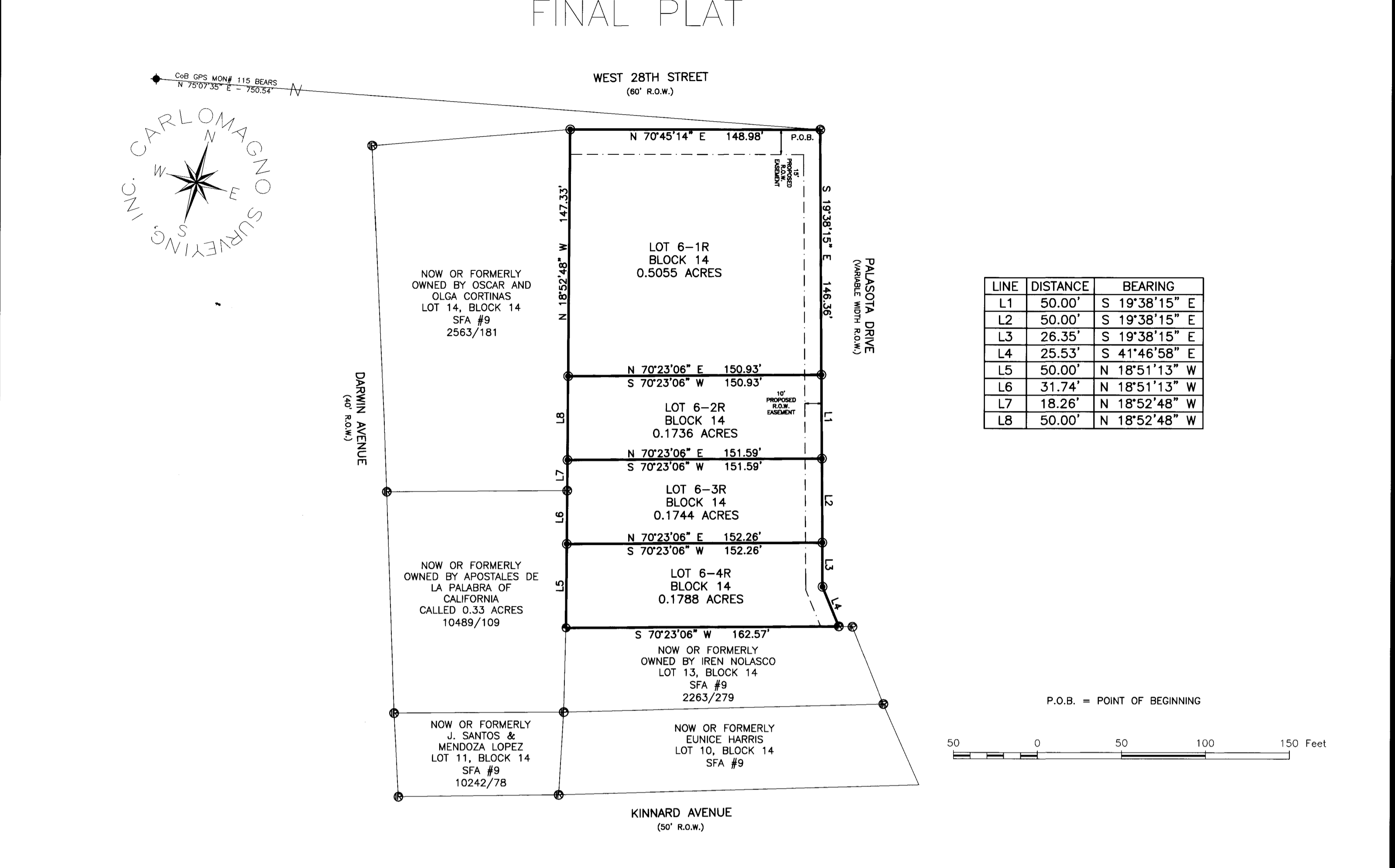
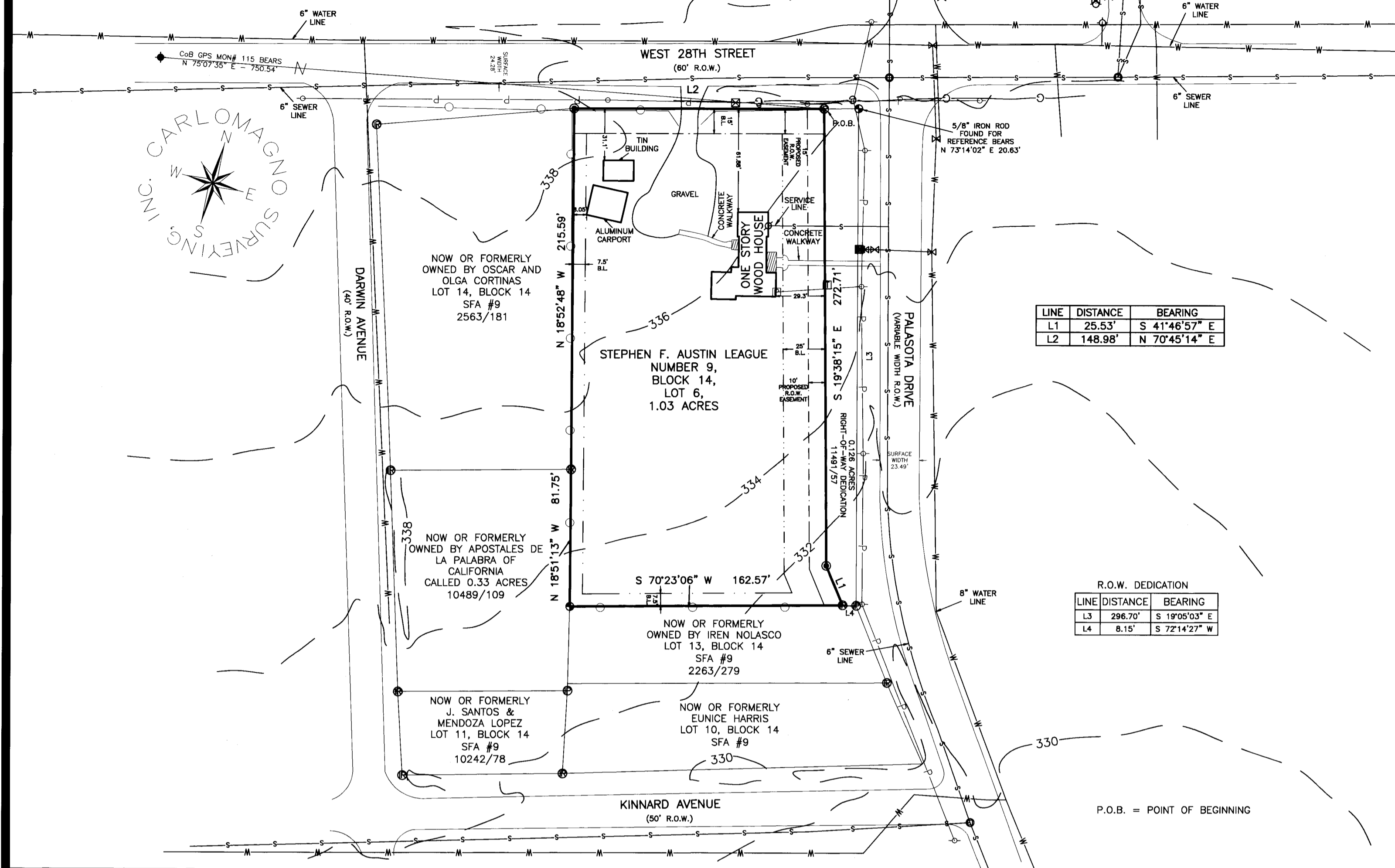


