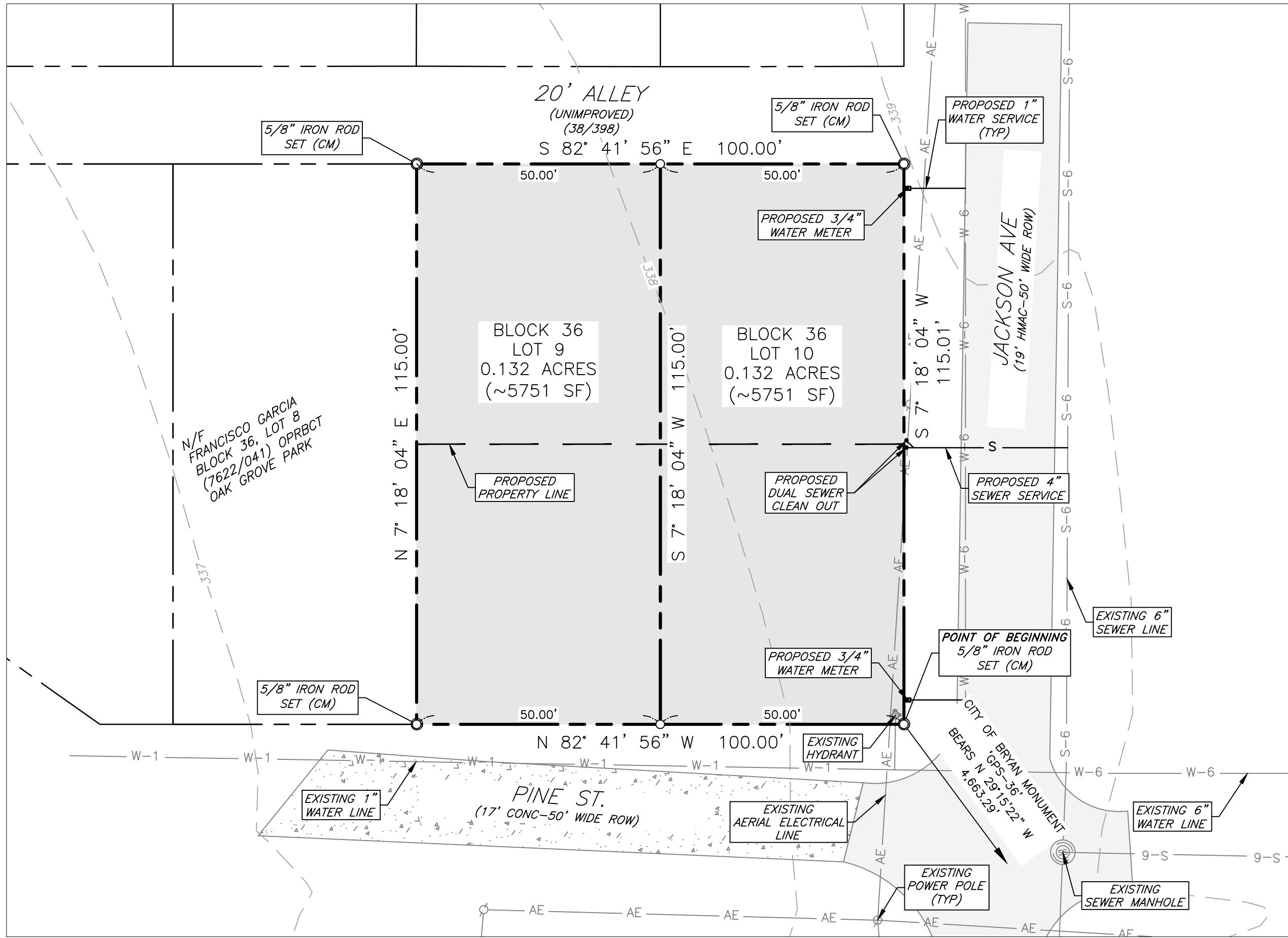
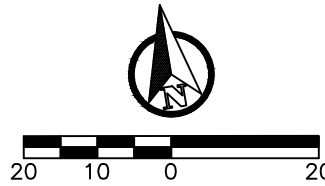
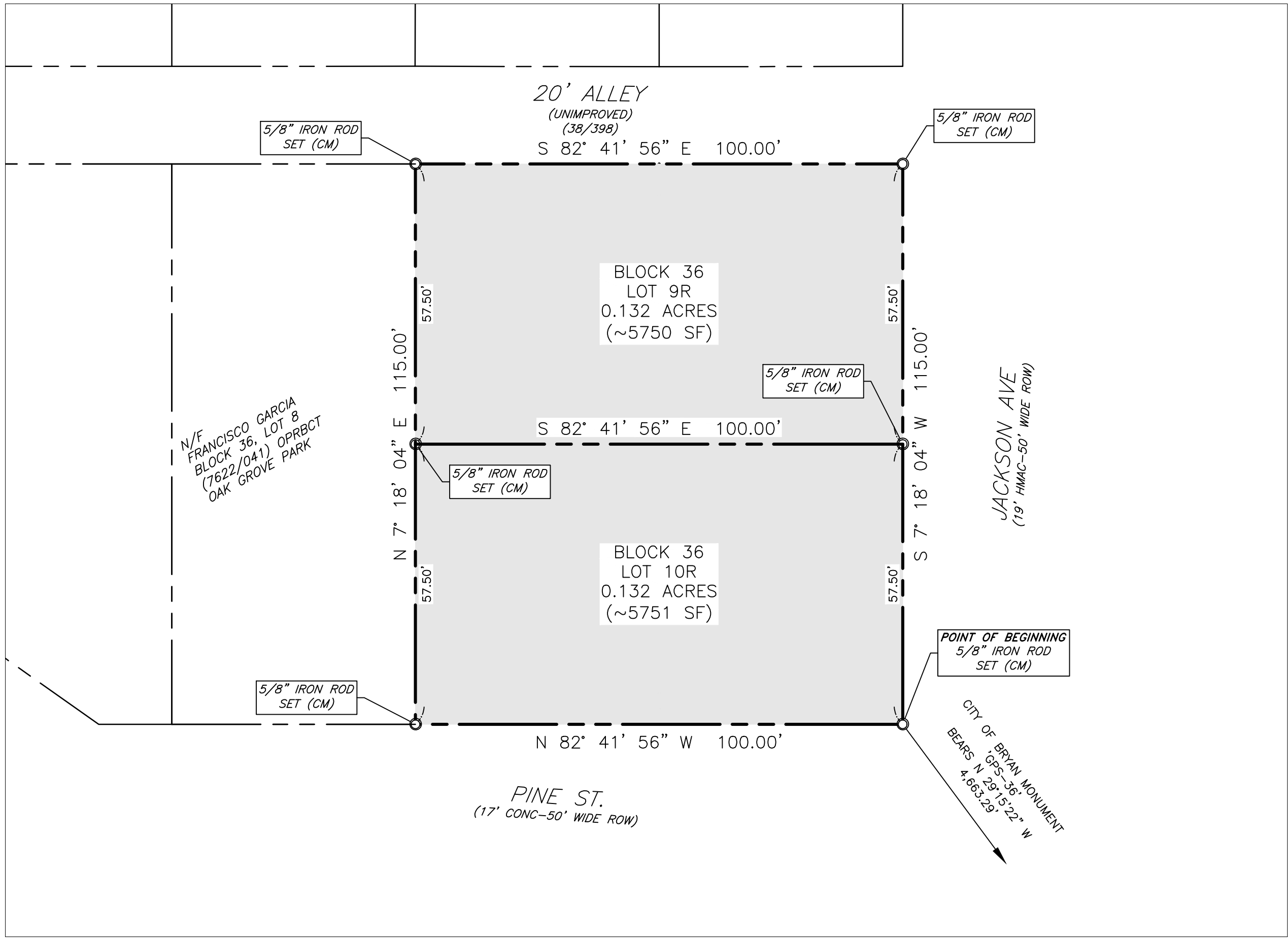
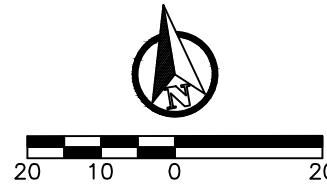


