

- LEGEND
- ⊙ Sanitary Sewer Manhole
 - ⊙ Gas Marker
 - ⊕ Telephone Pedestal
 - + Guy Wire
 - ⊕ Power Pole
 - ⊕ Light Pole
 - ⊕ Bollard
 - ⊕ Water Vault
 - ⊕ Electric Meter
 - ⊕ Fire Hydrant
 - ⊕ Sanitary Sewer Clean Out
 - ⊕ Electric Transformer
 - ⊕ Water Spigot
 - ⊕ 1/2" Iron Rod w/Cap Set "DCCM"
 - Chiseled "X" in Conc. Fnd.
 - GAS — Underground Gas Line
 - OHP — Overhead Electric Line
 - Barbed Wire Fence

NOTES:

1. North Orientation is based on rotating the northeast line of Block 2, Progress Park, Phase 2 to Grid North NAD83 CORS 2011 epoch 2010.00
2. This property is currently zoned for Commercial, C-3
3. Building setbacks shall comply with the City of Bryan, Texas Code of Ordinances for the Commercial C-3 zoning district.
4. This property is not located within a 100 year flood plain according to Firm Map4804IC0205F, Date Effective: April 2, 2014.
5. All easement information is based on a title insurance policy prepared by University Title Company in Policy No.:LP2A0112025001965 effective April 28, 2025.
6. Bearings and Distances are Call and Actual

SCHEDULE B NOTES:

- g. Easements shown on plat in 10032/5 are shown
- h. Blanket easement to Humble Pipe Line Company affects this tract, however it's exact location is unknown.
- i. Blanket Easement to the City of Bryan in 98/348 affects this tract, however it's exact location is unknown.
- j. Electrical easement to Gulf States Utilities Company in 130/394 is shown and does affect this tract.
- m. Electric Easement to the City of Bryan, dba Bryan Texas Utilities in 18834/13 does affect this tract and is shown.
- n. It is a 20ft wide easement centered on overhead primary and 15ft wide centered on underground primary.
- n. Waterline Easement (10ft x 10ft) to the City of Bryan in 18908/294 does affect this tract and is shown.

FIELD NOTES
LOT 5-A AND 5-B, BLOCK 2
PROGRESS PARK SUBDIVISION
PHASE 2

All that certain lot, tract, or parcel of land being 4.12 acres situated in the STEPHEN F. AUSTIN LEAGUE, NO. 10, A -63, Brazos County, Texas and being all of that certain Called Lot 5, Block 2, Progress Park Subdivision, Phase 2 as described in deed from Bill Knight to Crossway Farms, Inc. as described in Volume 17875, Page 235, Official Public Records of Brazos County, Texas and being also described in plat of record in Volume 10032, Page 5, Official Public Records of Brazos County, Texas, said 4.12 acre tract being more particularly described as follows:

Beginning at a Chiseled "X" in Concrete found located in the northeast right-of-way line of Earl Rudder Freeway, being also known as State Highway No. 6 (variable width right-of-way) for the most southerly corner, said corner being the most southerly corner of Lot 5 and the most southerly corner of Lot 4, Block 2 of said Progress Park Subdivision, Phase 2, the calculated most southerly corner of said Lot 4 bears S 47°18'20" E a distance of 301.58 feet from which a 1/2" Iron Rod with illegible Cap found for reference bears N 69°59'33" E a distance of 0.36 feet;

THENCE N 47°18'20" W along the northeast right-of-way line of said Earl Rudder Freeway and the southwest line of said Lot 5 a distance of 46.15 feet to a 1/2" Iron Rod with Cap Stamped "BASELINE CORP." set for angle corner, a Disturbed 1/2" Iron Rod found for reference bears S 33°41'27" W a distance of 0.53 feet;

THENCE N 50°04'19" W continuing along the northeast right-of-way line of said Earl Rudder Freeway and the southwest line of said Lot 5 a distance of 213.02 feet to a 1/2" Iron Rod with Cap Stamped "KERR" found for the most westerly corner, said corner being the most westerly corner of said Lot 5, said corner also being the most southerly corner of the SNS Investments, LLC Called 7.00 Acres as described in Volume 2835, Page 191, Official Public Records of Brazos County, Texas;

THENCE N 42°09'56" E along the northwest line of said Lot 5 and the southeast line of said Called 7.00 acre tract a distance of 703.79 feet to a 1/2" Iron Rod found located in the southwest right-of-way line of Shirley (50 foot wide right-of-way) for the most northerly corner, said corner being the northerly corner of said Lot 5, said corner also being the most upper most westerly corner of a 25 foot wide right-of-way dedication, Called 1.35l acres as described on said plat of Progress Park Subdivision, Phase 2, a 5/8" Iron Rod with cap Stamped "KERR" found for the upper most northerly corner of said Called 1.35l acre right-of-way dedication bears N 42°09'56" E a distance of 25.00 feet;

THENCE S 47°49'48" E along the southwest right-of-way line of said Shirley Drive and the northeast line of said Lot 5 a distance of 255.02 feet to a 1/2" Iron Rod with Cap Stamped "KERR" for the most easterly corner, said corner being the most easterly corner of said Lot 5 and the most northerly corner of said Lot 4, a 1/2" Iron Rod found for the most easterly corner of said Called 1.35l acre right-of-way dedication bears S 49°21'15" E a distance of 939.94 feet;

THENCE S 41°50'17" W along the southeast line of said Lot 5 and the northwest line of said Lot 4 a distance of 695.89 feet to the PLACE OF BEGINNING AND CONTAINING AN AREA OF 4.12 ACRES OF LAND MORE OR LESS.

