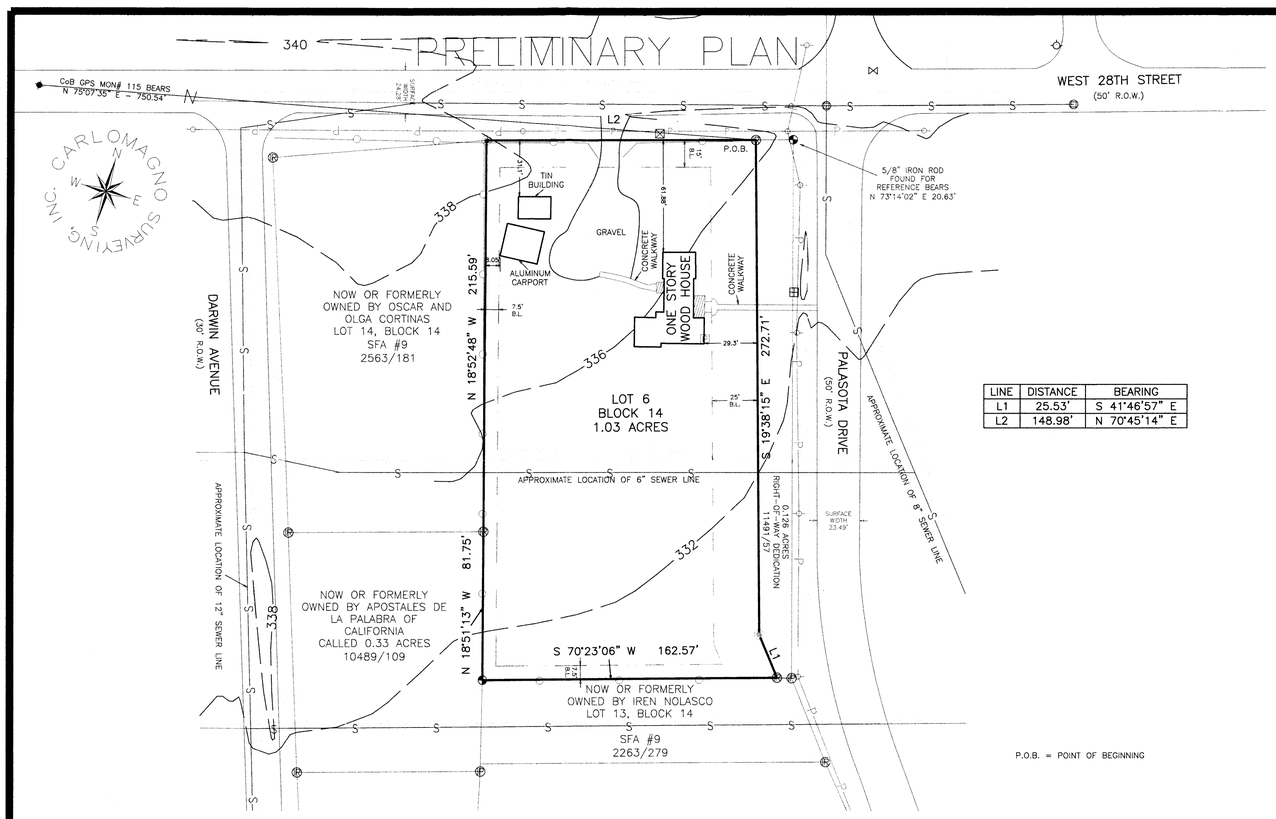
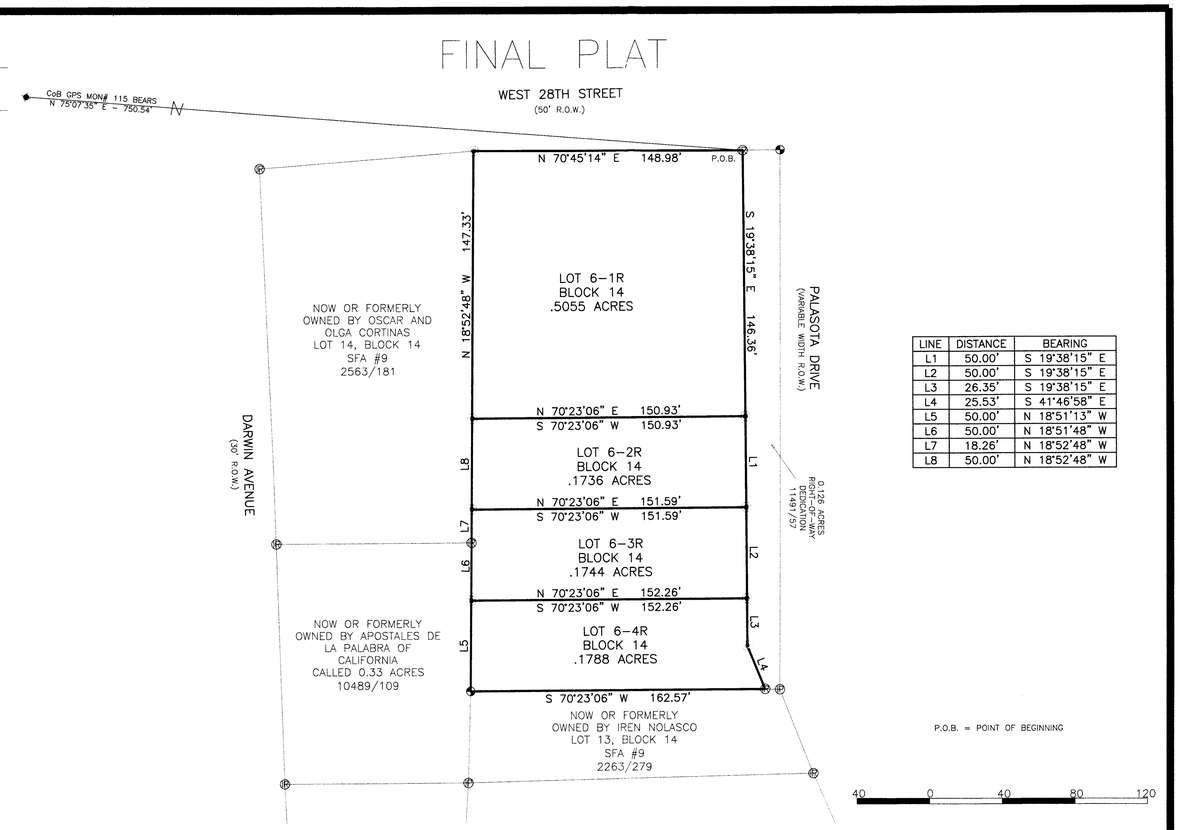


