



**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
STATE OF TEXAS  
COUNTY OF BRAZOS

We, Jose Garcia and Noelia Garcia, the owners and developers of the land shown on this plat, being part of the tract of land as conveyed to us in the Official Records of Brazos County in Volume 6602, Page 49 and whose names are 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.

*Jose Garcia*  
Jose Garcia, Owner

*Noelia Garcia*  
Noelia Garcia, Owner

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Jose Garcia, 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 21<sup>st</sup> day of JUNE, 2019.

*Kevin J. Pflinter*  
Notary Public, Brazos County, Texas

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Noelia Garcia, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose stated.

Given under my hand and seal of office this 21<sup>st</sup> day of JUNE, 2019.

*Kevin J. Pflinter*  
Notary Public, Brazos County, Texas

STATE OF TEXAS  
COUNTY OF BRAZOS

**APPROVAL OF THE CITY PLANNER**  
I, *Kevin J. Pflinter*, 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 21<sup>st</sup> day of June, 2019.

*Kevin J. Pflinter*  
City Planner, City of Bryan, Texas.

**APPROVAL OF THE CITY ENGINEER**  
I, *W. Paul Kempner*, 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 21<sup>st</sup> day of June, 2019.

*W. Paul Kempner*  
City Engineer, Bryan, Texas.

**APPROVAL OF THE PLANNING AND ZONING COMMISSION**  
I, *Bobby Gutierrez*, Chair of the Planning and 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 21<sup>st</sup> day of June, 2019, and same was duly approved on the 11<sup>th</sup> day of July, 2019 by said Commission.

*Bobby Gutierrez*  
Chair, Planning & Zoning Commission  
City of Bryan, Texas

**CERTIFICATION OF THE SURVEYOR**  
I, S. M. Kling, Registered Professional Land Surveyor No. 2003, 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.

*S.M. Kling*  
S. M. Kling, R.P.L.S. No. 2003

**FILED IN RECORD OFFICIAL PUBLIC RECORDS OF:**  
Brazos County Clerk  
On: 6/27/2019 9:56:53 AM  
In the PLAT Records

Doc Number: 2019 - 1371361  
Volume - Page: 15539 - 120  
Number of Pages: 1  
Amount: 73.00  
Ord # #: 20190827000042  
By: TD

at this plat together with the \_\_\_\_\_ day of \_\_\_\_\_, 2019, in Volume \_\_\_\_\_ of the Official Records of Brazos County, Texas.

*Karen McQueen*  
Karen McQueen, County Clerk,  
Brazos County, Texas

**APPROVAL OF THE PLANNING AND ZONING COMMISSION**  
I, *Bobby Gutierrez*, Chair of the Planning and 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 21<sup>st</sup> day of June, 2019, and same was duly approved on the 11<sup>th</sup> day of July, 2019 by said Commission.

*Bobby Gutierrez*  
Chair, Planning & Zoning Commission  
City of Bryan, Texas

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*S.M. Kling*  
S. M. Kling, R.P.L.S. No. 2003

W. J. Coulter Subdivision  
Morille Tract  
Lots 1-A1 & 1-A2  
0.76 Acre  
Being a Replat of Lot 1-A  
S. F. Austin Survey, A-62  
Bryan, Brazos County, Texas

West 28th Street Right of Way Dedication  
0.03 Acre  
S. F. Austin Survey, A-62  
Bryan, Brazos County, Texas

Field notes of a 0.76 acre tract or parcel of land, lying and being situated in the S. F. Austin Survey, Abstract No. 62, Bryan, Brazos County, Texas, and being Part of Lot 1-A - 0.83 acre of the Replat of Lot One, W. J. Coulter Subdivision Morille Tract, according to the plat recorded in Volume 6587, Page 277, of the Official Records of Brazos County, Texas, and said 0.83 acre tract being more particularly described as follows:

BEGINNING at an "X" found in concrete marking the common corner between the beforementioned Lot 1-A, and Lot 1-B, same being in the northeast right-of-way line of Palasota Drive - right-of-way varies; and at the south corner of a 0.056 acre tract described in the deed from Jose and Noelia Garcia to City of Bryan, Texas recorded in Volume 11404, Page 61 of the Official Records of Brazos County, Texas;

THENCE along the northeast line of the beforementioned 0.056 acre tract, same being the northeast right of way line of Palasota Drive as follows:

N 26° 39' 32" W for a distance of 46.21 feet to a 1/2" iron rod and cap set,  
N 16° 00' 00" W for a distance of 197.26 feet to a 1/2" iron rod and cap set, from which the west corner of Lot 1-A - 0.83 acres - bears N 35° 14' 15" W - 30.35 feet;

THENCE N 29° 26' 43" E across the beforementioned Lot 1-A - 0.83 acres, same being along a 25' chamfer from Palasota Drive to the proposed right of way line of West 28th Street (3.5' West 28th Street right of way dedication) for a distance of 35.08 feet to a 1/2" iron rod and cap set in the proposed south right of way of West 28th Street;