SURVEYOR:
John Rojo
DCCM-Texas Survey
1701 Southwest Parkway, Suite 104
College Station, Texas 77840
Phone: 979-693-27777
Email: jrojo@dccm.com

OWNER/DEVELOPER:
Mike Kelly
Crossway Farms Inc.
23507 Saratoga Woods Drive
Montgomery, Texas 77316
Phone: 713-805-0395
Email: mike.crossway@yahoo.com

ORIGINAL PLAT

Certificate of the Surveyor

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, Registered Professional Surveyor No. 6917 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 described a closed geometric form.

Registered Professional Land Surveyor

FINAL PLAT

Certificate of Ownership and Dedication

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, the owner and developer of the land shown on this plat, being the tract of land conveyed to me in the Official Public Records of Brazos County, Texas in Volume _____, Page _____, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements, and public places heron shown for the purposes identified.

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____.

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

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public, Brazos County, Texas

FINAL PLAT
OF
LOT 5-A AND 5-B, BLOCK 2
4.12 ACRES
PROGRESS PARK SUBDIVISION
PHASE 2
BEING A REPLAT OF
LOT 5, BLOCK 2
PROGRESS PARK SUBDIVISION
PHASE 2
STEPHEN F. AUSTIN LEAGUE NO. 10, A-63
BRYAN, BRAZOS COUNTY, TEXAS
SCALE 1" = 50'
APRIL 27, 2026

5/8" Iron Rod Stamped "KERR" Fnd.
 1/2" Iron Rod Fnd.
 N 42°09'56" E 25.00'
 Shirley Drive - 25' R.O.W. Dedication (Plat 10032/5)
 S 47°49'48" E 255.02'
 1/2" Iron Rod Stamped "KERR" Fnd.
 S 49°21'15" E 939.94'

LOT 5-B
2.62 ACRES

S 47°50'05" E 153.61'

Proposed 50' Public Utility Easement

LOT 5-A
1.50 ACRES

Proposed 10' Public Utility Easement

Proposed 10' Public Utility Easement

Lot 4, Block 2
 Progress Park
 Subdivision
 Phase 2
 10032/5

Public Utility Easement No. 1

LINE	BEARING	DISTANCE
E1	N 50°04'19" W	10.00'
E2	N 38°48'57" E	110.02'
E3	N 32°06'07" E	59.45'
E4	N 10°09'03" W	39.36'
E5	N 41°50'17" E	12.69'
E6	S 10°09'03" E	51.04'
E7	S 32°06'07" W	63.90'
E8	S 38°48'57" W	110.80'

Line Table

LINE	BEARING	DISTANCE
L1	N 47°18'20" W	21.15'
L2	N 50°04'19" W	46.89'
L3	S 41°50'17" W	194.25'
L4	N 41°50'17" E	131.85'
L5	N 41°50'17" E	70.11'
L6	N 47°46'16" W	128.61'
L7	N 41°50'26" E	169.16'
L8	N 41°50'13" E	361.69'

Public Utility Easement No. 2

LINE	BEARING	DISTANCE
E9	N 41°50'17" E	10.10'
E10	S 40°15'46" E	99.23'
E11	S 50°04'19" E	4.72'
E12	S 41°50'17" W	10.00'
E13	N 50°04'19" W	5.28'
E14	N 50°04'19" W	4.72'
E15	N 41°50'17" E	0.81'
E16	N 40°15'46" W	93.90'

