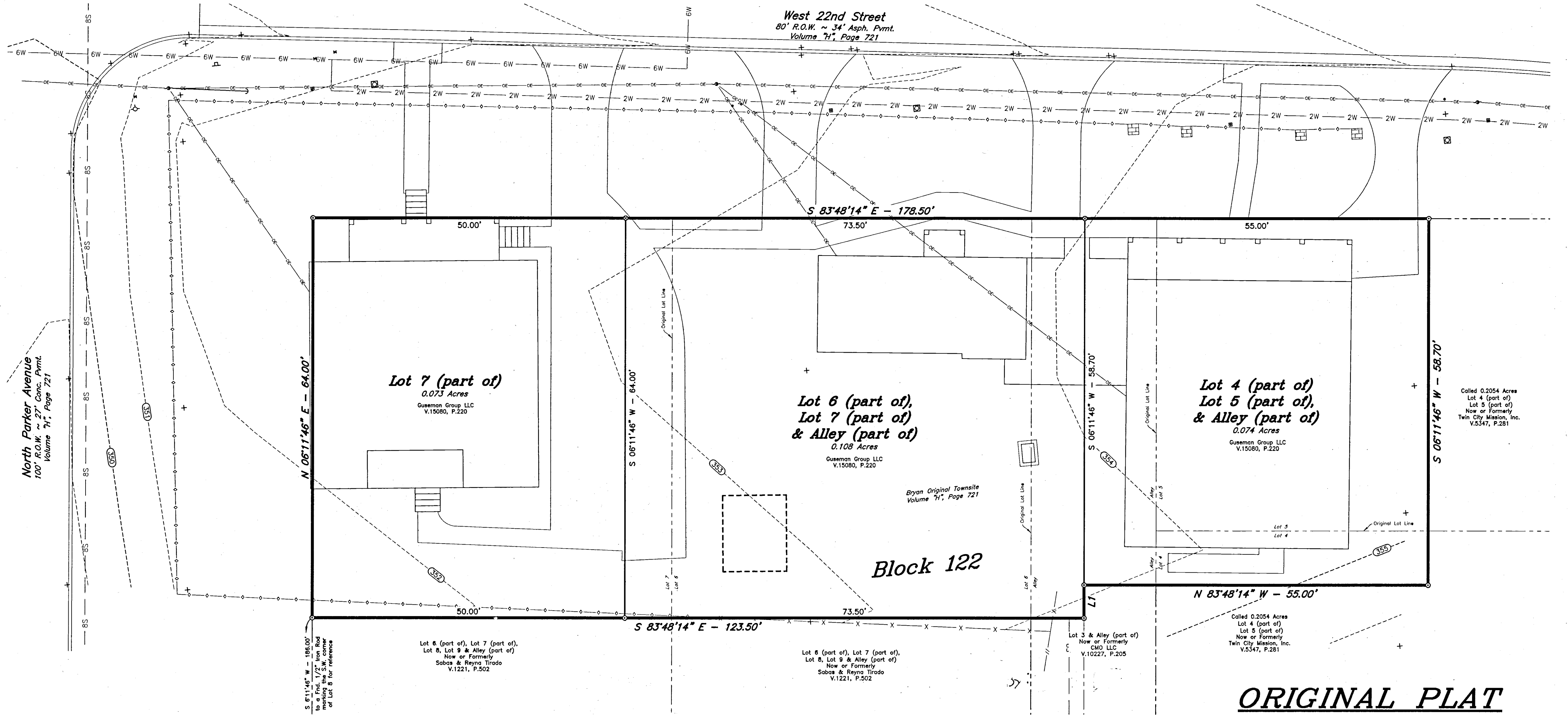


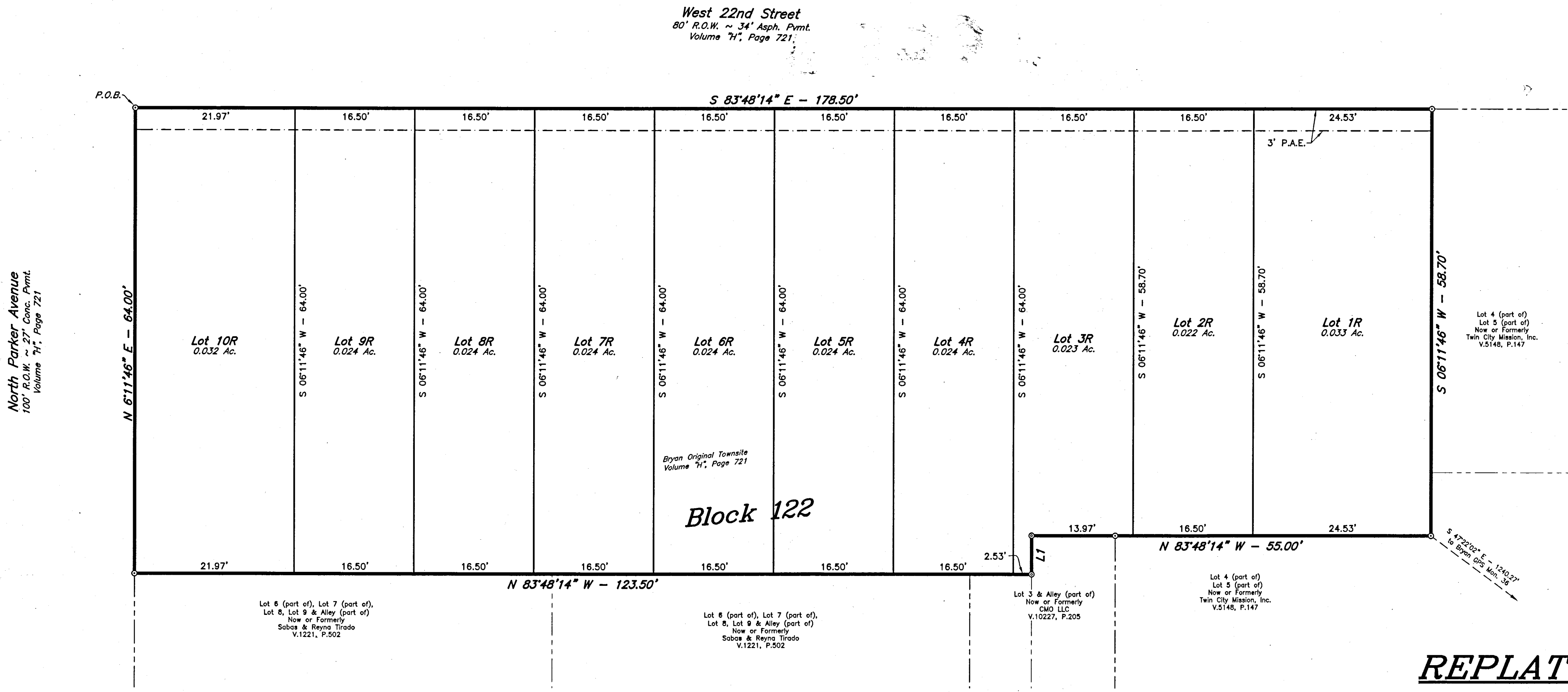
VICINITY MAP



LINE	BEARING	DISTANCE
L1	S 6°11'46" W	5.30'

Scale: 1"=10'

**ORIGINAL PLAT**  
 LOTS 4, 5, 6, 7 AND ALLEY (PARTS OF), BLOCK 122  
 BRYAN ORIGINAL TOWNSITE  
 RECORDED IN VOLUME "H", PAGE 721



- GENERAL SURVEYOR NOTES:
- ORIGIN OF BEARING SYSTEM: Monuments found are consistent with the plat recorded in Volume "H", Page 721 of the Deed Records of Brazos County, Texas (D.R.B.C.) was used as the BASIS OF BEARINGS shown on this plat.
  - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0215F, Map Revised April 2, 2014, this property is not located in a Special Flood Hazard Area.
  - ZONING: Downtown North District - (DT-N). Building setback requirements shall be in accordance with City of Bryan Zoning District DT-N. In the Downtown Districts, a minimum of 75% of all facades must be built up to the property line.
  - Proposed Land Use: Single Family Residential (10 Lots)
  - Unless otherwise indicated 1/2" Iron Rods are set at all corners.
    - - 1/2" Iron Rod Found
    - - 1/2" Iron Rod Set
    - - 1" Iron Pipe Found
    - - Chiseled "X" in Concrete
  - Abbreviations:  
 P.A.E. - Public Access Easement  
 P.O.B. - Point of Beginning