THENCE N 74° 53' 25" E parallel to and 3.5 feet south of the north line of the beforementioned Lot 1-A - 0.83 acre corner for a distance of 56.39 feet to a 1/2" iron rod and cap set in the common line between the said Lot 1-A and Lot 7, Block 3, Stovall Addition according to the plat recorded in Volume 185, Page 529; Lot 7 is also described in the deed to Bernard Vince Evans recorded in Volume 14514, Page 26;

THENCE S 45° 00' 00" E along the common line between the beforementioned Lot 1-A - 0.83 acres, and the following two plats lying to the east: the beforementioned Lots 6 and 7, Block 3, Stovall Addition, and Lot 8R, Block 3, according to the Replat of Lots 6, 7, 8 and 9, Block 1, and Lots 8, 9, and 10, Block 3, Stovall Addition, recorded in Volume 7595, Page 189, of the Official Records of Brazos County, Texas, at a distance of 121.5 feet pass the common corner between Lot 6, Block 3 and Lot 8R, Block 3, continue on for a distance of 224.74 feet to a 1/2" iron rod and cap found marking the common corner between Lot 1-A - 0.83 acres and Lot 1-B - 0.82 acres;

THENCE S 52° 58' 59" W along the common line between the beforementioned Lot 1-A and Lot 1-B, for a distance of 194.74 feet to the PLACE OF BEGINNING, containing 0.76 acre of land, more or less.

THENCE N 16° 00' 00" W along the east right of way line of Palasota Drive for a distance of 28.50 feet to the PLACE OF BEGINNING, containing 0.03 acre of land, more or less.

THENCE S 45° 00' 00" E along the common line between the beforementioned Lot 1-A and Lot 7, Block 3 for a distance of 4.04 feet to a 1/2" iron rod and cap set;

THENCE S 74° 53' 25" W parallel to and 3.5 feet south of the north line of the beforementioned Lot 1-A for a distance of 56.39 feet to a 1/2" iron rod and cap set;

THENCE S 29° 26' 43" W along a 25 foot chamfer from West 28th Street to Palasota Drive for a distance of 35.08 feet to a 1/2" iron rod and cap set in the east right of way line of Palasota Drive, same being the east line of the beforementioned 0.056 acre tract;

THENCE N 16° 00' 00" W along the east right of way line of Palasota Drive for a distance of 28.50 feet to the PLACE OF BEGINNING, containing 0.03 acre of land, more or less.

NOTES:  
1. BASIS OF BEARINGS IS THE MONUMENTED NORTHEAST LINE OF LOT 1-A ACCORDING TO THE PLAT RECORDED IN VOL. 6587, PG. 277 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. RECORD BEARING: S 45° 00' 00" E.  
2. CURRENT TITLE APPEARS VESTED IN JOSE GARCIA AND NOELIA GARCIA BY VIRTUE OF DEED RECORDED IN VOL. 6602, PG. 49 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.  
3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480032, PANEL NO. 0195E, MAP NO. 48041C0195E. EFFECTIVE DATE: JULY 7, 2014.  
4. CONTOURS SHOWN HEREON ARE TAKEN FROM CITY OF BRYAN ELECTRONIC INFORMATION.  
5. ZONING: RESIDENTIAL DISTRICT - 5000 (RD-5)  
6. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCES.  
7. ALL EXISTING "STRUCTURES" (ACTUALLY A CHICKEN COOP) LOCATED NEAR THE EAST CORNER OF LOT 1-A2 SHALL BE REMOVED PRIOR TO THE FILING OF THIS PLAT.  
8. SITUS ADDRESS: #2118 PALASOTA DRIVE.

**FINAL PLAT**  
OF  
**W. J. COULTER SUBDIVISION MORILLE TRACT LOTS 1-A1 & 1-A2**  
A TOTAL OF 0.76 ACRE  
BEING A REPLAT OF  
**W. J. COULTER SUBDIVISION MORILLE TRACT LOT 1-A**  
S. F. AUSTIN SURVEY, A-62  
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:  
JOSE AND NOELIA GARCIA  
2110 PALASOTA DR  
BRYAN, TX 77803-2252  
(979) 997-0941

SCALE: 1"=30' JUNE, 2019

CIVIL ENGINEERING CONSULTANTS  
1555 GREENS PRAIRIE ROAD WEST  
COLLEGE STATION, TX 77845 (571) 845-6212  
TEXAS FIRM REGISTRATION NUMBERS  
ENG. 6-2214 & SURVEYING 10042900

LINE	BEARING	LENGTH
L1	N30°18'52"E	12.82
L2	N74°53'25"E	70.30
L3	S15°06'35"E	9.00
L4	S45°00'00"E	4.04
L5	S74°53'25"W	56.39
L6	S29°26'43"W	35.08
L7	N16°00'00"W	28.50

