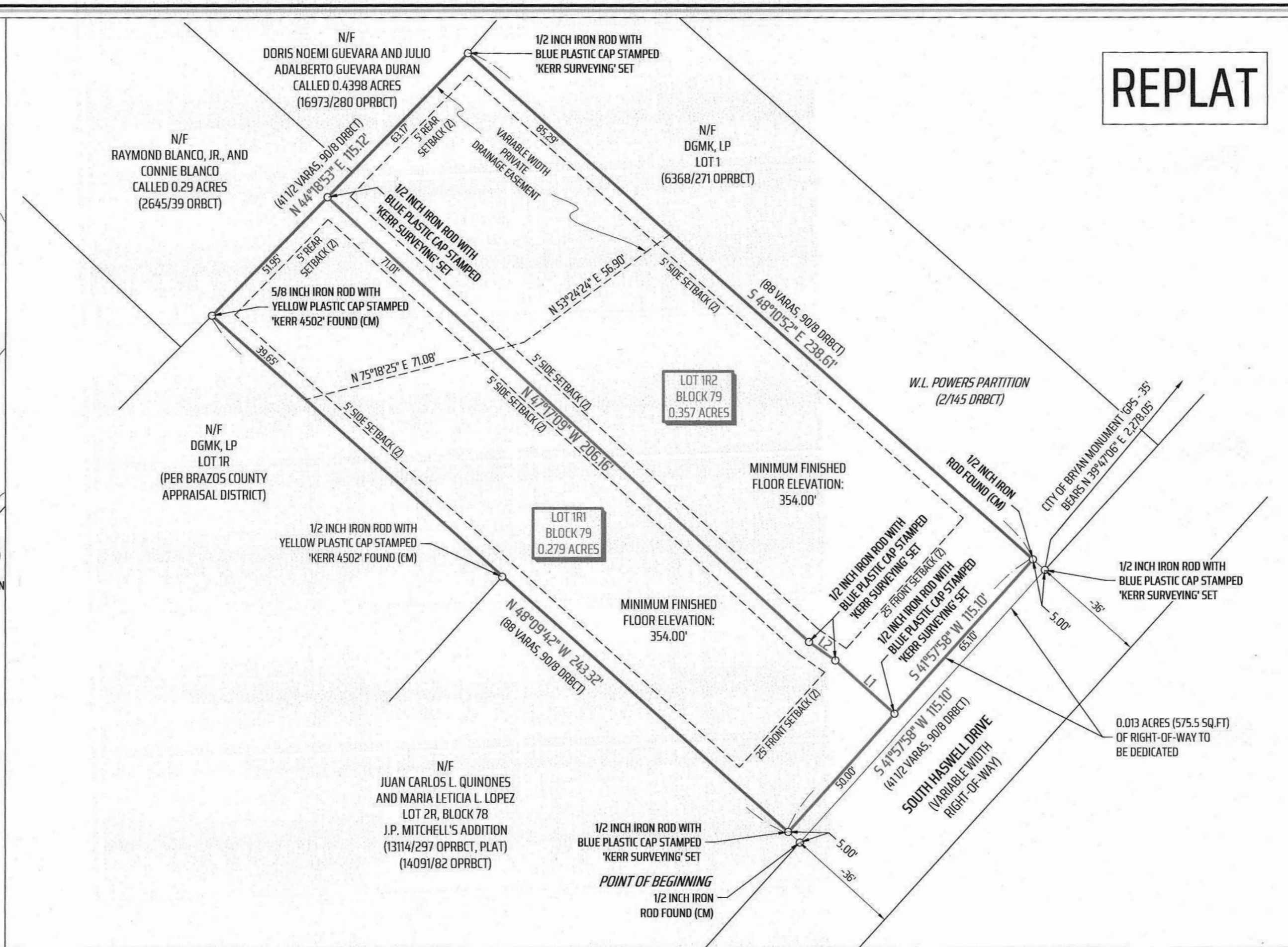
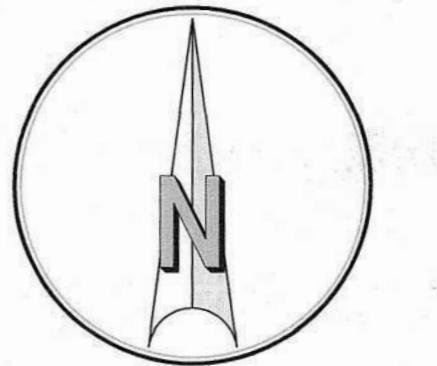
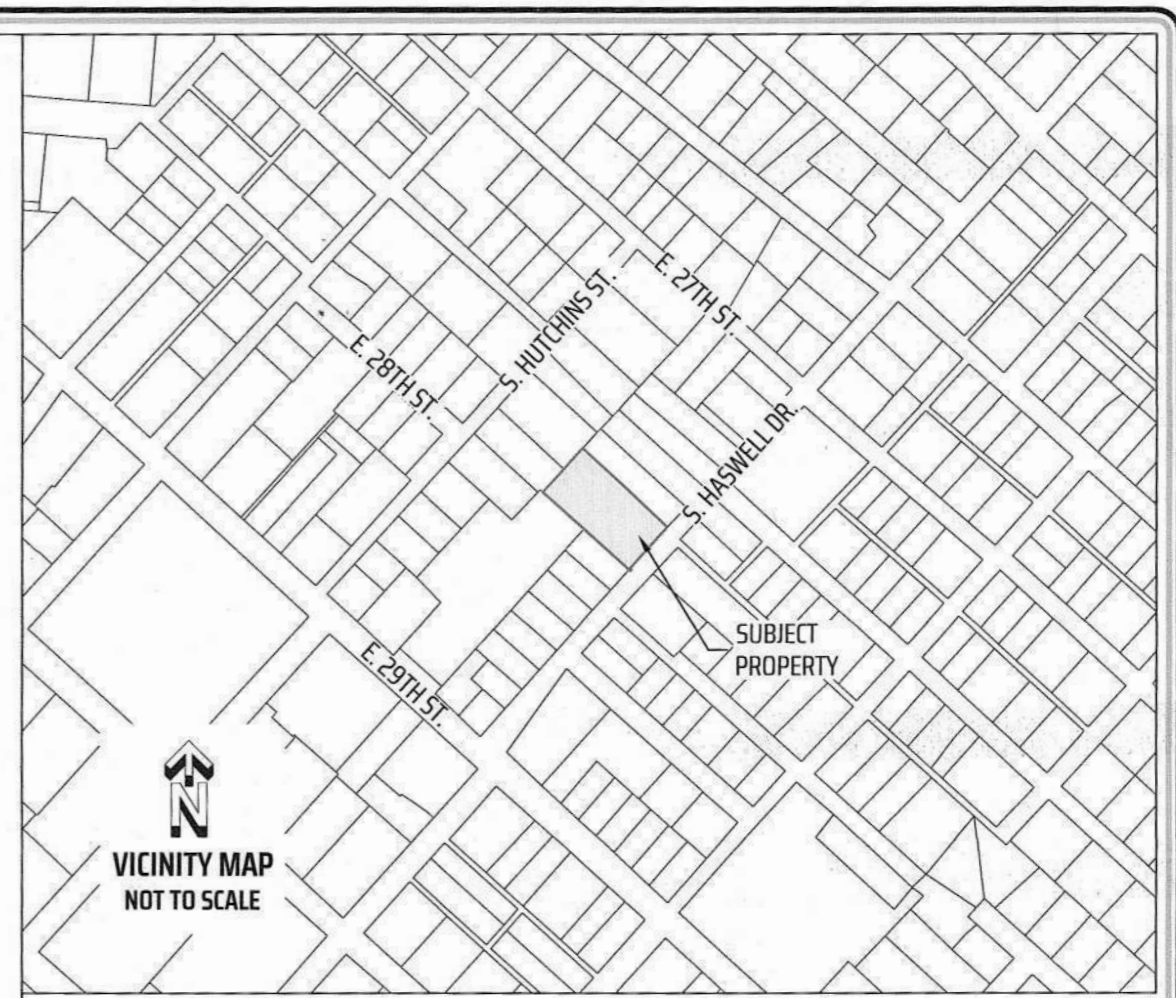