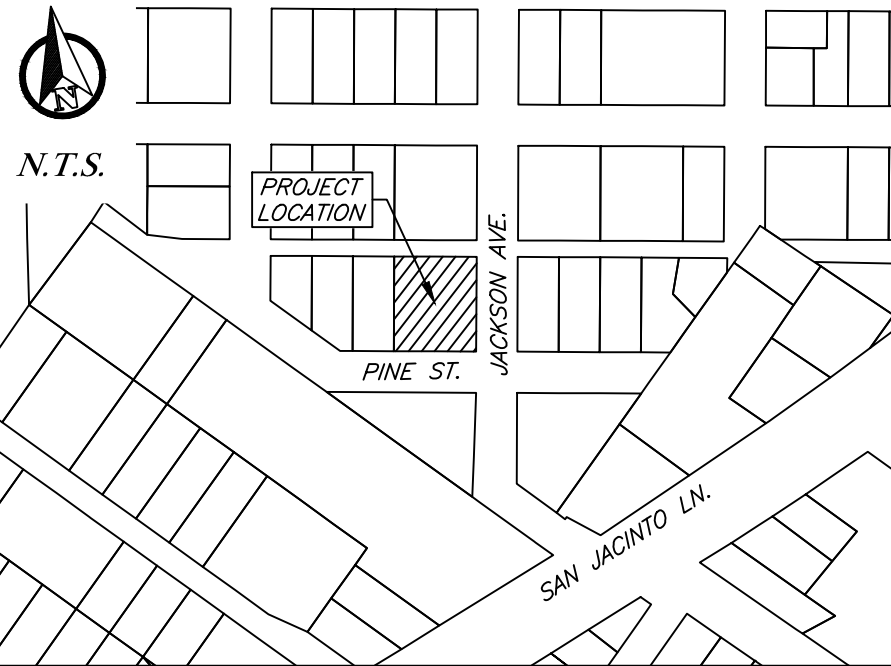
ORIGINAL PLAT
(38/398 B.C.D.R)



