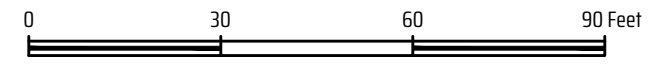


SCALE: 1" = 30'



CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF _____

I, LAWRENCE GUSEMAN, 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 18385, PAGE 135, 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.

LAWRENCE GUSEMAN

STATE OF TEXAS
COUNTY OF BRAZOS

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 HE EXECUTED THE SAME FOR THE PURPOSE STATED.

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

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

OWNER: LAWRENCE GUSEMAN
P.O. BOX 1173, COLLEGE STATION, TX, 77842

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
 - 1231456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
 - N/F = NOW OR FORMERLY
 - () = RECORD INFORMATION
 - = CLEAN OUT
 - = UTILITY POLE
 - = A/C UNIT
 - = GAS METER
 - = ELECTRIC SERVICE
 - = STORM SEWER MANHOLE
 - = AERIAL ELECTRIC LINES
 - = WOOD FENCE
 - = CHAIN LINK FENCE
 - = WIRE MESH FENCE
 - = CONCRETE
 - = GRAVEL
 - = APPROXIMATE LOCATION OF 6" SANITARY SEWER LINE

FIELD NOTES DESCRIPTION OF A 0.412 ACRE TRACT
JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.412 ACRES IN THE JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2, IN BRAZOS COUNTY, TEXAS, BEING ALL OF A CALLED 0.412 ACRE TRACT OF LAND DESCRIBED IN A DEED TO LAWRENCE GUSEMAN IN VOLUME 18809, PAGE 164 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 0.412 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 3/8 inch iron rod found in the southeast right-of-way line of South Hutchins Street (called 30' wide right-of-way, per 0/214 DRBCT), being the west corner of said 0.412 acre tract, same being the north corner of a called 0.513 acre tract described to Benjamin Vazquez-Baena in Volume 16016, Page 194 (OPRBCT);

THENCE, with the southeast line of said South Hutchins Street, same being the northwest corner of said 0.412 acre tract, N 41° 26' 25" E, a distance of 92.00 feet to a magnail set in pavement at the south intersection of said South Hutchins Street and East 27th Street (variable width right-of-way), being the north corner of said 0.412 acre tract, from which City of Bryan Monument 'GPS - 35' bears N 52° 13' 50" E, a distance of 1,920.89 feet;

THENCE, with the southwest line of said East 27th Street, same being the northeast line of said 0.412 acre tract, S 46° 36' 19" E, a distance of 195.20 feet to a 1/2 inch iron rod with yellow plastic cap stamped 'RPLS 2089' found in the southwest line of said East 27th Street, being the east corner of said 0.412 acre tract, same being the north corner of a called 0.229 acre tract described to Montclair Companies, LLC., in Volume 17612, Page 41 (OPRBCT);

THENCE, with the common line of said 0.412 acre tract and said Montclair tract, S 41° 26' 26" W, a distance of 92.00 feet to a 1/2 inch iron rod found in the northwest line of said Montclair tract, being the south corner of said 0.412 acre tract, same also being the east corner of said Vazquez tract;

THENCE, with the common line of said 0.412 acre tract and said Vazquez tract, N 46° 36' 19" W, a distance of 195.20 feet to the POINT OF BEGINNING and containing 0.412 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 TNRS 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. 23-756996-AG, EFFECTIVE DATE: AUGUST 13TH, 2023. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
 - ITEM 10f: 5' WIDE SANITARY SEWER EASEMENT TO THE CITY OF BRYAN IN VOLUME 913, PAGE 381, ORBCT, MAY OR MAY NOT APPLY, CANNOT BE DETERMINED DUE TO VAGUE DESCRIPTION.
 - ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

FINAL PLAT
OF
J.P. MITCHELL'S ADDITION
0.412 ACRES
BLOCK 65, LOT 1R1 AND LOT 1R2
BEING A REPLAT OF
J.P. MITCHELL'S ADDITION
PORTION OF BLOCK 65
VOLUME 0, PAGE 214 DRBCT
JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2
BRYAN, BRAZOS COUNTY, TEXAS

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

SCALE: 1 INCH = 30 FEET
SURVEY DATE: 09-22-2023 | PLAT DATE: 09-29-2023
JOB NUMBER: 23-872 | CAD NAME: 23-871-872-PLAT
POINT FILE: 23-872-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

KERR SURVEYING

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