ORIGINAL



REPLAT



SCALE: 1" = 30'



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, LAWRENCE GUSEMAN OF GUSEMAN GROUP, LLC, THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO ME IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY IN VOLUME 18848, PAGE 259, 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 FOR THE PURPOSES IDENTIFIED.

L. Guseman
GUSEMAN GROUP, LLC, BY

LAWRENCE GUSEMAN

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LAWRENCE GUSEMAN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 26th DAY OF JANUARY, 2024.

Tatum Jack Frank
Notary Public, State of Texas
Comm. Expires 02-18-2028
Notary ID: 13359042

APPROVAL OF THE CITY PLANNER

I, Martin Zimmerman 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 13th DAY OF February, 2024.

Martin Zimmerman
CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE CITY ENGINEER

I, W. Paul Kasper 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 13th DAY OF February, 2024.

W. Paul Kasper
CITY ENGINEER, BRYAN, TEXAS

LINE	BEARING	DISTANCE
L1	N 48°09'42" W	25.00'
L2	N 55°13'36" W	10.13'

LEGEND:

- DRBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS
- ORBCT = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
- OPRBCT = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
- 123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
- N/F = NOW OR FORMERLY
- () = RECORD INFORMATION
- ☒ WATER METER
- ☒ CLEAN OUT
- ☒ UTILITY POLE
- ☒ A/C UNIT
- ☒ GAS METER
- ☒ GAS MANHOLE
- ☒ ELECTRIC SERVICE
- ☒ UNDERGROUND ELECTRIC BOX
- ☒ AERIAL ELECTRIC LINES
- ☒ WOOD FENCE
- ☒ CHAIN LINK FENCE
- ☒ WIRE MESH FENCE
- ☒ CONCRETE
- ☒ GRAVEL
- 55' — 55' — 55' — = APPROXIMATE LOCATION OF 6" SANITARY SEWER LINE
- 55' — 55' — 55' — = APPROXIMATE LOCATION OF SANITARY SEWER LINE
- 55' — 55' — 55' — = APPROXIMATE LOCATION OF 6" WATER LINE

