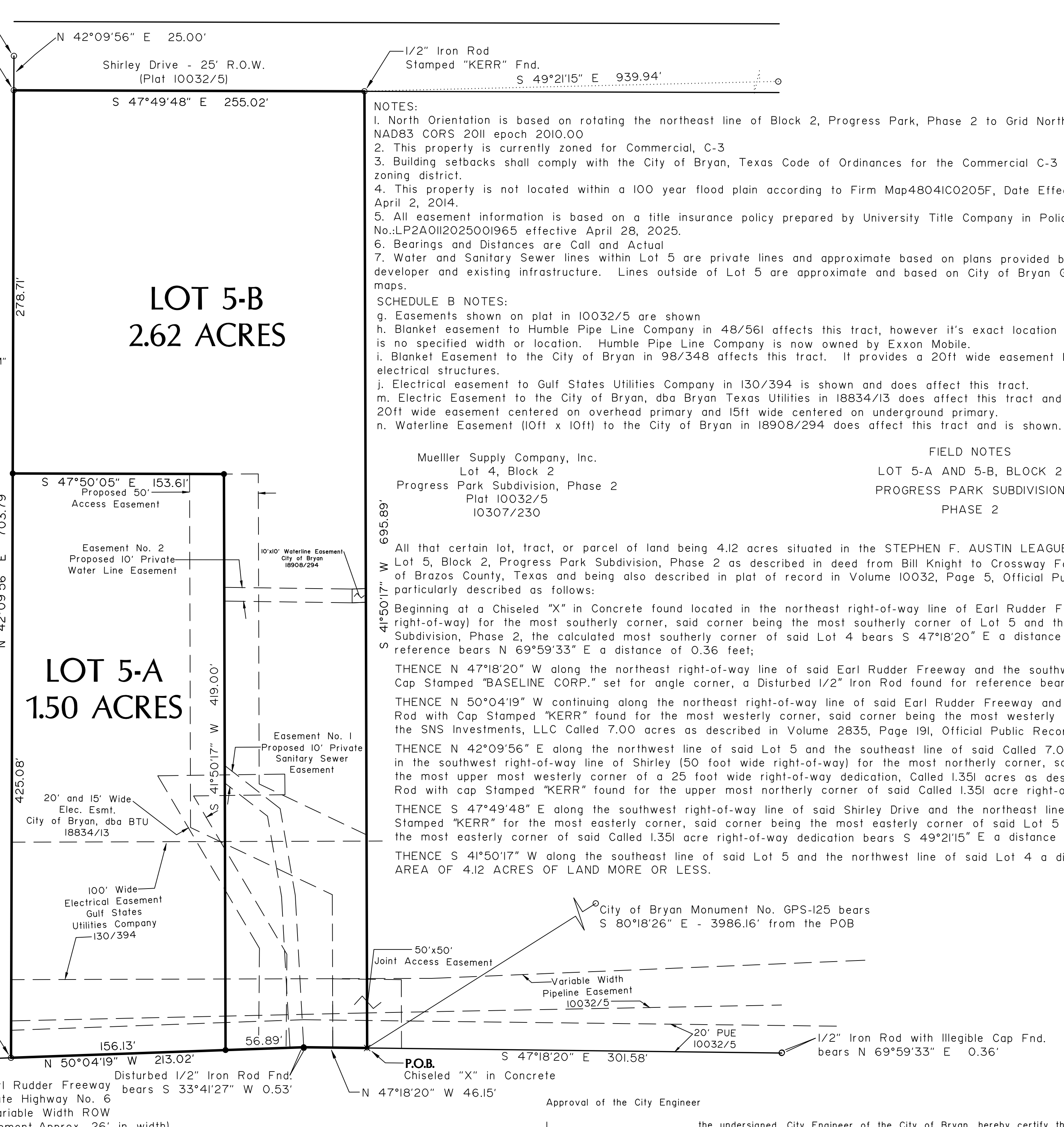
