

**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.), 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.;

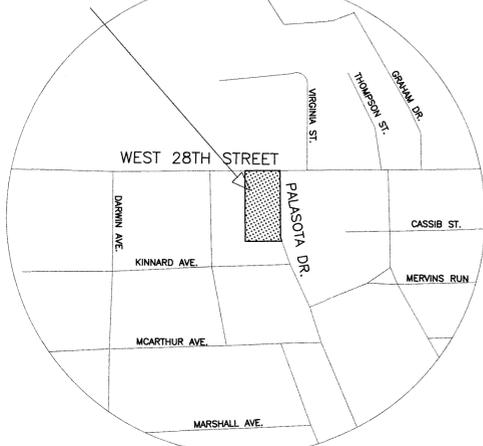
**THENCE** along the common line of this tract and the northwest boundary line of the said Nolasco tract, South 70°23'06" West, a distance of 162.57 feet to a 1 2" iron rod found for the south corner of this tract, also being the west corner of the said Nolasco tract, also being a point along the northeast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



**VICINITY MAP NOT TO SCALE**

- 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.

I/We, \_\_\_\_\_, 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 Records of Brazos County in Vol(s) \_\_\_\_\_, Page(s) \_\_\_\_\_, 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.

STATE OF TEXAS  
COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day personally \_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

I, 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 \_\_\_\_\_, 20\_\_\_\_.

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, \_\_\_\_\_, the County Clerk in and for said County, do hereby certify that this plat and for said County, together with its certificates of authentication was filed for record in my office the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in the Official Records of Brazos County in Volume \_\_\_\_\_, Page \_\_\_\_\_.

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 geometric form.

I, \_\_\_\_\_, the Chairman of the Planning & 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and the same was duly approved \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by said Commission.

I, \_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**SURVEY LEGEND**

- SUBJECT PROPERTY LINE
- ELECTRICAL LINE
- CRACKLINE FENCE
- WOOD FENCE
- BARBWARE FENCE
- DRAINAGE EASEMENT
- ELECTRICAL EASEMENT
- RIGHT-OF-WAY EASEMENT
- UTILITY EASEMENT
- ORDNANCE BUILDING LINE
- PLATED BUILDING LINE
- RESTRICTION BUILDING LINE
- COVERED CONC.
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- ELECTRIC METER
- POWER POLE
- TRANSFORMER
- GAS METER
- PROPAANE TANK
- SANITARY MANHOLE
- STORM MANHOLE
- SEPTIC TANK
- TELEPHONE PEDESTAL

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

Development Services  
FEB 18 2015  
RECEIVED

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  
STREET ADDRESS: 2117 PALASOTA DRIVE  
CITY: BRYAN COUNTY: BRAZOS  
SURVEYED FOR: ABLE & MARIA GUTIERREZ  
1816 MCARTHUR AVENUE  
BRYAN, TX 77803  
**Carlomagno Surveying, Inc.**  
2714 Finleather Road, Bryan, Texas 77801  
PHONE: (979) 775-2873 FAX: (979) 775-4787  
www.CarlomagnoSurveying.com  
FILE NO. 15037-REPLAT.dwg Plot date: October 5, 2015  
SHEET 1 OF 1 Revised: February 15, 2016