REPLAT



Vicinity Map



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 (NA2011) 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 16, 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, -----, 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.

Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared -----, 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 _____ day of _____, 20____.

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

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 _____, 20____.

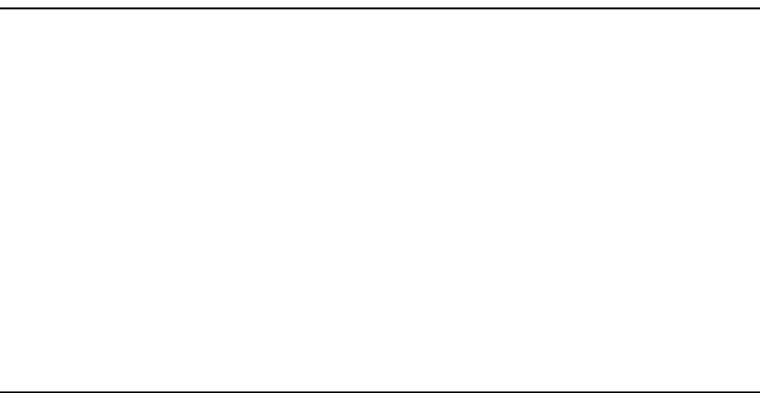
City Engineer, Bryan, Texas

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 _____, 20____.

City Planner
Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK



County Clerk, Brazos County, Texas

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 NORTHEAST CORNER OF THIS TRACT, ALSO BEING THE NORTHEAST CORNER OF THE SAID LOT 9, ALSO BEING THE SOUTHEAST CORNER OF THE SAID ALLEY, 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 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:
I4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPELS F-9951