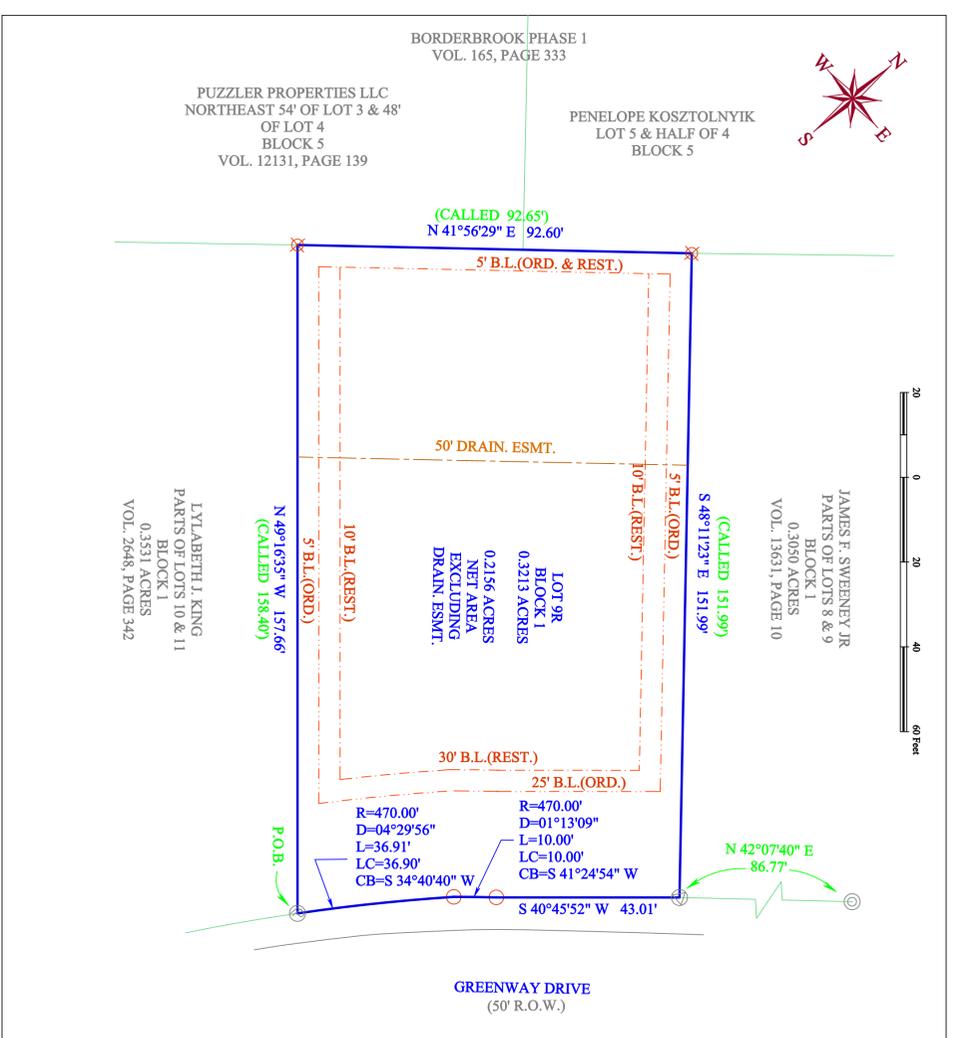


ORIGINAL PLAT



REPLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

I, V.L. PARTNERS LLC, the owner and developer of the land shown on this plat, being the tract of land as shown on the plat hereto attached, do hereby certify that the same is dedicated to the public for use as streets, alleys, ports, watercourses, drains, easements and public places hereon shown for the purposes identified.

Owner: BRAD LINTZ FOR V.L. PARTNERS LLC

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed hereto, and acknowledged to me that he or she executed the same for the purposes stated. Given under my hand and seal of office this _____ day of _____, 20____. Notary Public, Brazos County, Texas.

Notary Public, Brazos County, Texas

APPROVAL OF THE CITY ENGINEER

I, _____, certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan, hereby was approved on this _____ 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, Texas, hereby approve this plat as it complies with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____.