**REPLAT**

**BRYAN ORIGINAL TOWNSITE**

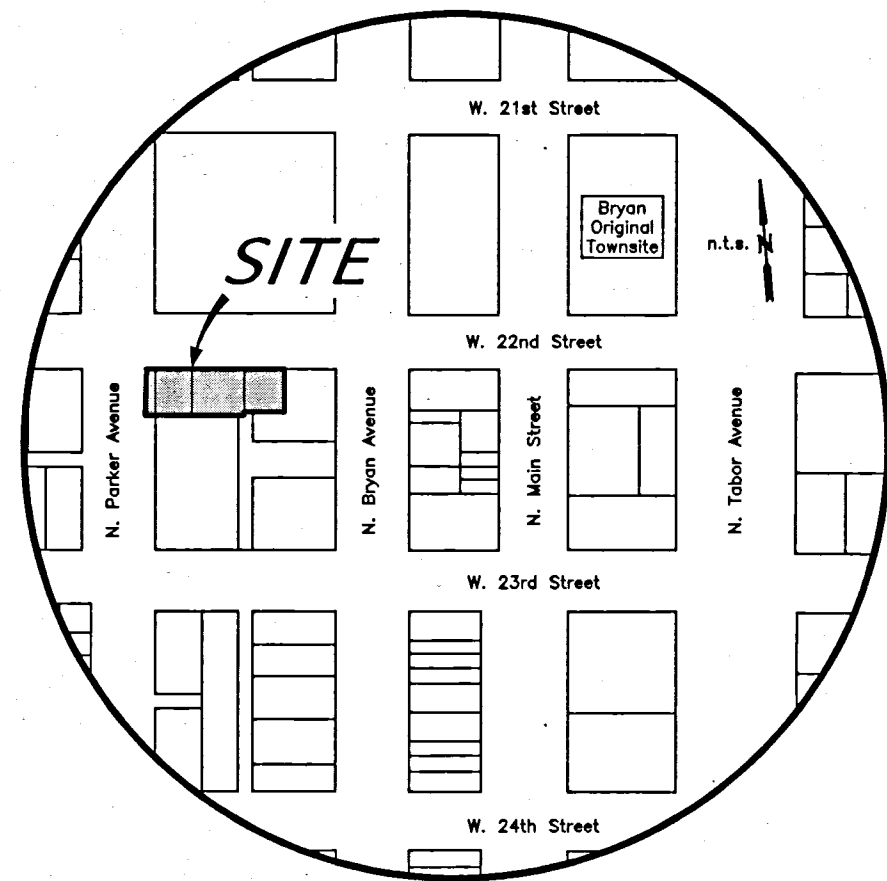
LOTS 1R-10R, BLOCK 122  
 0.256 ACRES  
 STEPHEN F. AUSTIN LEAGUE, A-62  
 BRYAN, BRAZOS COUNTY, TEXAS  
 JULY, 2019  
 SCALE: 1" = 10'

**REPLAT**

SHEET NO. **1**  
 OF 2 SHEETS

OWNER: Gusman Group, LLC  
 1008 Woodcreek Dr., Suite 103  
 College Station, Texas 77845  
 (979) 693-3838

SURVEYOR: Texas Firm Registration No. 10103300  
 McClure & Browne Engineering/Surveying, Inc.  
 1008 Woodcreek Dr., Suite 103  
 College Station, Texas 77845  
 (979) 693-3838



VICINITY MAP

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the S.F. AUSTIN SURVEY, Abstract No. 62 in Bryan, Brazos County, Texas and being all of the called:

- 0.073 acre tract described in the deed from Landro G. Davila to Carolyn D. Mandujano recorded in Volume 4999, Page 178 of the Official Records of Brazos County, Texas (O.R.B.C.), said tract also described as a part of Lot 7, Block 122 of BRYAN ORIGINAL TOWNSITE, according to the plat recorded in Volume "H", Page 721 of the Brazos County Deed Records (B.C.D.R.),
- a portion of the 20-foot wide Alley adjoining Lot 6, Block 122 of BRYAN ORIGINAL TOWNSITE, according to the plat recorded in Volume "H", Page 721 of the Brazos County Deed Records (B.C.D.R.), and
- being part of Lot 4, part of Lot 5 and a portion of the 20-foot wide Alley adjoining Lots 4 and 5, Block 122 of BRYAN ORIGINAL TOWNSITE, according to the plat recorded in Volume "H", Page 721 of the Brazos County Deed Records (B.C.D.R.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the common northwest corner of said Lot 7 and this herein described tract, said iron rod also marking the point of intersection of the south right-of-way line of West 22nd Street (based on an 80-foot width) and the east right-of-way line of North Parker Street (based on a 100-foot width);

