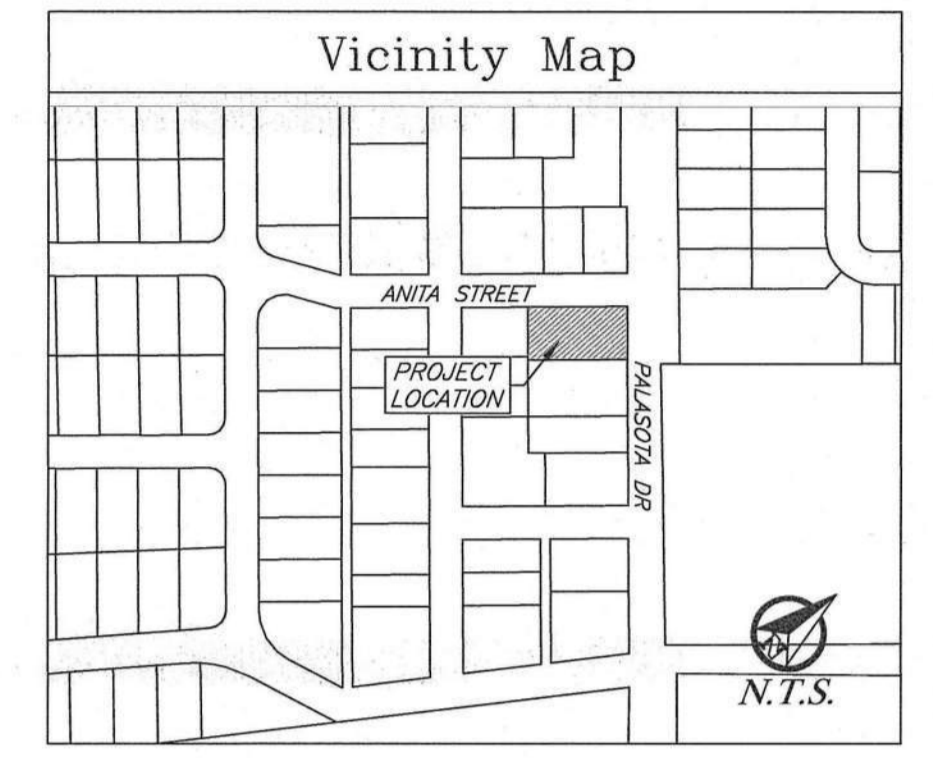
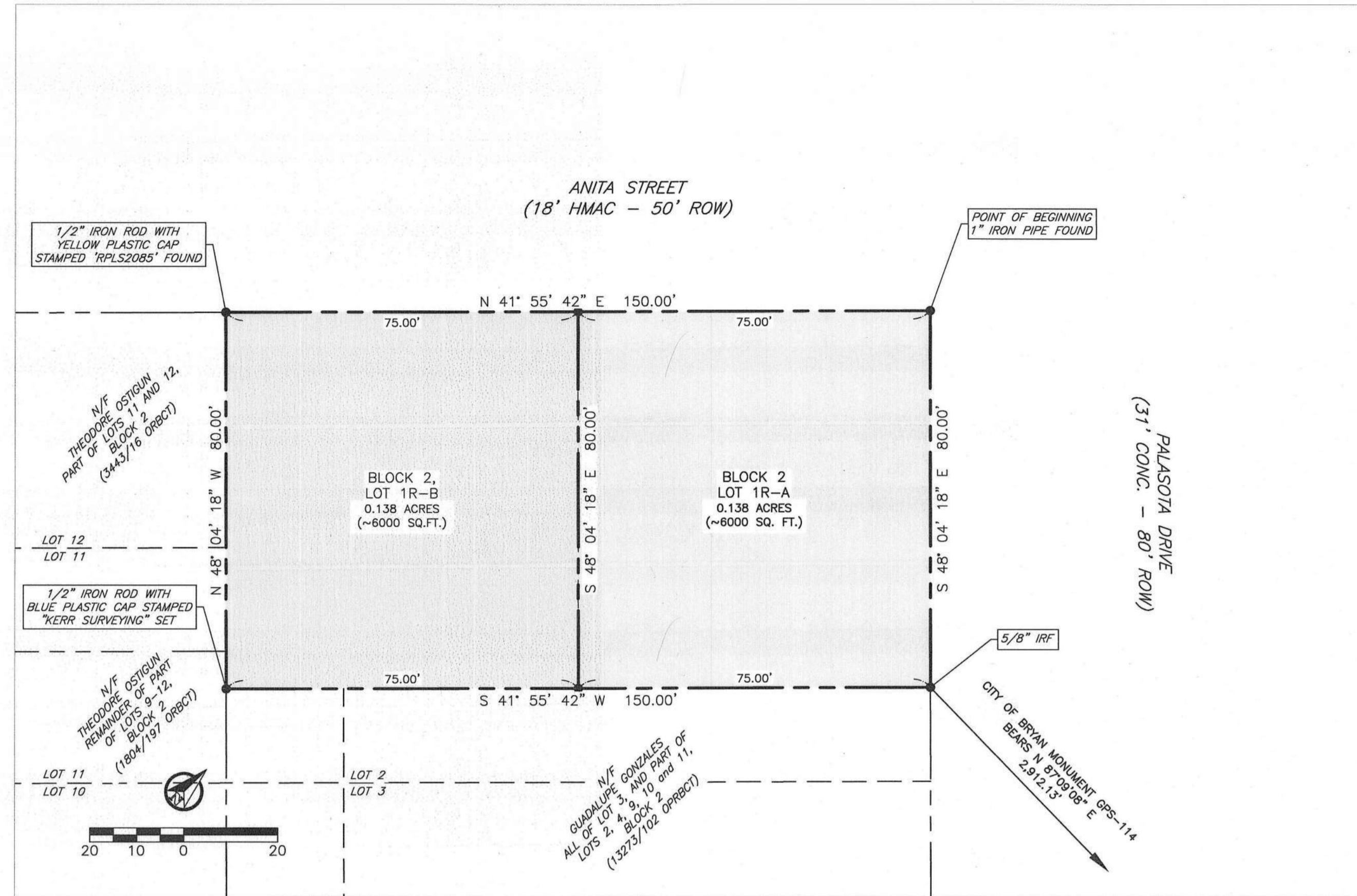
