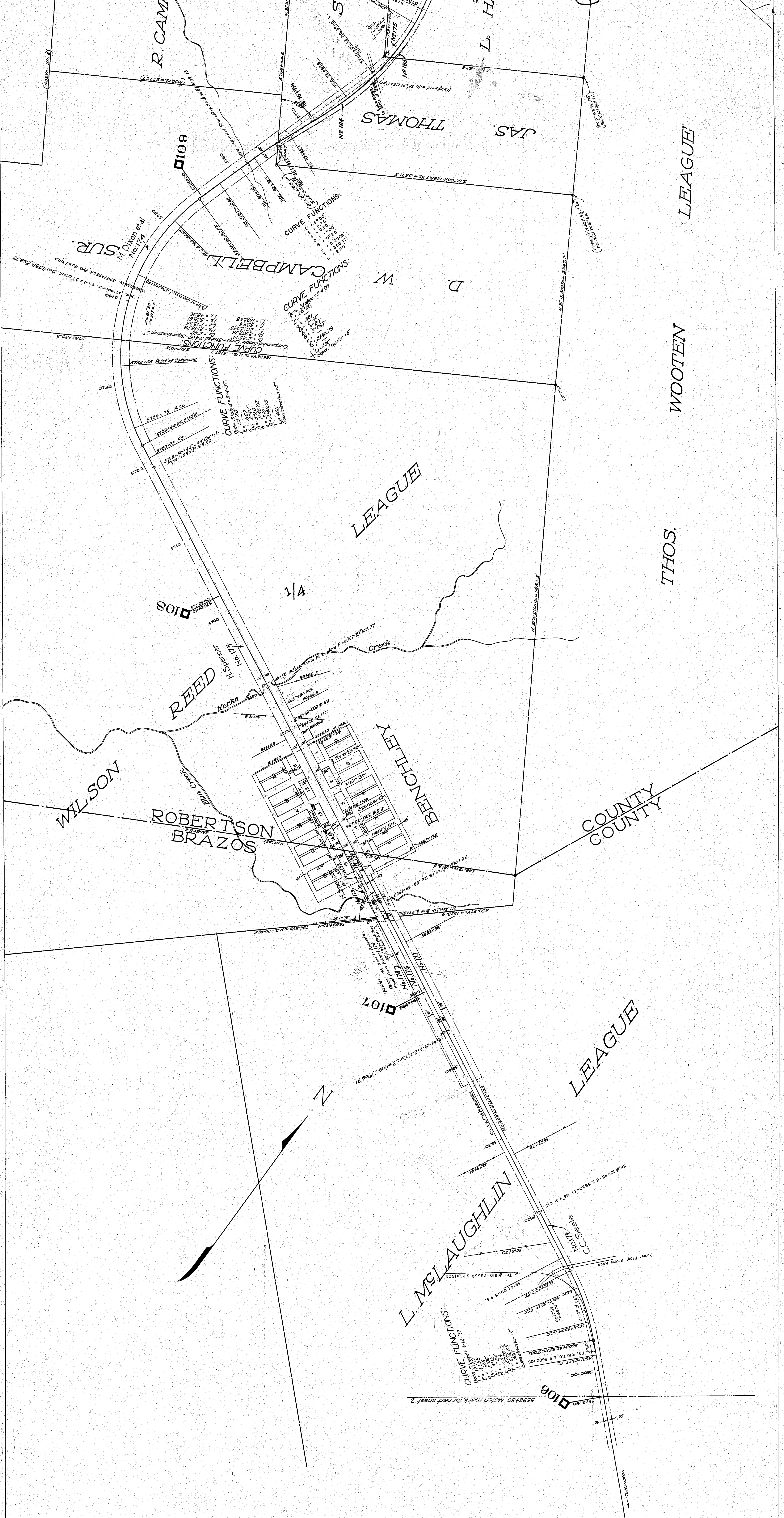
4255-201X-V.2
 2 1 8 9 9 9

C.E. 42836 02-07-21-56 1110 THD

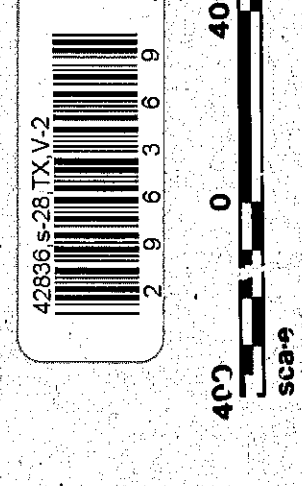
V.2
 28

BRAZOS COUNTY, TEX.
 Date Received
 Date of Survey
 Name of Surveyor
 Name of Engineer

ROBERTSON COUNTY, TEX.
 Date Received
 Date of Survey
 Name of Surveyor
 Name of Engineer



RIGHT-OF-WAY AND TRACK MAP
HOUSTON & TEXAS CENTRAL RR.
 OPERATED BY THE
T. AND N.O. RR. CO.
 MAIN LINE
 STATION 5596+80 TO STATION 5500+00
 Scale 1"=400' June 30, 1918.
 Office of Assistant General Manager
 Houston, Tex.
 Revised Dec. 1, 1917.
 Revised Dec. 31, 1930.



V.2
 28