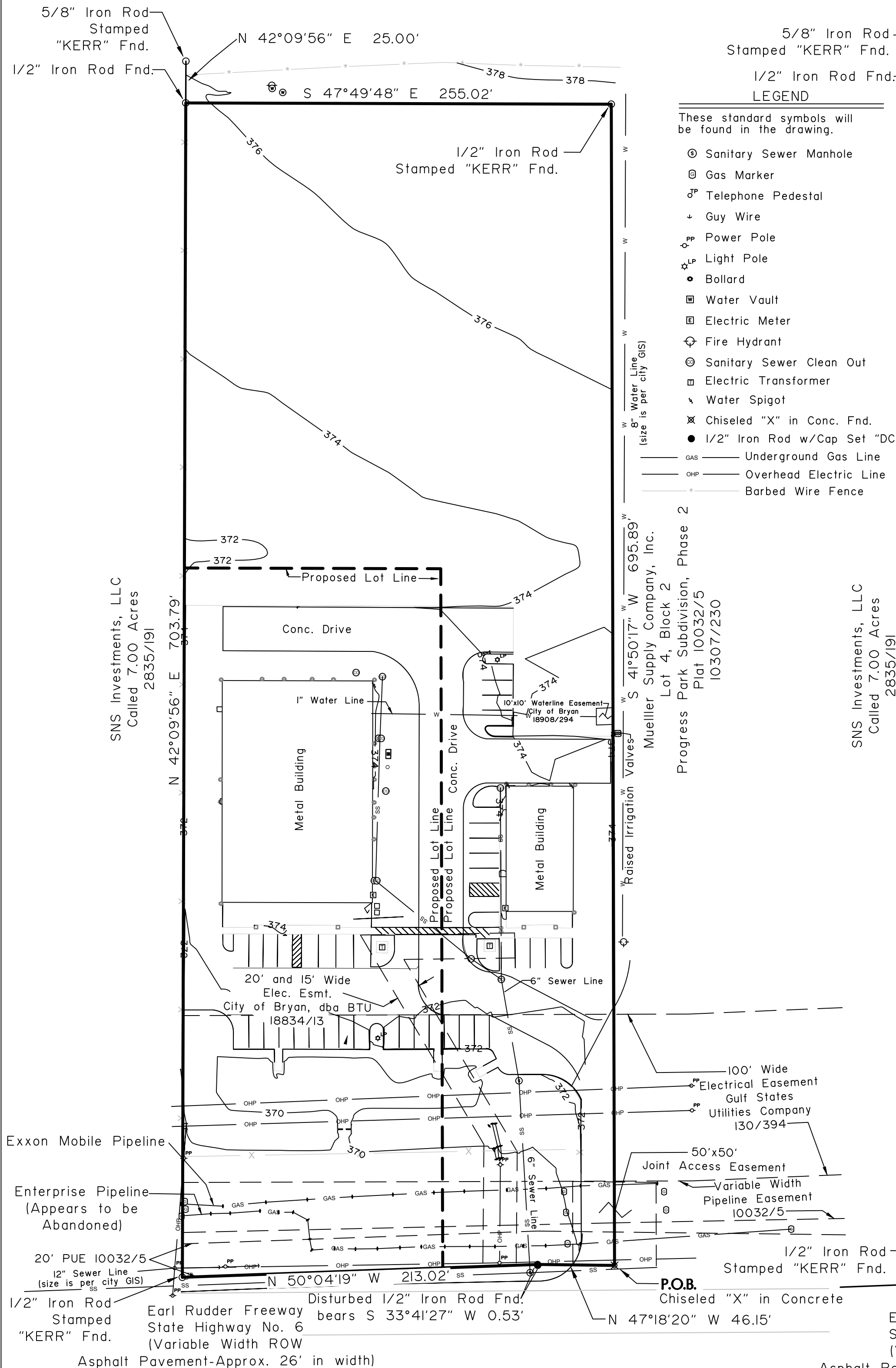
