

FIELD NOTES DESCRIPTION OF A 0.252 ACRE TRACT BEING ALL OF LOT 4, BLOCK 3 OF PALASOTA ADDITION STEPHEN F. AUSTIN LEAGUE #9 SURVEY, ABSTRACT 62 BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.252 ACRES IN THE STEPHEN F. AUSTIN LEAGUE NUMBER 9 SURVEY, ABSTRACT 62, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF LOT 4, BLOCK 3 OF THE PALASOTA ADDITION RECORDED IN VOLUME 100, PAGE 191 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT); SAID LOT 4 BEING THE SAME TRACT OF LAND CONVEYED TO FAUSTINO CASTILLO AND AMELIA CASTILLO IN VOLUME 17738, PAGE 1 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 0.252 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/4 INCH IRON PIPE FOUND AT THE INTERSECTION OF THE NORTHWEST RIGHT-OF-WAY LINE OF MOCKINGBIRD ROAD (50' WIDE RIGHT-OF-WAY, 100/191 DRBCT) AND THE NORTHEAST RIGHT-OF-WAY LINE OF HAZEL STREET (50' WIDE RIGHT-OF-WAY, 100/191 DRBCT), SAME BEING THE SOUTH CORNER OF SAID BLOCK 3;

THENCE, WITH THE NORTHEAST LINE OF HAZEL STREET AND THE SOUTHWEST LINE OF SAID LOT 4, N 48° 02' 32" W, FOR A DISTANCE OF 100.48 FEET TO A 1/2 INCH IRON ROD FOUND BENT AT THE SOUTH COMMON CORNER OF SAID LOT 4 AND LOT 5 OF SAID BLOCK 3 FOR THE WEST CORNER HEREOF, FROM WHICH A CHAIN LINK FENCE POST FOUND BEARS N 10° 45' 52" W, A DISTANCE OF 0.4 FEET AND A 1/2 INCH IRON ROD FOUND AT THE WEST CORNER OF SAID BLOCK 3 BEARS N 48° 02' 32" W, A DISTANCE OF 100.48 FEET;

THENCE, WITH THE COMMON LINE OF SAID LOTS 4 AND 5, N 42° 17' 40" E, FOR A DISTANCE OF 117.62 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET IN THE SOUTHWEST LINE OF A 15' WIDE ALLEY, FOR NORTH COMMON CORNER OF SAID LOTS 4 AND 5, AND THE NORTH CORNER HEREOF, FROM WHICH A CHAIN LINK FENCE POST FOUND BEARS S 86° 13' 44" W, A DISTANCE OF 1.0 FEET AND A 1/2 INCH IRON ROD FOUND BEARS N 48° 02' 32" W, A DISTANCE OF 100.48 FEET;

THENCE, WITH THE NORTHEAST LINE OF SAID LOT 4, SAME BEING THE SOUTHWEST LINE OF SAID ALLEY, S 48° 02' 32" E, FOR A DISTANCE OF 86.09 FEET TO A POINT IN THE NORTHWEST RIGHT-OF-WAY LINE OF MOCKINGBIRD ROAD, AT THE EAST CORNER OF SAID LOT 4 AND THE EAST CORNER HEREOF, FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS S 35° 18' 53" W, A DISTANCE OF 0.96 FEET, AND A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST SIDE OF SAID ALLEY BEARS N 35° 18' 53" E, A DISTANCE OF 15.10 FEET AND THE CITY OF BRYAN MONUMENT GPS-114 BEARS N 78° 20' 50" E, A DISTANCE OF 2,712.97 FEET;

ROD FOUND ON THE NORTHEAST SIDE OF SAID ALLEY BEARS N 35* 18' 53" E, A DISTANCE OF 15.10 FEET AND THE CITY OF BRYAN MONUMENT GPS-114 BEARS N 78* 20' 50" E, A DISTANCE OF 2,712.97 FEET;

THENCE, WITH THE NORTHWEST RIGHT-OF-WAY LINE OF MOCKINGBIRD ROAD, SAME BEING THE SOUTHEAST LINE OF SAID LOT 4, S 35* 18' 53" W, AT A DISTANCE OF 0.96 FEET PASSING A 5/8 INCH IRON ROD FOUND AND CONTINUING FOR A TOTAL DISTANCE OF 118.41 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 0.252 ACRES OF LAND, MORE OR LESS.

