

**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

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 2/5+ day of JUNE 2019.

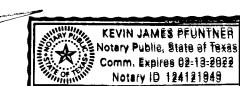


COUNTY OF BRAZOS

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 he executed the same for the purpose stated.

Given under my hand and seal of office this 2/5t day of June, 2019.

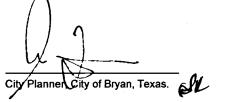
Notary Public, Brazos County, Texas



Notary ID 124121949

#### APPROVAL OF THE CITY PLANNER

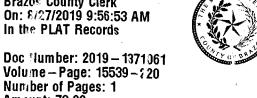
I, Hoth Zinhacmann the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the of Anguer , 2019.



# APPROVAL OF THE CITY ENGINEER

, Was Kaspan, 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 August, 2019.

Filed for Record Official Public Records Of: Brazos County Clerk On: 8/27/2019 9:56:53 AM In the PLAT Records



at this plat together with e the \_\_\_\_ day of unty, Texas, in Volume

S.M. KLING

2003

Karen Marcon Brazos County, Texas

# APPROVAL OF THE PLANNING AND ZONING COMMISSIO

1, Bobby Gutiernez \_\_\_\_\_, 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 2 day of

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.



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

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,

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

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

LINE TABLE

LINE BEARING LENGTH

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'

N30\*18'52"E 12.82"

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. 480082, PANEL NO. 0195E, MAP NO. 48041C0195E. **EFFECTIVE DATE: JULY 7, 2014.** 

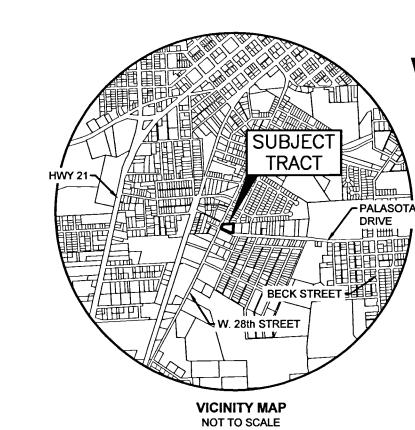
4. CONTOURS SHOWN HEREON ARE TAKEN FROM CITY OF BRYAN ELECTRONIC INFORMATION.

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.



#### West 28th Street Right of Way Dedication 0.03 Acre

S. F. Austin Survey, A-62 Bryan, Brazos County, Texas

Field notes of a 0.03 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 all of the 0.015 acre tract described in the Quitclaim Deed from the City of Bryan, Texas to Jose and Noelia Garcia recorded in Volume 12433. Page 208 of the Official Records of Brazos County, Texas and Part of Lot 1-A - 0.83 acres according to the Replat of Lot One, W. J. Coulter Subdivision Morille Tract recorded in Volume 6587, Page 277, of the Official Records of Brazos County, Texas, said Lot 1-A described in the deed to Jose and Noelia Garcia recorded in Volume 6602, Page 49 of the Official Records of Brazos County and being more particularly described as follows:

**COMMENCING** at a lead plug & tack in asphalt marking the west corner of the beforementioned Lot 1-A - 0.83 acres, said corner is the intersection of the east right of way line of Palasota Drive with the south right of way line of West 28th Street, said corner further being the west corner of a 0.056 acre tract described in the deed to the City of Bryan, Texas recorded in Volume 11404, Page 61 of the Official Records of Brazos County, Texas;

THENCE N 74° 53' 25" E along the common line between the beforementioned Lot 1-A - 0.83 acre and West 28th Street for a distance of 10.00 feet to the south corner of a 0.015 acre tract described in the Quitclaim Deed from the City of Bryan, Texas to Jose and Noelia Garcia recorded in Volume 12433, Page 208 of the Official Records of Brazos County, Texas, and the POINT OF **BEGINNING** of this description:

THENCE along the west, north and east lines of the beforementioned 0.015 acre tract as follows:

> N 30° 18' 52" E for a distance of 12.82 feet, N 74° 53' 25" E for a distance of 70.30 feet, S 15° 06' 35" E for a distance of 9.00 feet to the

common corner between the beforementioned Lot 1-A - 0.83 acres and Lot 7, Block 3, Stovall Addition according to the plat recorded in Volume 185, Page 529 of the Deed Records of Brazos County, Texas;

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

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.

# FINAL PLAT

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** 

> LOT1-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

