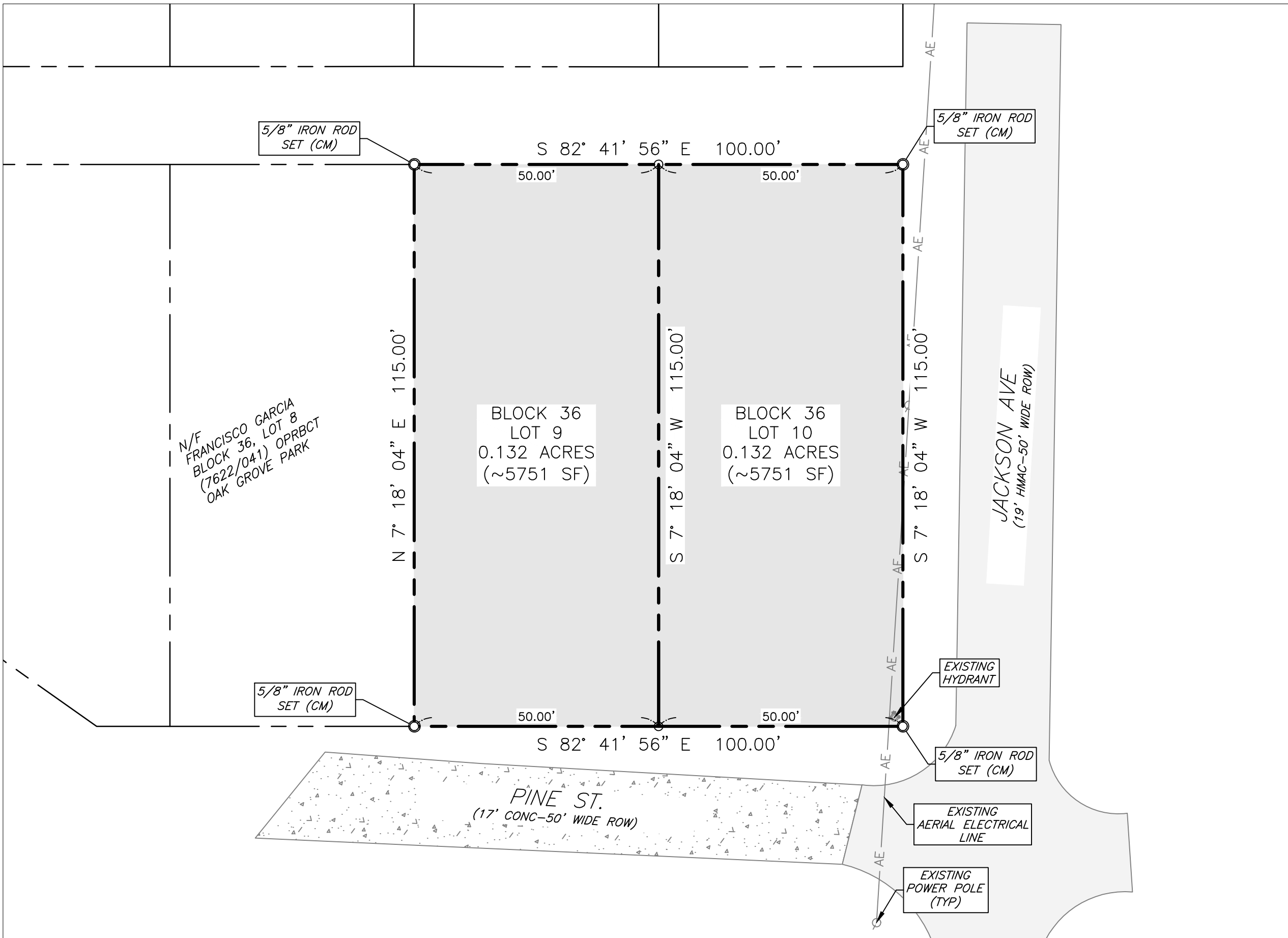
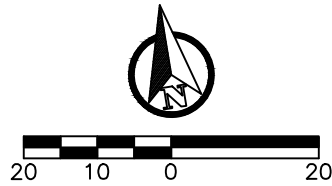
