



ORIGINAL PLAT

REPLAT BRAZOS COUNTY INDUSTRIAL PARK, PHASE 3
RECORDED IN VOLUME 1177, PAGE 596

REPLAT

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 all or part of the tracts of land as conveyed to me in the Official Records of Brazos County in Volume 15626, Page 226 & 231 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.

Trey Guseman

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Trey Guseman, known to me to be the persons whose name are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose stated.
Given under my hand and seal on this ___ day of ___ 20__.

Notary Public, Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)
(COUNTY OF BRAZOS)
I, Karan McQueen, 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 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

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, R.P.L.S. No. 6047

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the STEPHEN F. AUSTIN LEAGUE NO. 9, Abstract No. 82, in Bryan, Brazos County, Texas and being all of Lot 2A, Block 5, BRAZOS COUNTY INDUSTRIAL PARK, PHASE III, according to the replat recorded in Volume 1177, Page 596 of the Official Records of Brazos County, Texas (O.R.B.C.), said lot also being all of the 1.925 acre tract described in the deed from Brazos County Industrial Park Venture to Guseman Group, LLC recorded in Volume 15626, Page 226 (O.R.B.C.) and all of the 0.5167 acre tract described in the deed from Brazos County Industrial Park Venture to Guseman Group, LLC recorded in Volume 15626, Page 231 (O.R.B.C.), and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 5/8-inch iron rod marking the common south corner of this herein described tract and said Lot 2A, Block 5, said iron rod also marking the west corner of Lot 2B, Block 5 of said BRAZOS COUNTY INDUSTRIAL PARK, PHASE III (1177/596) and being in the northeast line of Lot 1, Block 5, BRAZOS COUNTY INDUSTRIAL PARK, PHASE III according to the final plat recorded in Volume 500, Page 917, Brazos County Deed Records (B.C.D.R.)

THENCE: N 46° 58' 58" W along the common line of said Lot 2A, Block 5 and said Lot 1, Block 5 for a distance of 372.51 feet to a found 5/8-inch iron rod marking the west corner of this tract, said iron rod also marking the west corner of said Lot 2A, Block 5 and the north corner of said Lot 1, Block 5 and being in the southeast right-of-way line of Shiloh Avenue (based on a 100-foot width);

THENCE: along the southeast right-of-way line of said Shiloh Avenue for the following three (3) calls:

1. N 64° 58' 58" E a distance of 4.11 feet to a found 5/8-inch iron rod marking the Point of Curvature of a curve to left,
2. 211.93 feet along the arc of said curve having a central angle of 21° 57' 56", a radius of 552.79 feet, a tangent of 107.28 feet and a long chord bearing N 54° 00' 00" E at a distance of 210.63 feet to a found 1/2-inch iron rod marking the Point of Tangency, and
3. N 43° 01' 02" E for a distance of 98.78 feet to a 1/2-inch iron rod marking the north corner of the this herein described tract, said iron rod being at the intersection of the southeast right-of-way line of said Shiloh Avenue and the southwest right-of-way line of said Stone City Drive (based on a 100-foot width);

THENCE: S 50° 03' 42" E along the southwest right-of-way line of said Stone City Drive for a distance of 320.09 feet to a found 1/2-inch iron rod marking the east corner of this tract, said iron rod also marking the east corner of said Lot 2A, Block 5 and the north corner of the before-said Lot 2B, Block 5;

THENCE: S 41° 02' 57" W along the common line of said Lot 2A, Block 5 and said Lot 2B, Block 5 for a distance of 326.75 feet to the POINT OF BEGINNING and containing 2.441 acres of land, more or less.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 64°58'58" E	4.11'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	21°57'56"	552.79'	211.93'	107.28'	N 54°00'00" E	210.63'

GENERAL NOTES:

1. ORIGIN OF BEARING SYSTEM: The bearing system is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observation.
2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0195E, Map Revised May 16, 2012, this property is not located in a Special Flood Hazard Area.
3. This property is currently zoned PD - Planned Development Ordinance 1385.
4. Building setback lines shall be in accordance with the City of Bryan Code of Ordinances.
5. Abbreviations:
P.O.B. - Point of Beginning
U.E. - Utility Easement
300 - Contour Elevation
6. Unless otherwise indicated 1/2" Iron Rods are set at all corners.
⊙ - 1/2" Iron Rod Found
⊙ - 5/8" Iron Rod Found
7. Where electric facilities are installed, B.T.U. 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 P.U.E., and the right of ingress and egress on property adjacent to the P.U.E. to access electric facilities.

FINAL PLAT

LOTS 2A-1 & 2A-2, BLOCK 5
BRAZOS COUNTY INDUSTRIAL PARK, PHASE III
BEING A MINOR REPLAT OF
LOT 2A, BLOCK 5
BRAZOS COUNTY INDUSTRIAL PARK, PHASE III
AS RECORDED IN VOLUME 1177, PAGE 596
2.441 ACRES
S.F. AUSTIN LEAGUE, NO. 9, A-62
BRYAN, BRAZOS COUNTY, TEXAS
AUGUST, 2022

Owner: Guseman Group LLC
1008 Woodcreek Dr., Suite 103
PO Box 10173
College Station, Texas 77845
(979) 693-3838

Surveyor: McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838