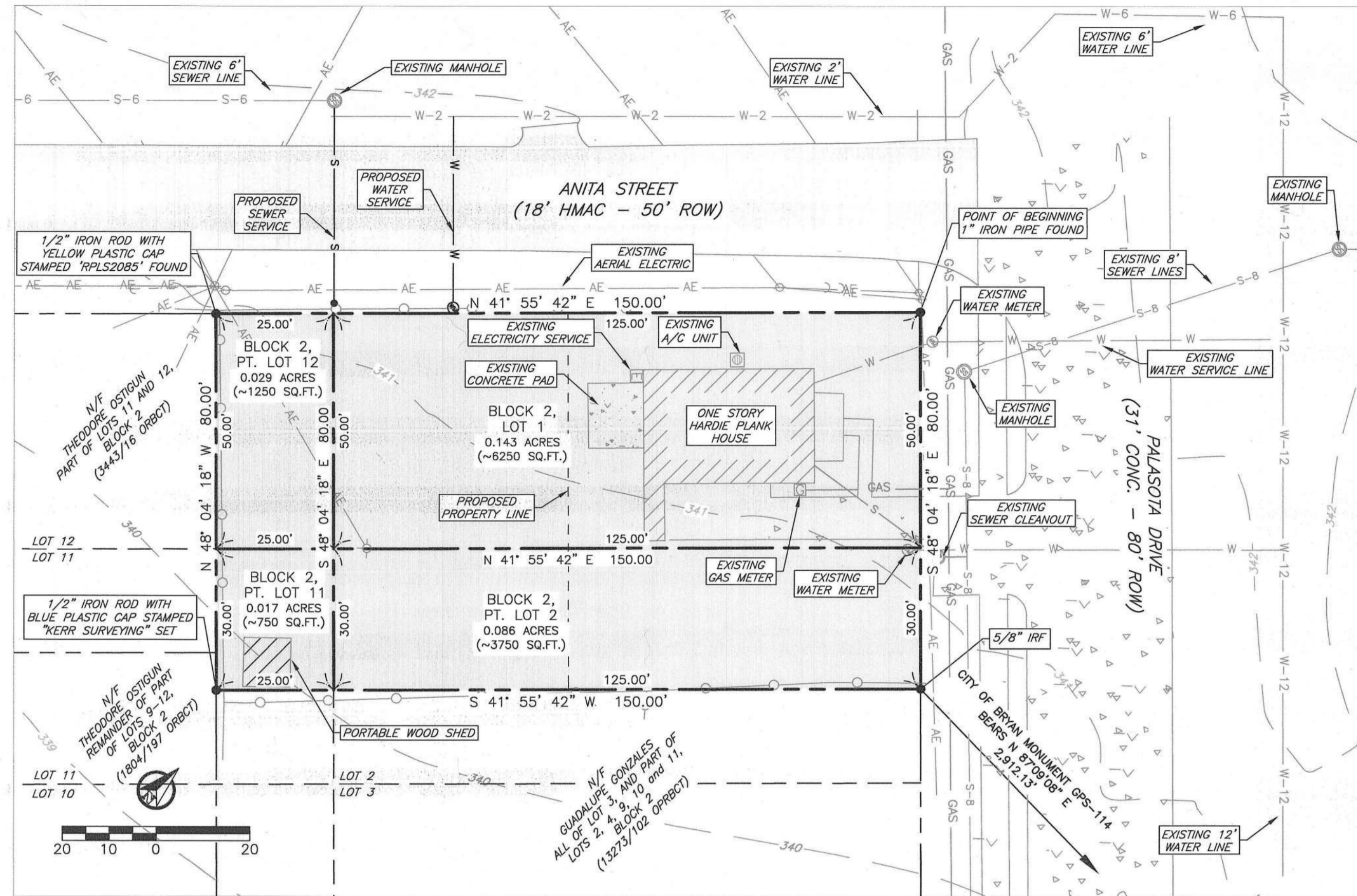