LINE	DISTANCE	BEARING
L1	25.53'	S 41°46'57" E
L2	148.98'	N 70°45'14" E



LINE	DISTANCE	BEARING
L1	50.00'	S 19°38'15" E
L2	50.00'	S 19°38'15" E
L3	26.35'	S 19°38'15" E
L4	25.53'	S 41°46'58" E
L5	50.00'	N 18°51'13" W
L6	50.00'	N 18°51'48" W
L7	18.26'	N 18°52'48" W
L8	50.00'	N 18°52'48" W

METES AND BOUNDS DESCRIPTION
OF A 1.03 ACRES TRACT
STEPHEN F. AUSTIN No.9
BRAZOS COUNTY, TEXAS

Being a tract of land containing 1.03 acres, out of the Stephen F. Austin No.9 (SFA #9), Brazos County, Texas, being all of a called 1.04 acres tract, owned by Abel Gutierrez, as recorded in Volume 10412, Page 271 of the Brazos County Official Records (B.C.O.R.), the said 1.03 acres tract being the same tract of land shown on Plat of Survey, prepared by Carlomagno Surveying, having the file name 15037-REPLAT.dwg, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the north corner of this tract, also being a point along the intersection of the southeast right-of-way line of West 28th Street, a 50 foot right-of-way, and the southwest right-of-way line of Palasota Drive, a variable width right-of-way;

THENCE along the common line of this tract and the southwest right-of-way line of the said Palasota Drive, the following calls and distances:

South 19°38'15" East, a distance of 272.71 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" set for an angle point of this tract;

South 41°46'57" East, a distance of 25.53 feet to a 1/2" iron rod found for the east corner of this tract, also being a point along the southwest right-of-way line of the said Palasota Drive, also being the north corner of a called Lot 13, Block 14 of the SFA #9 survey, now or formerly owned by Iren Nolasco (Nolasco), as recorded in Volume 2263, Page 279 of the B.C.O.R.;

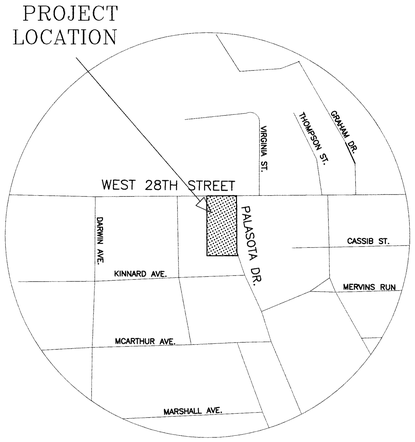
THENCE along the common line of this tract and the northwest boundary line of the said Nolasco tract, South 70°23'06" West, a distance of 162.57 feet to a 1/2" iron rod found for the south corner of this tract, also being the west corner of the said Nolasco tract, also being a point along the northeast boundary line of a called 0.33 acres tract, now or formerly owned by Apostales de la Palabra of California (Apostales), as recorded in Volume 10489, Page 109 of the B.C.O.R.;