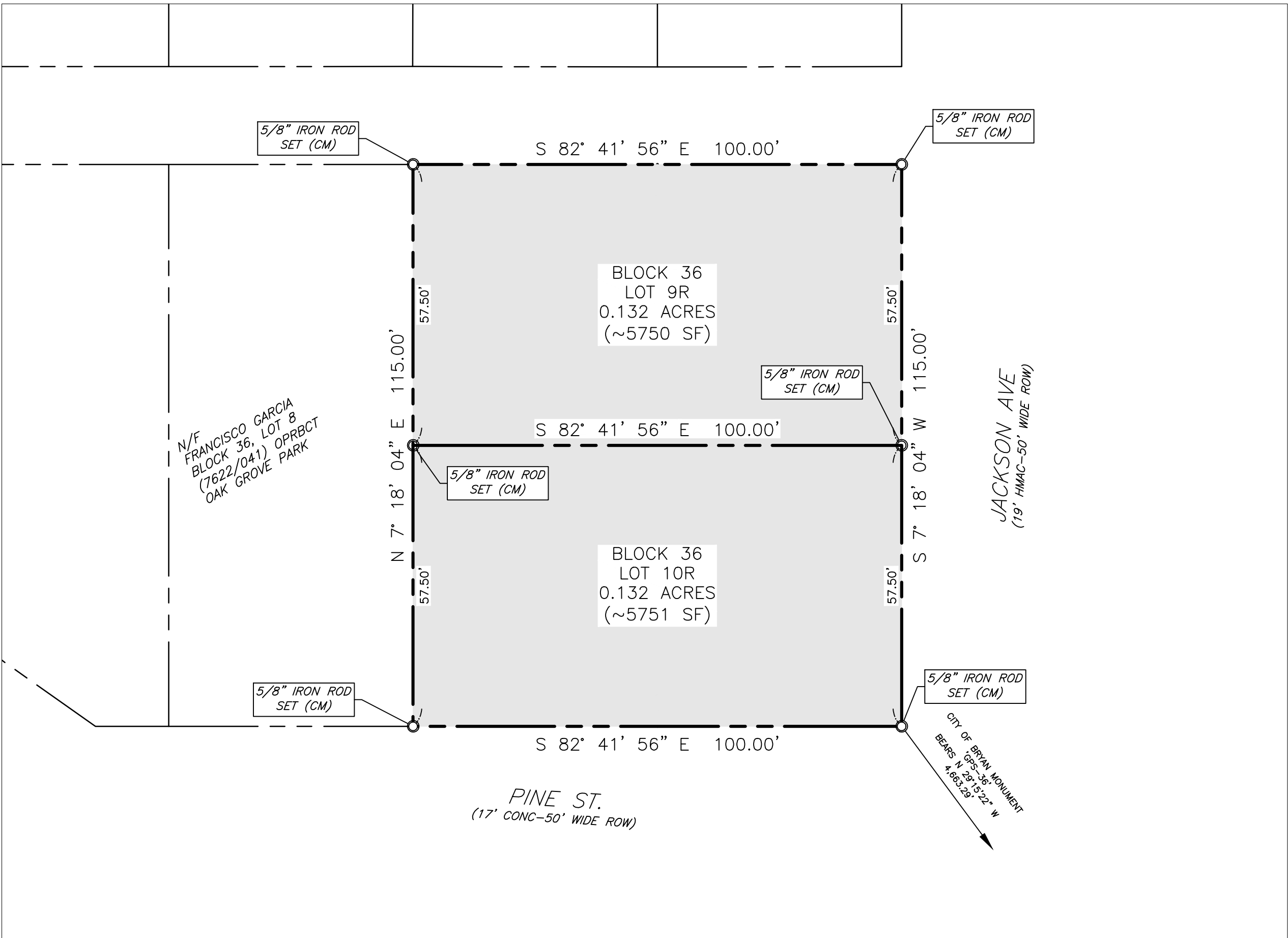
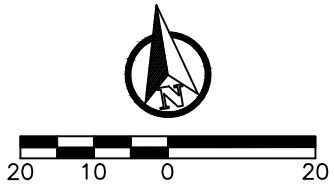