ORIGINAL PLAT

REPLAT



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 using the Leica Smartnet NAD83 (NA2011) EPOCH 2010 multi-year CORS Solution 2 (MYCS2).
2. Distances shown hereon are surface distances unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.000129046873 (calculated using GSD01D2B).
3. This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C019B, revised to reflect LOMR 12-06-1920F, effective May 9, 2014.
4. 1/2" Iron rods with Blue plastic cap stamped "KERR SURVEYING" SET will be set at all angle points and lot corners unless otherwise stated.
5. All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
6. All utilities shown are approximate location.
7. This property is zoned Residential District 5000 (RD-5).
8. Per Planning Variance, PV23-10, approved by the Planning and Zoning Commission on April 6, 2023, Lot 1R-A shall have a minimum lot depth of 75-feet and Lot 1R-B shall have a lot depth of 60-feet.
9. The topography is from GIS data.
10. 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.
11. This survey plat was prepared to reflect the title report issued by University Title Company, GP No. 220311C3, certification dated: January 12th, 2023. No survey related items were listed on Schedule B.

FIELD NOTES DESCRIPTION

0.276 ACRE TRACT LYING IN THE STEPHEN F. AUSTIN LEAGUE NO. 9 SURVEY, ABSTRACT 62 CITY OF BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.276 ACRES IN THE STEPHEN F. AUSTIN LEAGUE NO. 9 SURVEY, ABSTRACT 62, CITY OF BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOT 1, THE ADJOINING 30 FEET OF LOT 2, THE ADJOINING 25 FEET OF LOT 12, AND A PORTION OF LOT 11, BLOCK 2, PALASOTA ADDITION, AN ADDITION TO THE CITY OF BRYAN, TEXAS, RECORDED IN VOLUME 100, PAGE 191 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT), AS DESCRIBED TO JOVANI ALVARADO MALDONADO AND RODOLFO ALVARADO GOMEZ (HEREINAFTER REFERRED TO AS THE ALVARADO TRACT) IN VOLUME 17237, PAGE 117 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 0.276 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1-INCH IRON PIPE FOUND FOR THE NORTH CORNER OF SAID LOT 1, SAME BEING THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF ANITA STREET (50' WIDE RIGHT-OF-WAY PER 100/191 DRBCT) AND THE SOUTHWEST RIGHT-OF-WAY LINE OF PALASOTA DRIVE (VARIABLE WIDTH RIGHT-OF-WAY PER 1092/734 ORBCT); THENCE, DEPARTING SAID ANITA STREET, WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID PALASOTA DRIVE, S 48° 04' 18" E, A DISTANCE OF 80.00 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE EAST CORNER OF SAID ALVARADO TRACT AND THE NORTH CORNER OF A TRACT DESCRIBED TO GUADALUPE GONZALES IN VOLUME 13273, PAGE 102 (OPRBCT), SAME BEING IN THE SOUTHWEST RIGHT-OF-WAY LINE OF PALASOTA DRIVE AND THE NORTHEAST LINE OF SAID LOT 2, FROM WHICH CITY OF BRYAN MONUMENT GPS - 114 BEARS N 87° 09' 08" E, A DISTANCE OF 2,912.13 FEET; THENCE, DEPARTING SAID PALASOTA DRIVE, AND WITH THE COMMON LINE OF SAID ALVARADO TRACT AND SAID GONZALES TRACT, S 41° 55' 42" W, A DISTANCE OF 150.00 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET FOR THE SOUTH CORNER OF SAID ALVARADO TRACT AND THE WEST CORNER OF SAID GONZALES TRACT, SAME BEING IN THE NORTHEAST LINE OF A TRACT DESCRIBED TO THEODORE OSTIGUIN IN VOLUME 1804, PAGE 197 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (ORBCT), FROM WHICH THE NORTH CORNER OF SAID OSTIGUIN TRACT AND THE EAST CORNER OF A TRACT DESCRIBED TO THEODORE OSTIGUIN IN VOLUME 3443, PAGE 16 (ORBCT) BEARS N 48° 04' 18" W, A DISTANCE OF 80.00 FEET; THENCE, DEPARTING SAID GONZALES TRACT, WITH THE NORTHEAST LINES OF SAID OSTIGUIN TRACTS, N 48° 04' 18" W, A DISTANCE OF 80.00 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 2085" FOUND FOR THE WEST CORNER OF SAID ALVARADO TRACT AND THE NORTH CORNER OF SAID OSTIGUIN 3443/16 ORBCT TRACT, SAME BEING IN THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID ANITA STREET; THENCE, DEPARTING SAID OSTIGUIN 3443/16 ORBCT TRACT, WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID ANITA STREET, N 41° 55' 42" E, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.276 ACRES OF LAND, MORE OR LESS, SURVEYED ON THE GRAND FEB 2023.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS I, Jovani Alvarado Maldonado, 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 17237, Page 117 and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public hereon shown for the purposes identified.