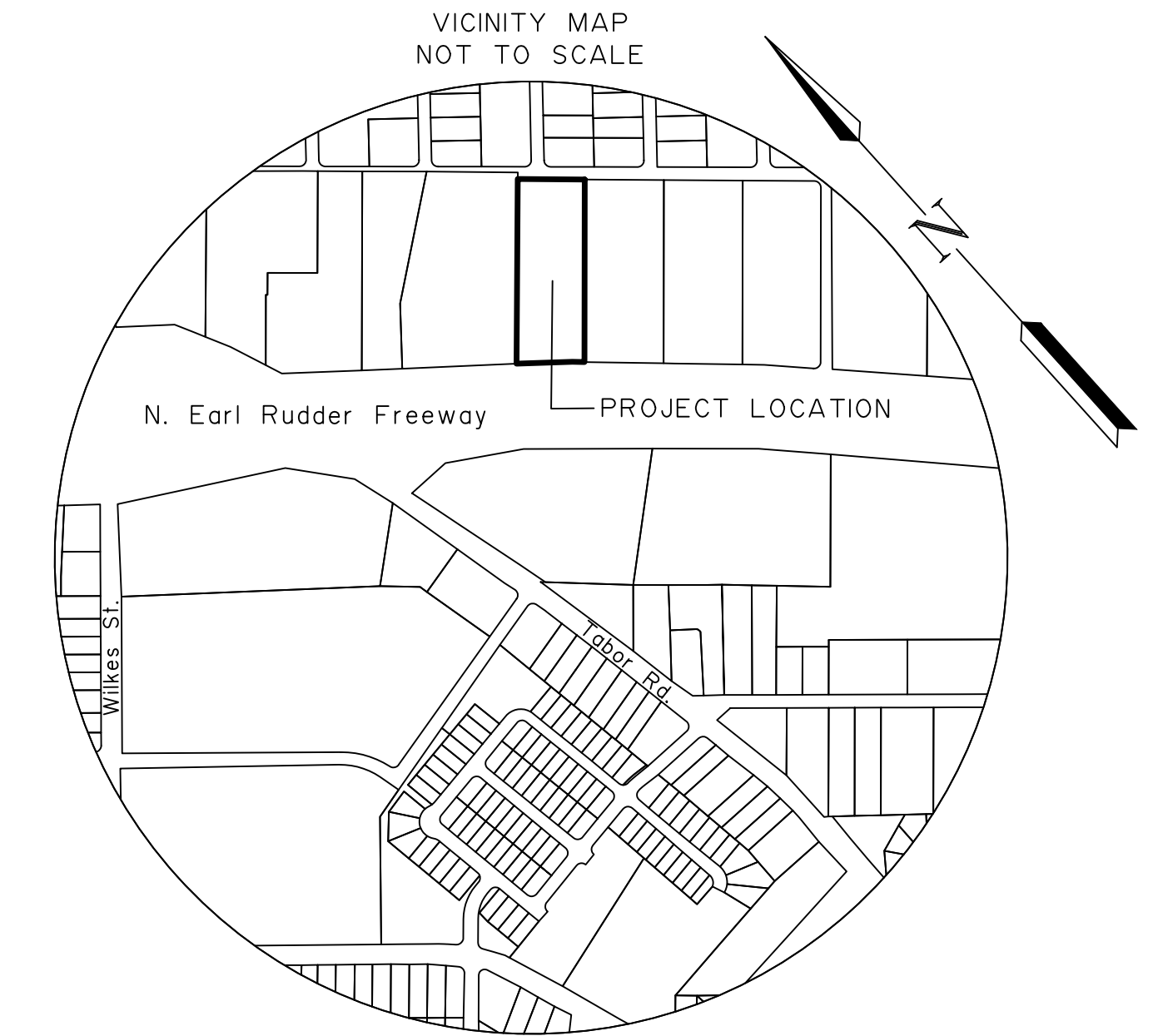
Private Access Easement

LINE	BEARING	DISTANCE
P1	N 47°18'20" W	25.00'
P2	N 41°50'17" E	111.19'
P3	N 22°38'46" W	114.13'
P4	N 22°38'46" W	86.43'
P5	N 22°38'46" W	27.70'
P6	N 41°50'17" E	257.06'
P7	S 48°09'43" E	50.00'
P8	S 48°09'43" E	25.00'
P9	S 48°09'43" E	25.00'
P10	S 41°50'17" W	225.52'
P11	S 22°38'46" E	86.43'
P12	S 41°50'17" W	155.04'

1/2" Iron Rod Stamped "KERR" Fnd.
 156.13'
 N 50°04'19" W 213.02'
 Earl Rudder Freeway State Highway No. 6 (Variable Width ROW)
 Disturbed 1/2" Iron Rod Fnd. bears S 33°41'27" W 0.53'
 56.89'
 P.O.B. Chiseled "X" in Concrete
 N 47°18'20" W 46.15'
 S 47°18'20" E 301.58'
 1/2" Iron Rod with Illegible Cap Fnd. bears N 69°59'33" E 0.36'

City of Bryan Monument No. GPS-I25 bears
 S 80°18'26" E - 3986.16' from the POB

FINAL PLAT



FINAL PLAT
OF
LOT 5-A AND 5-B, BLOCK 2
4.12 ACRES
PROGRESS PARK SUBDIVISION
PHASE 2
BEING A REPLAT OF
LOT 5, BLOCK 2
PROGRESS PARK SUBDIVISION
PHASE 2

STEPHEN F. AUSTIN LEAGUE NO. 10, A-63
BRYAN, BRAZOS COUNTY, TEXAS
SCALE 1" = 40'
APRIL 27, 2026

