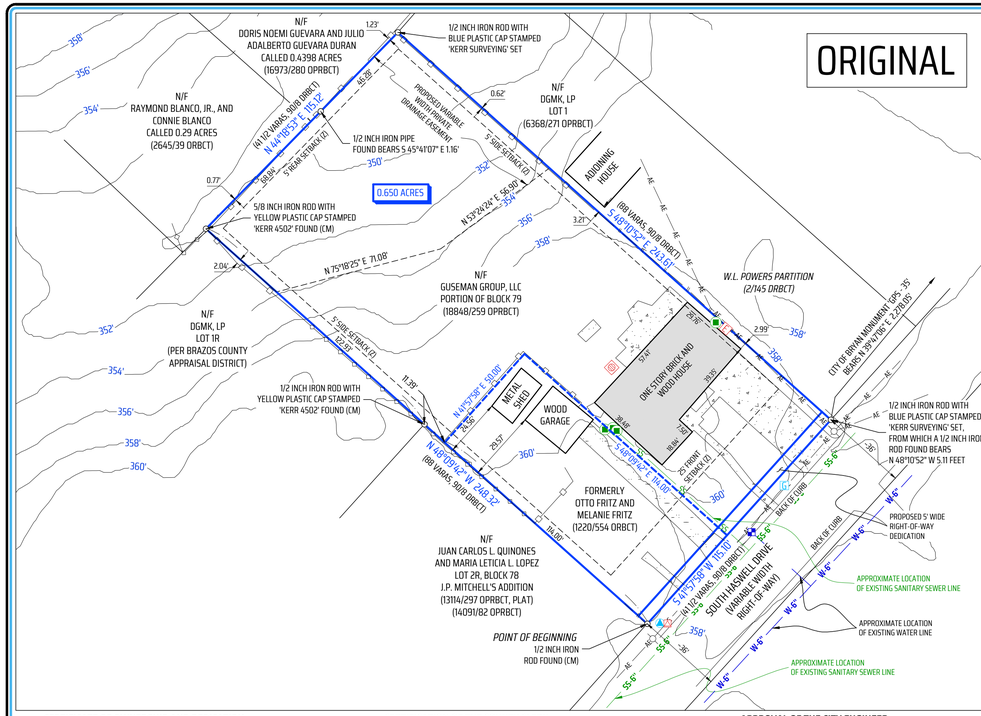

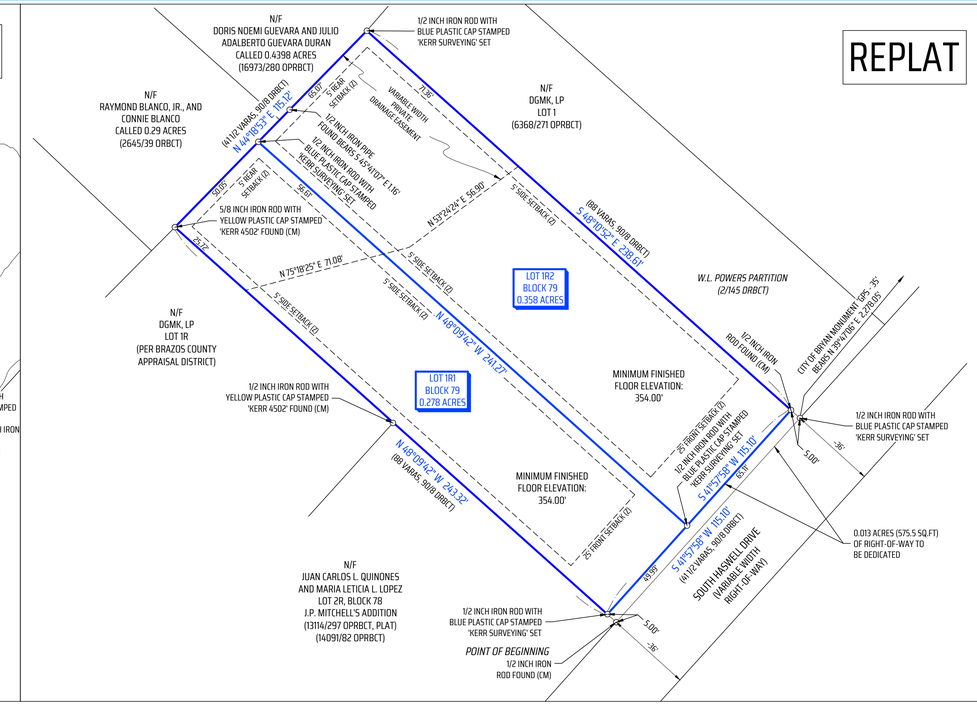

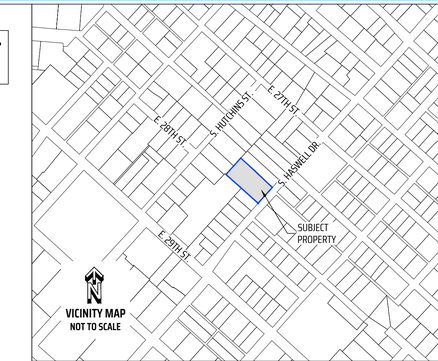

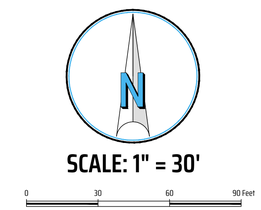

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF _____

I, _____, 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.

_____
GUSEMAN GROUP, LLC, BY

_____

STATE OF TEXAS
COUNTY OF _____

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 (S)HE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20_____.

_____
NOTARY PUBLIC, _____COUNTY, TEXAS

CERTIFICATION OF THE COUNTY CLERK
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, TEXAS, IN VOLUME ____, PAGE ____.

_____
COUNTY CLERK, BRAZOS COUNTY, TEXAS

APPROVAL OF THE CITY PLANNER

I, _____ 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 _____, DAY OF _____, 20___.

_____
CITY PLANNER, BRYAN, TEXAS

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

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
- APPROXIMATE LOCATION OF 6" SANITARY SEWER LINE
- APPROXIMATE LOCATION OF SANITARY SEWER LINE
- APPROXIMATE LOCATION OF 6" WATER LINE

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

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

SCALE: 1 INCH = 30 FEET
SURVEY DATE: 09-22-2023 | PLAT DATE: 10-05-2023
JOB NUMBER: 23-871 | CAD NAME: 23-871-PLAT-S
POINT FILE: 23-871-ALL
DRAWN BY: RCU CHECKED BY: DPB
PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10018500
409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

CERTIFICATION OF THE SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS

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, RPLS NO. 6537

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

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 (ORBCT), 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.

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00011430282651 (CALCULATED USING GEOID12B).
3. THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) PER BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0215F, REVISED 04-02-2014.
4. BUILDING SETBACK LINES ARE IN ACCORDANCE WITH THE ZONING (Z) OF THE SUBJECT PROPERTY ACCORDING TO THE CITY OF BRYAN CODE OF ORDINANCES, AND ARE SHOWN HEREON. ONLINE ZONING MAP REFERENCED ON 9-28-2023 SHOWS THIS PROPERTY AS ZONED RESIDENTIAL DISTRICT-5000 (RD-5).
5. UNDERGROUND UTILITIES ARE APPROXIMATED BASED ON ABOVE GROUND FEATURES, AVAILABLE MAPS AND MARKINGS BY UTILITY PROVIDERS. ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY.
6. CONTOURS SHOWN HEREON FROM TNRIS DATA (ELEVATION DATUM NAVD 1988, GEOID12B).
7. WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.
8. THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY CAPITAL TITLE OF TEXAS, GF NO. 23-755993-AG, EFFECTIVE DATE: AUGUST 13TH, 2023. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- ITEM 10g: EASEMENTS AND BUILDING LINES AS SHOWN IN VOLUME 0, PAGE 214, DRBCT, DO APPLY, BUT HAVE NO PLOTTABLE OBJECTS AND CANNOT BE SHOWN.
- ITEM 10h: EASEMENTS TO THE CITY OF BRYAN IN VOLUME 263, PAGE 426, DRBCT, DOES NOT APPLY.
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.