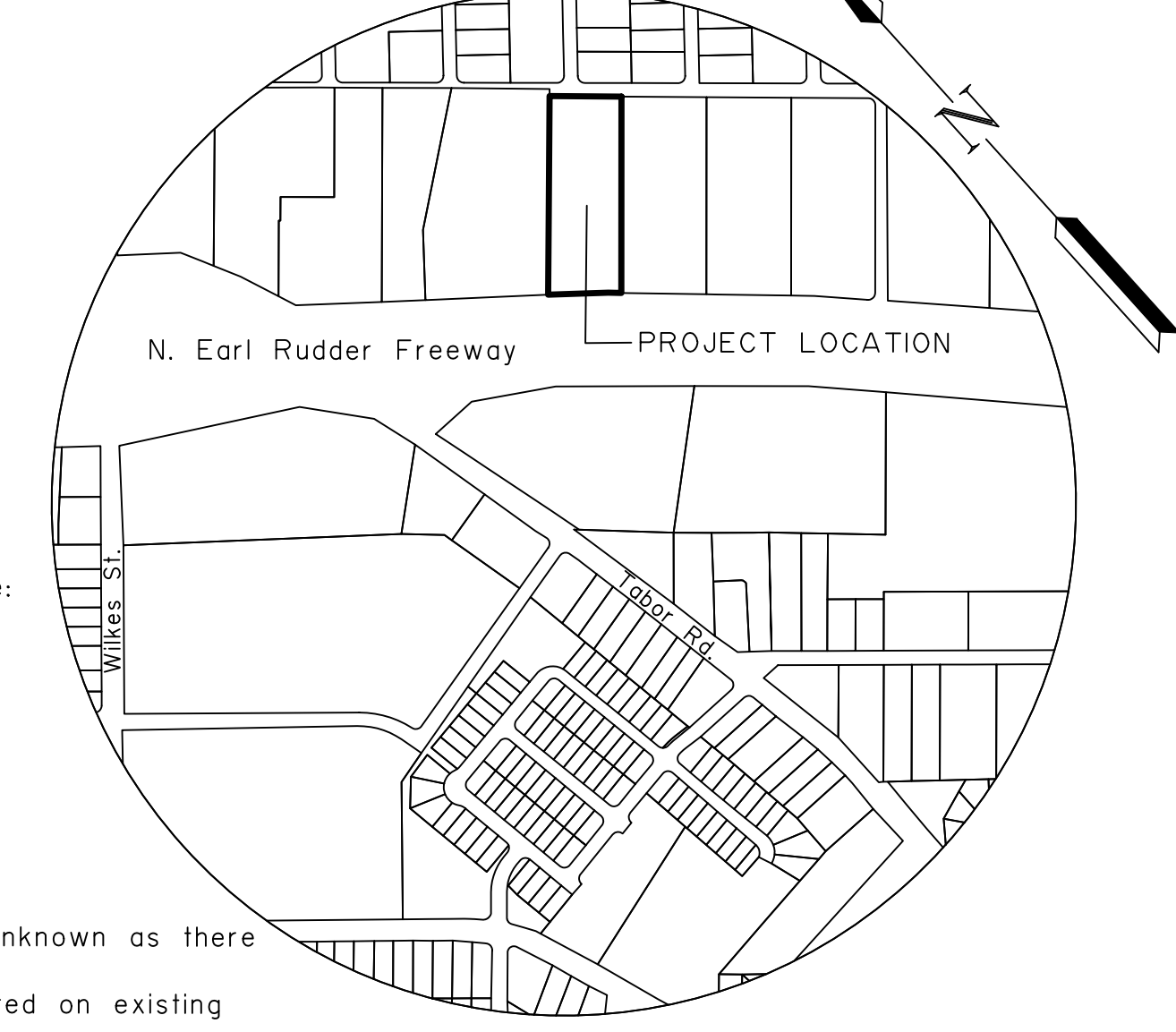