SURVEYED ON THE GROUND MARCH 2022 UNDER MY SUPERVISION.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS

We, Faustino Castillo & Amelia Castillo, owners of the 0.252 acre tract shown on this plat, being the same tract of land as conveyed in the Official Public Records of Brazos County in Volume 17738, Page 1, and designated herein as Palasota Addition, Block 3, Lot 4RA & 4RB, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places pereon shown for the purposes identified.

Fausting Castillo Owner

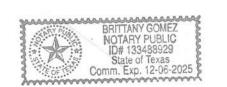
Amelia Castillo, Owner

STATE OF TEXAS

Before me, the undersigned authority, on this day personally appeared, Faustino Castillo & Amelia Castillo, 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 June, 2022

Notary Public, Brazos County, Texas



CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS COUNTY OF BRAZOS

I, Nathan Paul Kerr, Registered Professional Land Surveyor No. 6834, 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

nan Paul Verr, R.P.L.S. No. 6834

NATHAN PAUL KERR

6834

SESSIONO
SURVE

APPROVAL OF THE CITY PLANNER

APPROVAL OF THE CITY ENGINEER

I. What Market, 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 June,

While the Fooiseer Royal Tolk

Filed for Record Official Public Records Of: Brazos County Clerk On: 7/11/2022 2:14:09 PM In the PLAT Records

Doc Number: 2022 – 1477252 Volume – Page: 18084 – 174 Number of Pages: 1 Amount: 73.00 Order#: 20220711000119

By: DB

Kapan McGuan By: Dalbhio Buka

County Clerk, Brazos County, Texas Deputy Clerk II

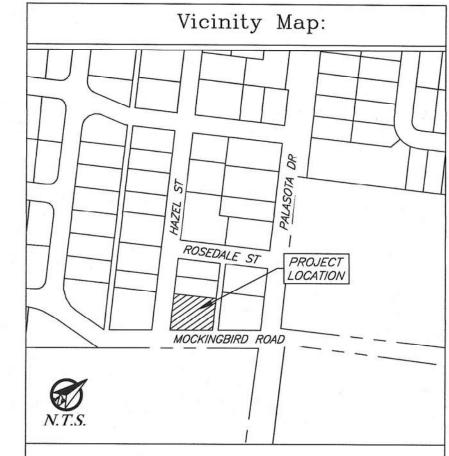
LINE # LENGTH DIRECTION

L1 10.00' S 55' 03' 35" E

L2 10.00' N 35' 18' 53" E

L3 10.00' S 55' 03' 35" E

LINE TABLE



General Notes:

- Bearing system shown hereon is based on the Texas State Plane Central Zone 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 divide by a combined scale factor of 1.00010125847445 (Calculated Using GEOID12B).
- 3. 1/2" iron rods with blue plastic caps stamped "Kerr Surveying" will be set at all angle points and lot corners, unless stated otherwise.
- 4. This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0195E, effective May 16, 2012.
- 5. 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 the property adjacent to the PUE to access electric facilities.
 - Building Setback lines per City of Bryan Ordinance.

 Utility lines shown hereon are approximate by City of Bryan GIS data. Additional utilities may exist not
- This property is Zoned (RD-5), Residential District
- The topography shown is from City of Bryan GIS Data.
 Lot width for Lot 4RA approved via Planning Variance case no. PV22-08 by Bryan Planning and Zoning
- This survey plat was prepared to reflect the title commitment prepared by university title company, GF NO. 220703, effective date: 02-10-2022. Items listed on schedule B are addressed as follows:
- Blanket electrical easement to City of Bryan (428/279 DRBCT) does apply to this tract.
- Sanitary sewer easement to City of Bryan (866/513 ORBCT) does apply as shown hereon.
- All other items are not survey items and/or are not addressed by this plat.

FINAL PLAT

Palasota Addition Block 3, Lots 4RA& 4RB

Being a Replat of Palasota Addition Block 3, Lot 4 Volume 100, Page 191 DRBCT Stephen F. Austin League No.9, Survey, A-62 -0.252 Acres Bryan, Brazos County, Texas May 2022

Owner: Faustino & Amelia Castillo 2006 Quail Hollow Drive Bryan, TX, 77802

Engineer:

J4 Engineering

PO Box 5192

Surveyor: Kerr Surveying LLC 409 N. Texas Ave Bryan, TX 77803 979-268-3195 TBPELS #10018500 Project # 22-168 PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951

ANNOTATIONS:

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

aid county, do hereby certify that this plat together with its certificates ____ day of ______, 2022, in the Official Public Records

CM)- Controlling Monument used to establish property boundaries

PUE- Public Utility Easement
TYP- Typical
N/F- Now or Formerly

Engineering 5/