Jovani Alvarado Maldonado, Owner

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Jovani Alvarado Maldonado, 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 on this 3 day of MAY, 2023.

Brittany Gomez, Notary Public, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS COUNTY OF BRAZOS I, Dustin C. Kaiser, Registered Professional Land Surveyor No. 6918, 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 the 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.

Dustin C. Kaiser, R.P.L.S. No. 6918



APPROVAL OF THE CITY ENGINEER

I, W. Paul Kaiser, 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 15th day of MAY, 2023.

W. Paul Kaiser, City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, Martin 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 10th day of MAY, 2023.

Martin Zimmerman, City Planner, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS COUNTY OF BRAZOS I, county clerk, do hereby certify that this plat together with its certificates of day of MAY, 2023, in the Official Public Records of

Filed for Record Official Public Records Of: Brazos County Clerk On: 5/10/2023 2:37:30 PM in the PLAT Records Doc Number: 2023-1501860 Volume - Page: 18619 - 121 Number of Pages: 1 Amount: 73.00 Order#: 2023051000079 By: VE

Kenneth McQueen, Victoria Elliott



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS I, Rodolfo Alvarado Gomez, 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 17237, Page 117 and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public hereon shown for the purposes identified.

Rodolfo Alvarado Gomez, Owner

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Rodolfo Alvarado Gomez 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 on this 3 day of MAY, 2023.

Brittany Gomez, Notary Public, Brazos County, Texas

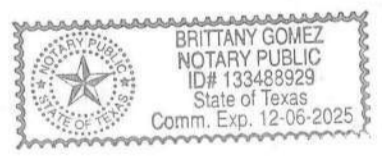


Table with 2 columns: ANNOTATIONS and descriptions. Includes ROW (Right-of-Way), HMAC (Hot mix Asphaltic concrete), DRBCT (Deed Records of Brazos County, Texas), ORBCT (Official Records of Brazos County, Texas), OPRBCT (Official Public Records of Brazos County, Texas), CM (Controlling Monument used to establish property boundaries), PUB (Public Utility Easement), TYP (Typical), and N/F (Now or Formerly).

FINAL PLAT

Palasota Addition Block 2 Lots 1R-A & 1R-B

Being a replat of a 0.276 acre tract being all of Lot 1, the adjoining 30' of lot 2, the adjoining 25' of Lot 12, and a portion of Lot 11, Block 2 Palasota Addition Volume 100, Page 191 DRBCT Stephen F. Austin League No. 9 survey, A-62 Bryan, Brazos County, Texas May 2023

Owners: Jovani Alvarado Maldonado & Rodolfo Alvarado Gomez. Engineer: IA Engineering. PO Box 5192, Bryan, TX 77805. 979-739-0567, TBPE F-9951.