THENCE along the common line of this tract and the northeast boundary line of the said Apostales tract, North 18°51'13" West, a distance of 81.75 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" set for an angle point of this tract, also being the north corner of the said Apostales tract, also being the east corner of a called Lot 14, Block 14 of the SFA #9 survey, now or formerly owned by Oscar and Olga Cortinas (Cortinas), as recorded in Volume 2563, Page 181 of the B.C.O.R.;

THENCE along the common line of this tract and the northeast boundary line of the said Cortinas tract, North 18°52'48" West, a distance of 215.59 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" set for the west corner of this tract, also being the north corner of the said Cortinas tract, also being a point along the southeast right-of-way line of the said West 28th Street;

THENCE along the common line of this tract and the southeast right-of-way line of the said West 28th Street, North 70°45'14" East, a distance of 148.98 feet to the **PLACE OF BEGINNING** containing 1.03 acres.

PROJECT LOCATION



VICINTIY MAP
NOT TO SCALE

Survey Notes:

1). The bearings of this survey are referenced to the Texas State Plane Coordinate System, Lambert Projection, Central Zone, NAD83

2). All setbacks shall be in accordance with applicable City of Bryan ordinances and regulations.

3). Subject tract does not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041C0195E. Dated: May 16, 2012.

4). Drawing Scale is 1"=40'

5). Technician: K. W & C.H.; Field Crew: J. Arevalo

6.) Zoned Residential District – 5000 (RD5)

I/We. _____

_____,

the owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Deed Records of Brazos County in Vol(s). _____, Page(s) _____, 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.

_____

_____ OWNER(S)

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

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, the 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 in Volume _____, Page _____.

_____
County Clerk, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

I, Dante Carlomagno, Texas Registered Professional Land Surveyor No. 1562, do hereby certify that the above survey is a true and accurate representation of an actual on the ground survey made under my supervision and that there are no encroachments or overlaps unless otherwise shown, and that the metes and bounds describing said subdivision will describe a closed geometric form.

STATE OF TEXAS REGISTERED DANTE CARLOMAGNO 1562 PROFESSIONAL LAND SURVEYOR

_____
Dante Carlomagno
Texas Registered Professional
Land Surveyor, Number 1562

I, _____, the Chairman of the Planning & Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the _____day of _____, 20_____ and the same was duly approved _____ day of _____, 20_____ by said Commission.

_____
Chairman, Planning & Zoning
Commission, Bryan, Texas

I, _____, the undersigned, City Planner and/or designated Secretary of the Planning and 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

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally

appeared _____, known to me to be the person(s) whose name(s) is/are 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, _____ County, Texas

SURVEY LEGEND

- SUBJECT PROPERTY LINE
- ELECTRICAL LINE
- CHAINLINK FENCE
- WOOD FENCE
- BARBWIRE FENCE
- DRAINAGE EASEMENT
- ELECTRICAL EASEMENT
- GAS EASEMENT
- UTILITY EASEMENT
- ORDINANCE BUILDING LINE
- PLATTED BUILDING LINE
- RESTRICTION BUILDING LINE
- 1/2" IRON ROD FOUND
- 5/8" IRON ROD FOUND
- 1" IRON PIPE FOUND
- 5/8" IRON ROD WITH ORANGE PLASTIC CAP MARKED "CARLOMAGNO RPLS 1562" SET
- COVERED CONC.
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- ELECTRIC METER
- POWER POLE
- TRANSFORMER
- GAS METER
- PROPANE TANK
- SANITARY MANHOLE
- STORM MANHOLE
- SEPTIC TANK
- TELEPHONE PEDESTAL

FINAL PLAT OF
ALL OF LOT 6
STEPHEN F. AUSTIN NO. 9
INTO
LOT SIX-ONE-R (6-1R) THROUGH
SIX-FOUR-4 (6-4R),
BLOCK FOURTEEN (14)
1.03 ACRES
CITY OF BRYAN
BRAZOS COUNTY, TEXAS

RECEIVED OCT 29 2015

ACREAGE: 1.03 LOCATED IN: STEPHEN F. AUSTIN No.9
CALLED: LOT 6, BLOCK 14, 1.044 ACRES
ALSO BEING: SAME TRACT IN 10412/271
STREET ADDRESS: 2117 PALASOTA DRIVE
CITY: BRYAN COUNTY: BRAZOS
SURVEYED FOR: ABLE & MARIA GUTIERREZ
1816 McARTHOR AVENUE
BRYAN, TX 77803

Carlomagno Surveying, Inc.
2714 Finfeather Road, Bryan, Texas 77801
PHONE: (979)775-2873 FAX: (979)775-4787
www.CarlomagnoSurveying.com

FILE NO. 15037-REPLAT.dwg
SHEET 1 OF 1
OCTOBER 5, 2015