FIELD NOTES DESCRIPTION OF A 0.650 ACRE TRACT JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2 BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.650 ACRES IN THE JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2, IN BRAZOS COUNTY, TEXAS, BEING A PORTION OF LOT 79 OF THE MITCHELL'S ADDITION, FILED IN VOLUME '0', PAGE 214 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT), BEING ALL THOSE LANDS DESCRIBED IN A DEED TO GUSEMAN GROUP, LLC, IN VOLUME 18848, PAGE 259 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT), AND IN A DEED TO OTTO FRITZ AND MELANIE FRITZ IN VOLUME 1220, PAGE 554 OF THE OPRBCT; SAID 0.650 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found in the northwest line of South Haswell Drive (variable width right-of-way), being the south corner of said Guseman tract, same being the east corner of Lot 2R, Block 78 of the J.P. Mitchell's Addition, filed in Volume 13114, Page 297 (OPRBCT), being described in a deed to Juan Carlos L. Quinones and Maria Leticia L. Lopez in Volume 14091, Page 82 (OPRBCT);

THENCE, with the southwest line of said Guseman tract, same being the northeast lines of said Quinones tract and a tract called to be Lot 1R, described to DGMK, LP, per Brazos County Appraisal District, N 48° 09' 42" W, passing a 1/2 inch iron rod with yellow plastic cap stamped "KERR 4502" found a distance of 125.39 feet, being the east common corner of said Quinones and DGMK, LP tracts, continuing on for a total distance of 248.32 feet to a 5/8 inch iron rod with yellow plastic cap stamped "KERR 4502" found in the southeast line of a called 0.29 acre tract described to Raymond Blanco, Jr., and Connie Blanco in Volume 2645, Page 39 of The Official Records of Brazos County, Texas (DRBCT), being the west corner of said Guseman tract, same being the north corner of said DGMK, LP tract;

THENCE, with the northwest line of said Guseman tract, same being the southeast lines of said Blanco tract and a called 0.4398 acre tract described in a deed to Doris Noemi Guevara and Julio Adalberto Guevara Duran in Volume 16973, Page 280 (OPRBCT), N 44° 18' 53" E, passing a point at a distance of 68.84 feet, from which a 1/2 inch iron pipe found bears S 45° 41' 07" E, a distance of 1.16 feet, continuing on for a total distance of 115.12 feet to a 1/2 inch iron rod with blue plastic cap stamped "KERR SURVEYING" set in the southeast line of said Guevara tract, being the north corner of said Guseman tract, same being the west corner of Lot 1 of the W.L. Powers Partition Plat, filed in Volume 2, Page 145 (DRBCT), being described in a deed to DGMK, LP, in Volume 6368, Page 271 (OPRBCT);

THENCE, with the common line of said Guseman tract and said Lot 1, S 48° 10' 52" E, passing a 1/2 inch iron rod found at a distance of 238.50 feet, continuing on for a total distance of 243.61 feet to a 1/2 inch iron rod with blue plastic cap stamped "KERR SURVEYING" set in the northwest line of said South Haswell Drive, being the east corner of said Guseman tract, same being the south corner of said Lot 1, from which City of Bryan Monument "GPS-35" bears N 39° 47' 06" E, a distance of 2,278.05 feet;

THENCE, with the southeast line of said Guseman tract, same being the northwest line of said South Haswell Drive, S 41° 57' 58" W, a distance of 115.10 feet to the POINT OF BEGINNING and containing 0.650 acres of land, more or less.

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 2/21/2024 8:15:03 AM
In the PLAT Records

Doc Number: 2024-1522249
Volume - Page: 19061-156
Number of Pages: 1
Amount: 72.00
Order#: 20240221000007
By: VE

Karen McQueen by Victoria Elliott
COUNTY CLERK, BRAZOS COUNTY, TEXAS

CERTIFICATION OF THE SURVEYOR

I, DAVID POWELL BRISTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6537, 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.

David Powell Brister
DAVID POWELL BRISTER, RPLS NO. 6537



FINAL PLAT OF J.P. MITCHELL'S ADDITION 0.650 ACRES BLOCK 79, LOT 1R1 AND LOT 1R2 BEING A REPLAT OF J.P. MITCHELL'S ADDITION PORTION OF BLOCK 79 VOLUME 0, PAGE 214 DRBCT JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2 BRYAN, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER: GUSEMAN GROUP, LLC 4710 HERON LAKES CIRCLE, BRYAN, TX, 77802-3468 979-574-3040

SCALE: 1 INCH = 30 FEET
SURVEY DATE: 09-22-2023 | PLAT DATE: 01-12-2024
JOB NUMBER: 23-871 | CAD NAME: 23-871-PLAT-5
POINT FILE: 23-871-ALL
DRAWN BY: RCU CHECKED BY: DPB
PREPARED BY: KERR SURVEYING, LLC
TPELS FIRM#10018500
409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

When one person stands to gain over another, the facts must be uncovered