THENCE: S 83° 48' 14" E along the south right-of-way line of said West 22nd Street and the north line of said Lot 7, Lot 6, Lot 5, and Lot 4, for a distance of 178.50 feet to a 1/2-inch iron rod marking the northeast corner of this tract, said iron rod also marking the northwest corner of a called 0.2054 acre Twin City Mission, Inc. tract recorded in Volume 5347, Page 281 (O.R.B.C.);

THENCE: S 06° 11' 46" W through said Lot 5 and into the interior of said Lot 4 for a distance of 58.70 feet to a 1/2-inch iron rod marking the southeast corner of this herein described tract, said iron rod also being an interior ell corner of the called 0.2054 acre Twin City Mission, Inc. tract;

THENCE: N 83° 48' 14" W, at 43.50 feet, pass a found 1/2-inch iron rod marking the lower northwest corner of the called 0.2054 acre Twin City Mission, Inc. tract, continue into the interior of said 20-foot Alley for a total distance of 55.00 feet to a 2-inch iron bar marking an interior ell corner of this tract;

THENCE: S 06° 11' 46" W for a distance of 5.30 feet to a 1-inch iron pipe marking an exterior ell corner of this tract;

THENCE: N 83° 48' 14" W into the interior of said Lots 6 and 7 for a distance of 123.50 feet to a found 1/2-inch iron rod marking the southwest corner of said Lot 7, from whence a found 1/2-inch iron rod marking the southwest corner of Lot 8, Block 122 of BRYAN ORIGINAL TOWNSITE bears S 06° 11' 46" W at a distance of 186.00 feet for reference;

THENCE: N 06° 11' 46" E along the east right-of-way line of said Parker Avenue for a distance of 64.00 feet to the POINT OF BEGINNING and containing 0.256 acres (11,132.5 square feet) of land, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS  
We, Guseman Group, LLC owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 15080, Page 220 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

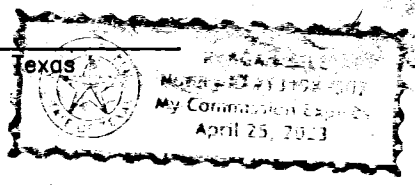
J. F. Guseman  
Owner

STATE OF TEXAS  
COUNTY OF BRAZOS

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

Given under my hand and seal on this 4 day of February, 2020.

Kevin Hill  
Notary Public, Brazos County, Texas



APPROVAL OF PLANNING AND ZONING COMMISSION

I, Bobby Gutierrez, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 18th day of July, 2020 and same was duly approved on the 22nd day of February, 2020 by said Commission.

Bobby Gutierrez  
Chairman, Planning and Zoning Commission

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 18th day of February, 2020.

W. M. Galt  
City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, Mark Zimmermann, the undersigned, City Planner and/or designated Secretary of the Planning & 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 18th day of February, 2020.

Mark Zimmermann  
City Planner, Bryan, Texas

Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 5/12/2020 8:47:45 AM  
In the PLAT Records



Doc Number: 2020-1392758  
Volume-Page: 16038-1  
Number of Pages: 2  
Amount: 73.00  
Order#: 20200512000025  
By: TD

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- day  
Brazos

Karen McQueen  
County Clerk, Brazos County, Texas

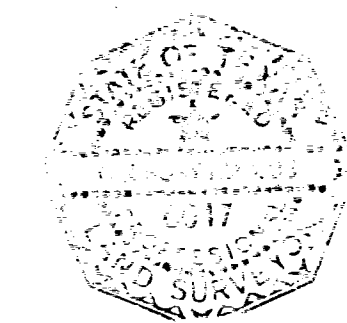
By: Gregory Hopcus

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, 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.

Gregory Hopcus 1/29/2020  
Gregory Hopcus, R.P.L.S. No. 6047



REPLAT

BRYAN ORIGINAL TOWNSITE

LOTS 1R-10R, BLOCK 122

0.256 ACRES

STEPHEN F. AUSTIN LEAGUE, A-62  
BRYAN, BRAZOS COUNTY, TEXAS

JULY, 2019  
SCALE: 1" = 10'

SHEET NO.

2

OF 2 SHEETS

OWNER:  
Guseman Group, LLC  
P.O. Box 10173  
College Station, TX 77842

SUBDIVIDER:  
Texas Firm Registration No. 10103300  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3838



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