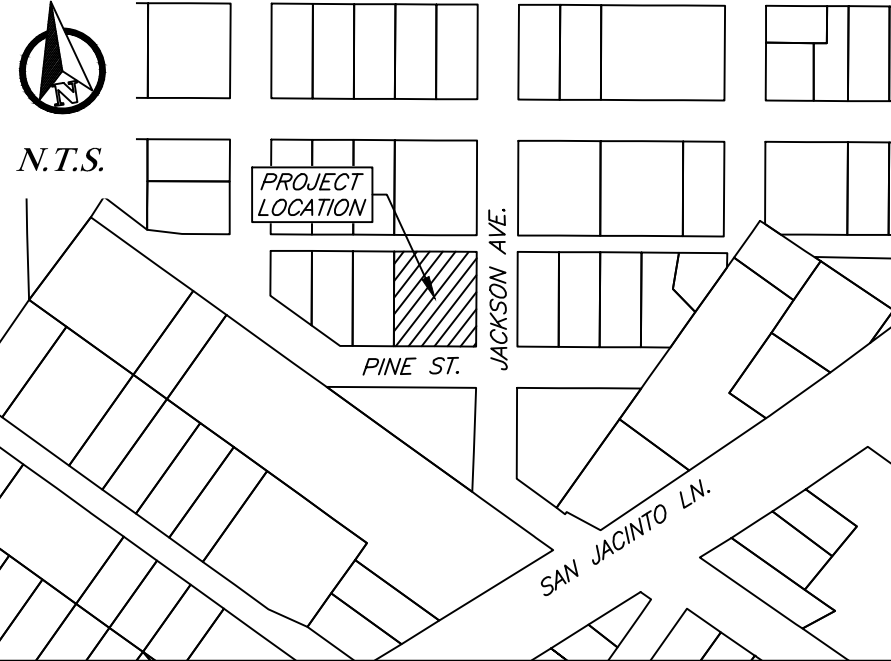
ORIGINAL PLAT



REPLAT



Vicinity Map



General Notes:

- 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 - RPIS 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 properly markers and monuments were placed under my supervision on the ground.

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__.

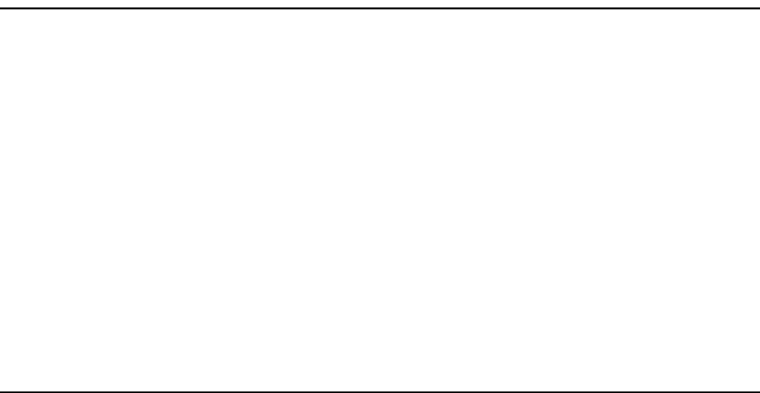
City Engineer, Bryan, Texas

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

FIELD NOTES DESCRIPTION

OF A
0.264 ACRE TRACT
BRYAN, BRAZOS COUNTY, TEXAS

TO FIND THE PLACE OF BEGINNING, COMMENCE AT A GPS STATION 36;
THENCE NORTH 29°15'22" WEST, A DISTANCE OF 4663.29 FEET TO A IRF 1/2" FOR THE PLACE OF BEGINNING;
THENCE NORTH 82°41'56" WEST, A DISTANCE OF 100 FEET TO A POINT FOR CORNER;
THENCE NORTH 7°18'04" EAST, A DISTANCE OF 57.5 FEET TO A POINT FOR CORNER;
THENCE NORTH 7°18'04" EAST, A DISTANCE OF 57.5 FEET TO A POINT FOR CORNER;
THENCE SOUTH 82°41'56" EAST, A DISTANCE OF 100 FEET TO A POINT FOR CORNER;
THENCE SOUTH 7°18'04" WEST, A DISTANCE OF 57.5 FEET TO A POINT FOR CORNER;
THENCE SOUTH 7°18'04" WEST, A DISTANCE OF 57.5 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 19587, Page 284, OPRBCT
Bryan, Brazos County, Texas
Scale 1:20
July 2025

Owner:
Juan Sanchez
Street
City, State, Zip

Engineer:
I4 Engineering

Surveyor:
Carlomagno Surveying, Inc.
2651 Boonville Rd. Unit 140
Bryan, TX 77805
979-775-2873
TBPELS #100348-00
Proj #---

PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951