PRELIMINARY PLAN

FINAL PLAT



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.), also being all of a called 0.5055 acres tract, owned by Ma O Lopez Campos, as recorded in Volume 13688, Page 216 of the 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.;

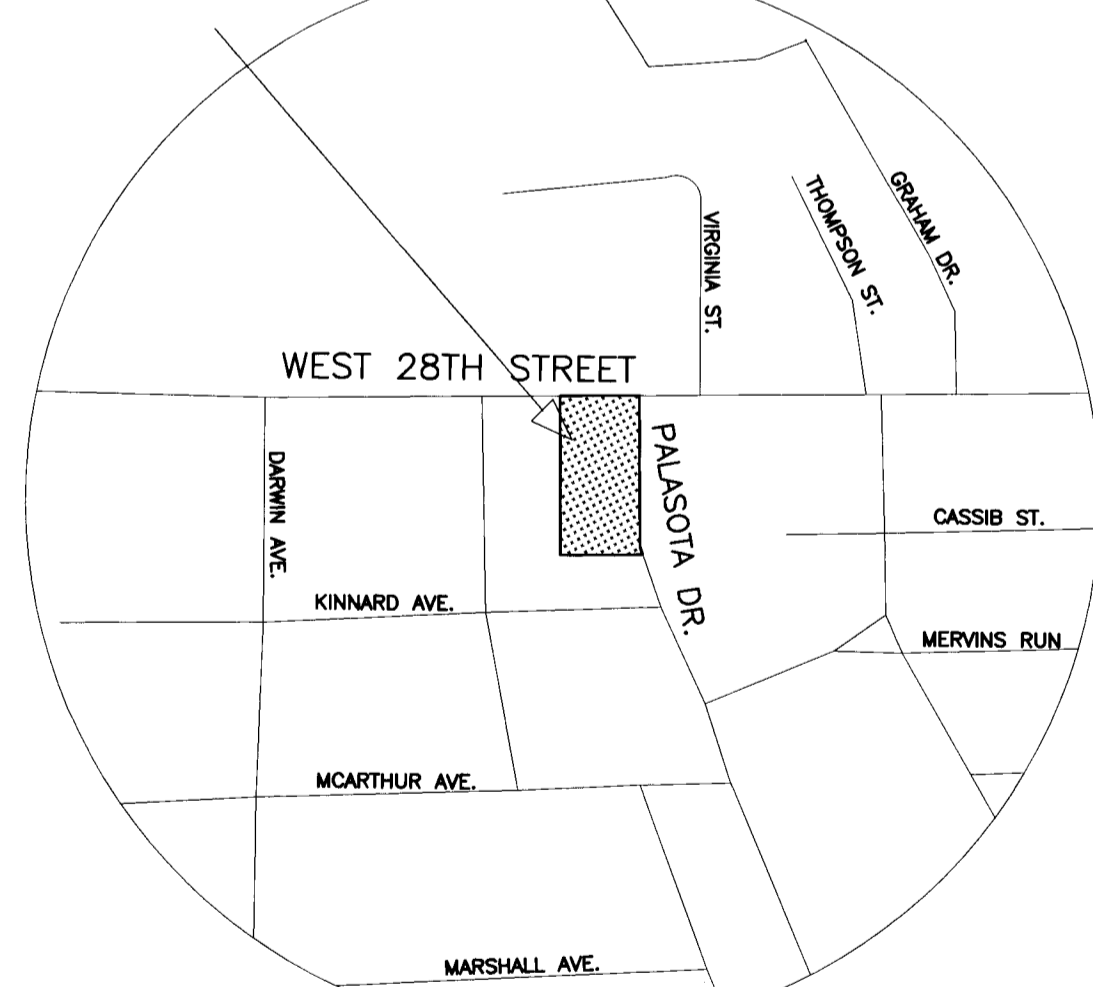
THENCE along the common line of this tract and the northwest boundary line of the said Nolasco tract, South 70°23'06" West, a distance of 162.57 feet to a 1/2" iron rod found for the south corner of this tract, also being the west corner of the said Nolasco tract, also being a point along the northeast 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