City Planner, Bryan, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

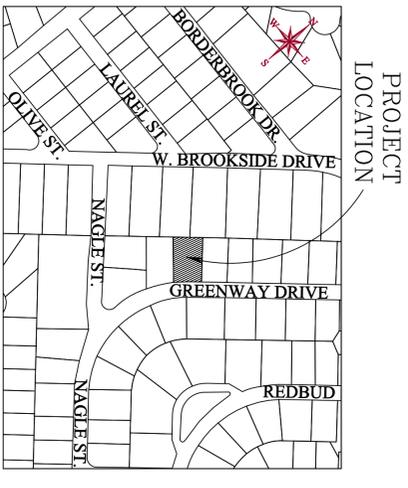
I, _____, County Clerk in and for said County, do hereby certify this plat together with its certificates of authentication was filed for record in my Official Records of Brazos County in Volume _____, Page _____.

County Clerk, Brazos County, Texas

CERTIFICATE OF SURVEYOR

I, Adam Nelson, Registered Professional Land Surveyor, No. 6132, in the State of Texas, do hereby certify that this plat, together with its certificates of authentication, was filed for record in my Official Records of Brazos County in Volume _____, Page _____, and that the lines and bounds describing said subdivision all conform to the laws of the State of Texas.

Adam Nelson
Registered Professional
Land Surveyor, Number 6132



METERS AND BOUND DESCRIPTION

Being a tract of land containing 0.3213 acres being parts of Lots 9 and 10, Block 1, of the Oak Terrace Revised Addition, City of Bryan, Brazos County, Texas, as plat recorded in Vol. 151, Page 547, of the Brazos County Official Records (B.C.O.R.), also being the same tract as recorded in Instrument Number 627030 of the B.C.O.R. NAD83(2011) Epoch 2011, and boundary referenced to 127' and 3.87' from road found and referred to in the previously recorded deed, and as surveyed on the ground on November 20th of 2024. This description is also referred to the plat prepared by ATM Surveying, Project No. 2024-0076, and being more particularly described as follows:

BECKENHAY at a 1/2" from pipe found for the south corner of this tract, also being a point in the northwest quarter of Section 34, Township 40N, Range 12W, County of Brazos, State of Texas, as recorded in Vol. 151, Page 547 of the B.C.O.R.

THENCE North 41°24'54" West, a distance of 43.01 feet along the common line between this tract and said Puzler Properties LLC tract, and then along the Puzler Properties LLC tract, a distance of 92.60 feet along the common line between this tract and said Puzler Properties LLC tract, also being the west corner of the James F. Sweeney tract, also being a point in the northwest quarter of Section 34, Township 40N, Range 12W, County of Brazos, State of Texas, as recorded in Vol. 151, Page 547 of the B.C.O.R.

THENCE North 41°24'54" West, a distance of 92.60 feet along the common line between this tract and said Puzler Properties LLC tract, and then along the Puzler Properties LLC tract, a distance of 92.60 feet along the common line between this tract and said Puzler Properties LLC tract, also being the west corner of the James F. Sweeney tract, also being a point in the northwest quarter of Section 34, Township 40N, Range 12W, County of Brazos, State of Texas, as recorded in Vol. 151, Page 547 of the B.C.O.R.

THENCE South 49°16'35" East, a distance of 157.66 feet along the common line between this tract and said Sweeney tract, to a 3/8" iron rod found in concrete for the east corner of this tract, also being a point in the northwest quarter of Section 34, Township 40N, Range 12W, County of Brazos, State of Texas, as recorded in Vol. 151, Page 547 of the B.C.O.R.

THENCE along the common line between this tract and said Greenwood Drive, for the following call:

South 49°16'35" West, a distance of 43.01 feet to a point for corner.

Arround a curve to the left having a delta angle of 01°13'09", an arc distance of 10.00 feet, a radius of 470.00 feet, and a chord of South 11°24'56" West, a distance of 10.00 feet to a point for corner.

Arround a curve to the left having a delta angle of 04°29'56", an arc distance of 36.91 feet, a radius of 470.00 feet, and a chord of South 54°04'40" West, a distance of 36.90 feet to the PLACE OF BEGINNING containing 0.3213 acres.

FINAL PLAT
LOT 9R
BLOCK 1
OF
OAK TERRACE ADDITION
BEING A REPLAT OF
PART OF LOTS 9 & 10
BLOCK 1
OAK TERRACE ADDITION
VOL. 19594, PAGE 75
Bryan, Brazos County, Texas

JUNE, 2025
SURVEYOR:
Adam Wallace, RPLS 6132
OWNER/DEVELOPER:
V.L. PARTNERS LLC
1405 Lennon Tree
College Station TX 77840
(979) 209-9291