ORIGINAL PLAT

FINAL PLAT

VICINITY MAP NOT TO SCALE



- LEGEND
These standard symbols will be found in the drawing.
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
Chiseled "X" in Conc. Fnd.
1/2" Iron Rod w/Cap Set "DCCM"
Underground Gas Line
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 Map48041C0205F, Date Effective: April 2, 2014.
5. All easement information is based on a title insurance policy prepared by University Title Company in Policy No.:LP2A012025001965 effective April 28, 2025.
6. Bearings and Distances are Call and Actual
7. Water and Sanitary Sewer lines within Lot 5 are private lines and approximate based on plans provided by developer and existing infrastructure. Lines outside of Lot 5 are approximate and based on City of Bryan GIS maps.
SCHEDULE B NOTES:
g. Easements shown on plat in 10032/5 are shown
h. Blanket easement to Humble Pipe Line Company in 48/56l affects this tract, however it's exact location is unknown as there is no specified width or location. Humble Pipe Line Company is now owned by Exxon Mobile.
i. Blanket Easement to the City of Bryan in 98/346 affects this tract. It provides a 20ft wide easement located on existing electrical structures.
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. 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.

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 _____, 20____, in the Official Public Records of Brazos County in Volume _____, Page _____

County Clerk 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

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 be described a closed geometric form.

Registered Professional Land Surveyor

DCCM Infrastructure, Inc. | TxSurv F-10030200
1701 SW Pkwy, Ste 104, College Station, TX 77840
979.693.2777 | DCCM.com

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

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 hereon shown for the purposes identified.

Owner

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____.

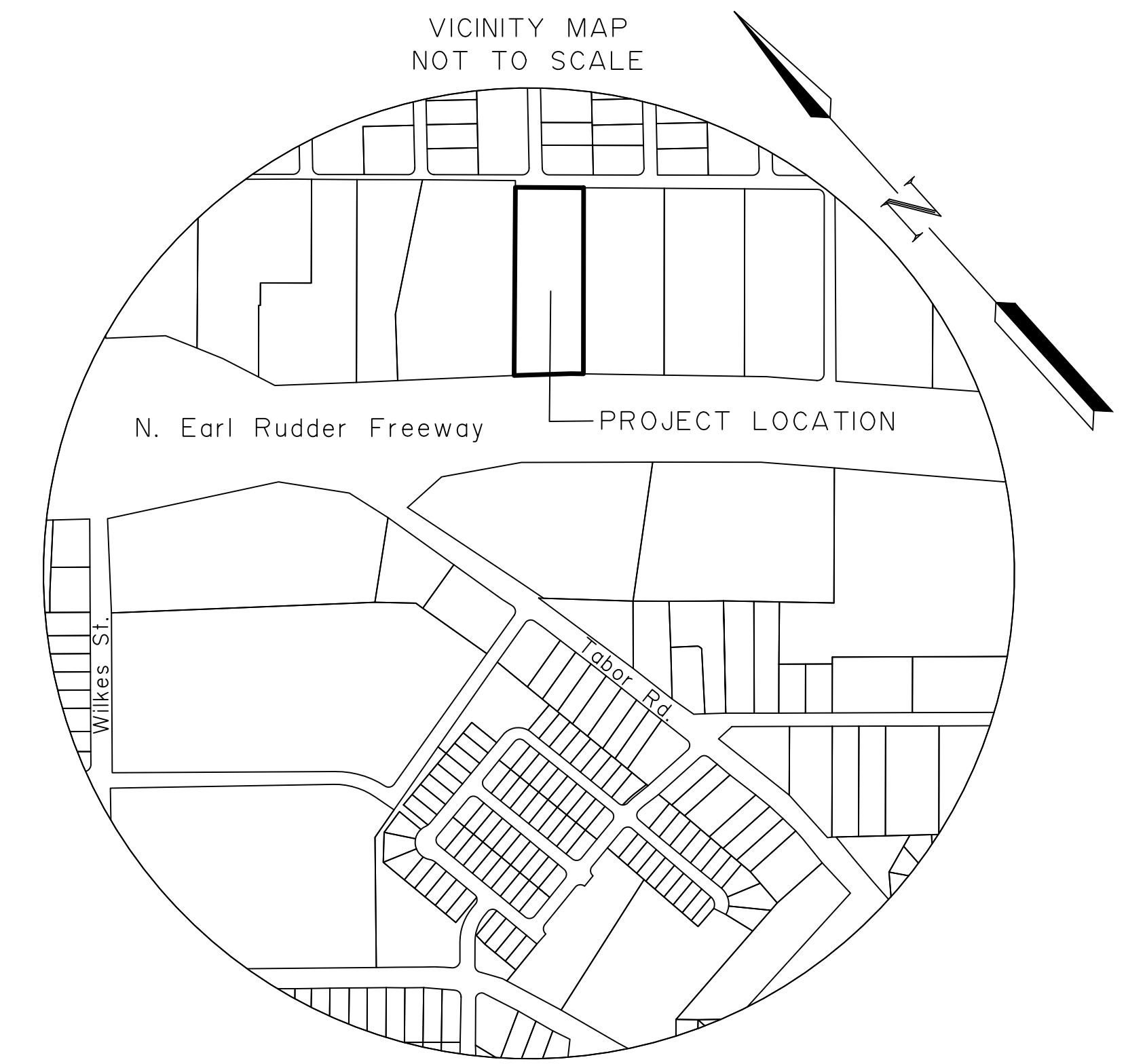
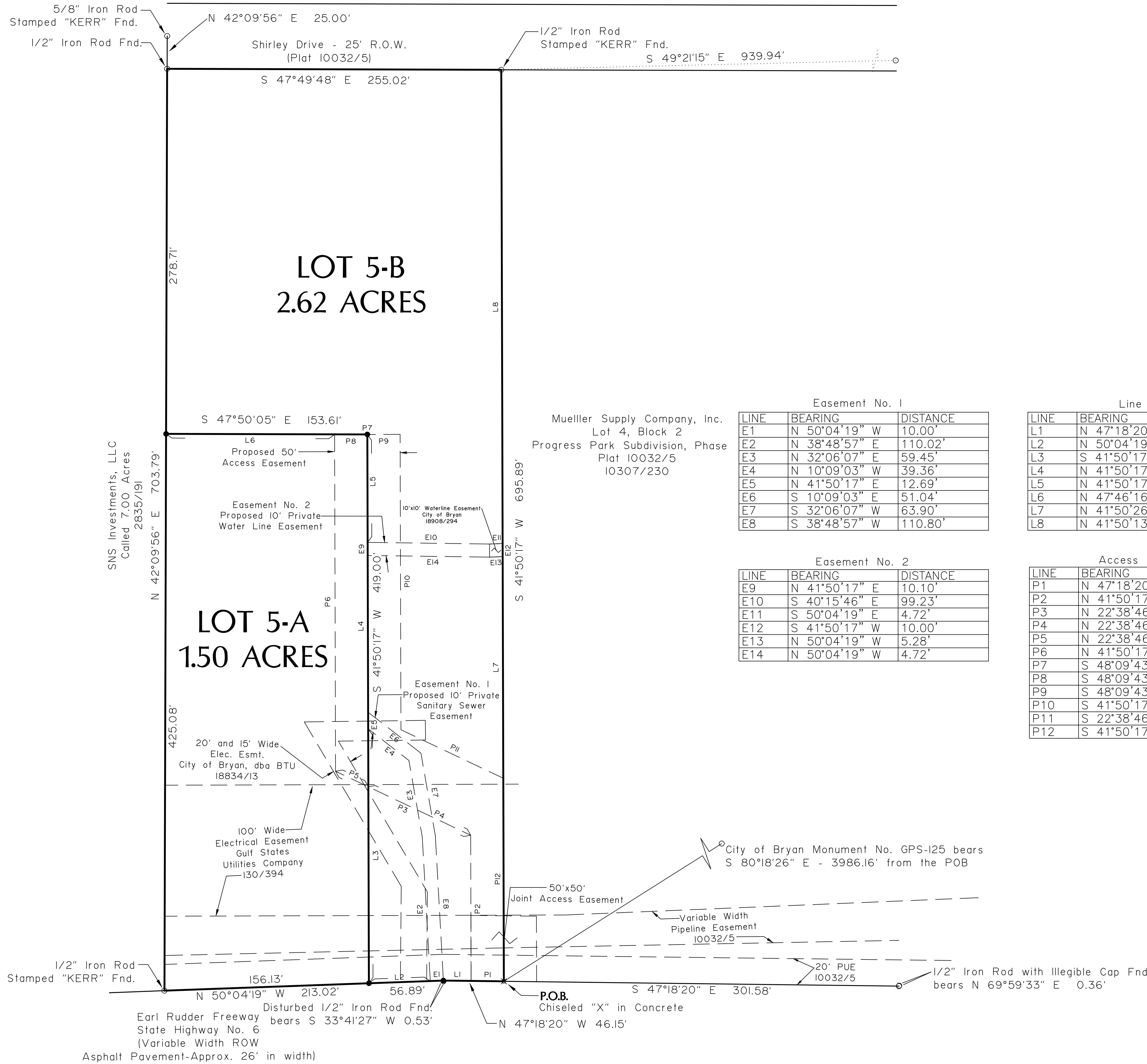
Approval of the City Planner
I, _____, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____.

City Planner, Bryan, Texas

SURVEYOR:
John Rojo
DCCM-Texas Survey
1701 Southwest Parkway, Suite 104
College Station, Texas 77840
Phone: 979-693-2777
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





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	119.65'
L5	N 41°50'17" E	82.40'
L6	N 47°46'16" W	128.61'
L7	N 41°50'26" E	169.16'
L8	N 41°50'13" E	361.69'

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'

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'

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