VICINTY MAP NOT TO SCALE

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Abel Gutierrez, 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 purposes stated. Given under my hand and seal of office this 23rd day of November, 2015.

Abel Gutierrez
Notary Public, Brazos County, Texas

- Survey Notes:
- The bearings of this survey are referenced to the Texas State Plane Coordinate System, Lambert Projection, Central Zone, NAD83.
 - All setbacks shall be in accordance with applicable City of Bryan ordinances and regulations.
 - 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: July 7, 2014.
 - Drawing Scale is 1"=50'
 - Technician: K. W. & C.H.; Field Crew: J. Arevalo
 - Zoned Residential District - 5000 (RDS)
 - No backout driveways, only on-site turnaround driveways allowed.

1/We, MA OLOPEZ CAMPOS
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 Record of Brazos County in Vol(s) 13688, Page(s) 211, 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.

MA-O-Lopez-Campos
OWNER(S)

1/We, ABEL GUTIERREZ
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 Record of Brazos County in Vol(s) 10412, Page(s) 271, 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.

Abel Gutierrez
OWNER(S)

I, the undersigned, City Engineer of the City of Bryan, Texas, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 23rd day of Nov, 2015.

W.R. Ortega
City Engineer, Bryan, Texas

Filed for Record
Official Public Records of:
Brazos County Clerk
On: 8/21/2016 10:04:33 AM
in the PLAT Records

Doc Number: 2018-1338795
Volume - Page: 14874-275
Number of Pages: 1
Amount: 73.00
Order: 2018082100029
By: MG

County Clerk, Brazos County, Texas
Karen McQueen by: Marydona J. G.
City Planner, Bryan, Texas

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared MA O Lopez Campos, 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 23rd day of November, 2015.

MA O Lopez Campos
OWNER(S)

Cristina Howard
Notary Public, Brazos County, Texas

I, Bobby Garcia, the Chairman of the Planning & Zoning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the 23rd day of Nov, 2015, and the same was duly approved on the 23rd day of Nov, 2015, by said Commission.

Bobby Garcia
Chairman, Planning & Zoning Commission, Bryan, Texas

I, Marla Zimmerman, 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 23rd day of Nov, 2015.

Marla Zimmerman
City Planner, Bryan, 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 geographic area.

Dante Carlomagno
Texas Registered Professional Land Surveyor, Number 1562

SURVEY LEGEND

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

Final Plat
of
Lot 6, Block 14
Gutierrez Place Subdivision,
1.03 Acres Stephen F. Austin League
Number 9, (TR-161)
Bryan, Brazos County, Texas

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 & 13688/216
STREET ADDRESS: 2117 PALASOTA DRIVE
CITY: BRYAN COUNTY: BRAZOS
SURVEYED FOR: ABEL GUTIERREZ
1816 MCARTHUR AVENUE
BRYAN, TX 77803
Carlomagno Surveying, Inc.
2714 Finlayson Road, Bryan, Texas 77801
PHONE: (979)775-2873 FAX: (979)775-4787
www.CarlomagnoSurveying.com
FILE NO: 15037-REPLAT-2017-07-31.dwg
SHEET 1 OF 1