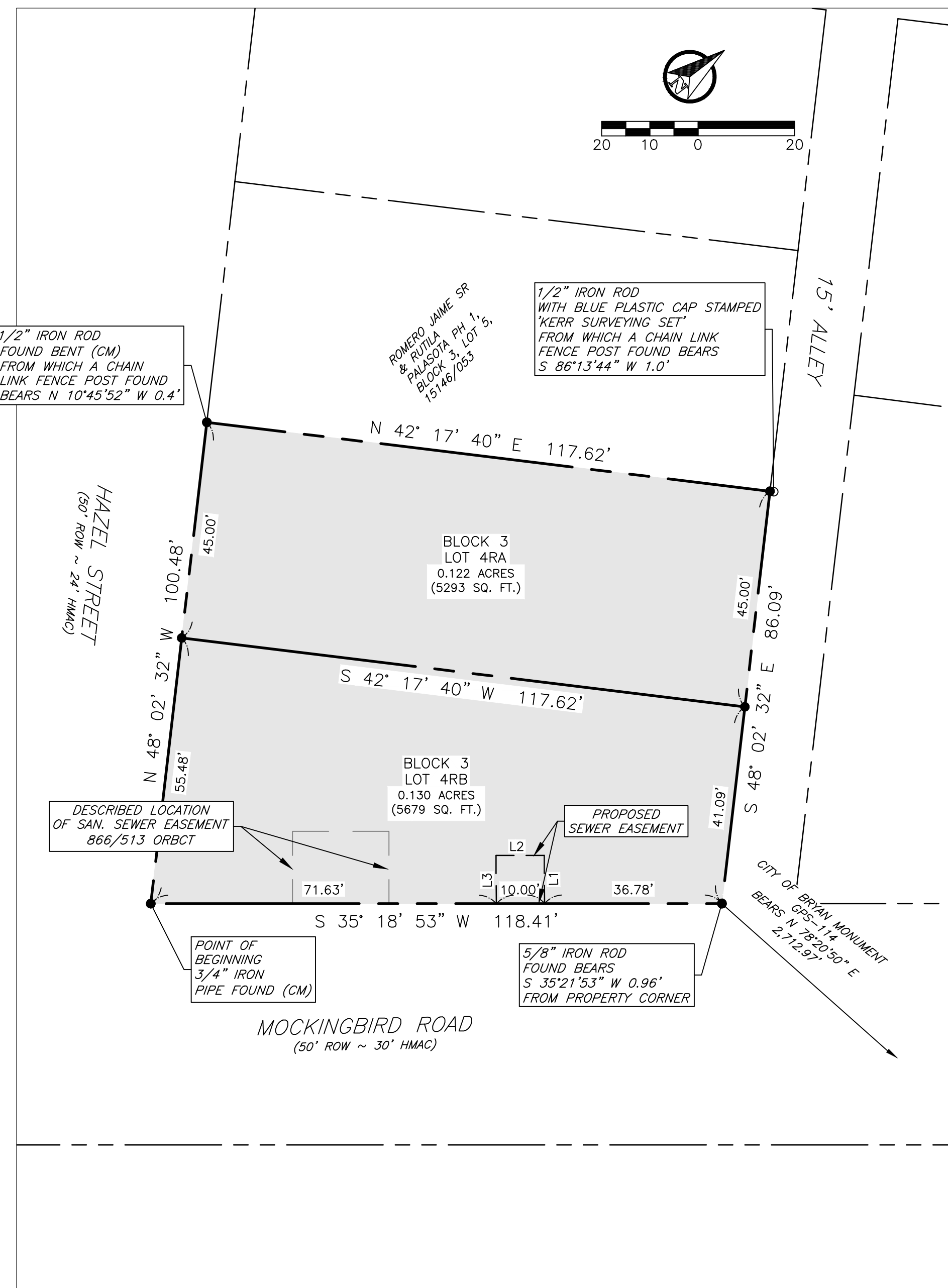
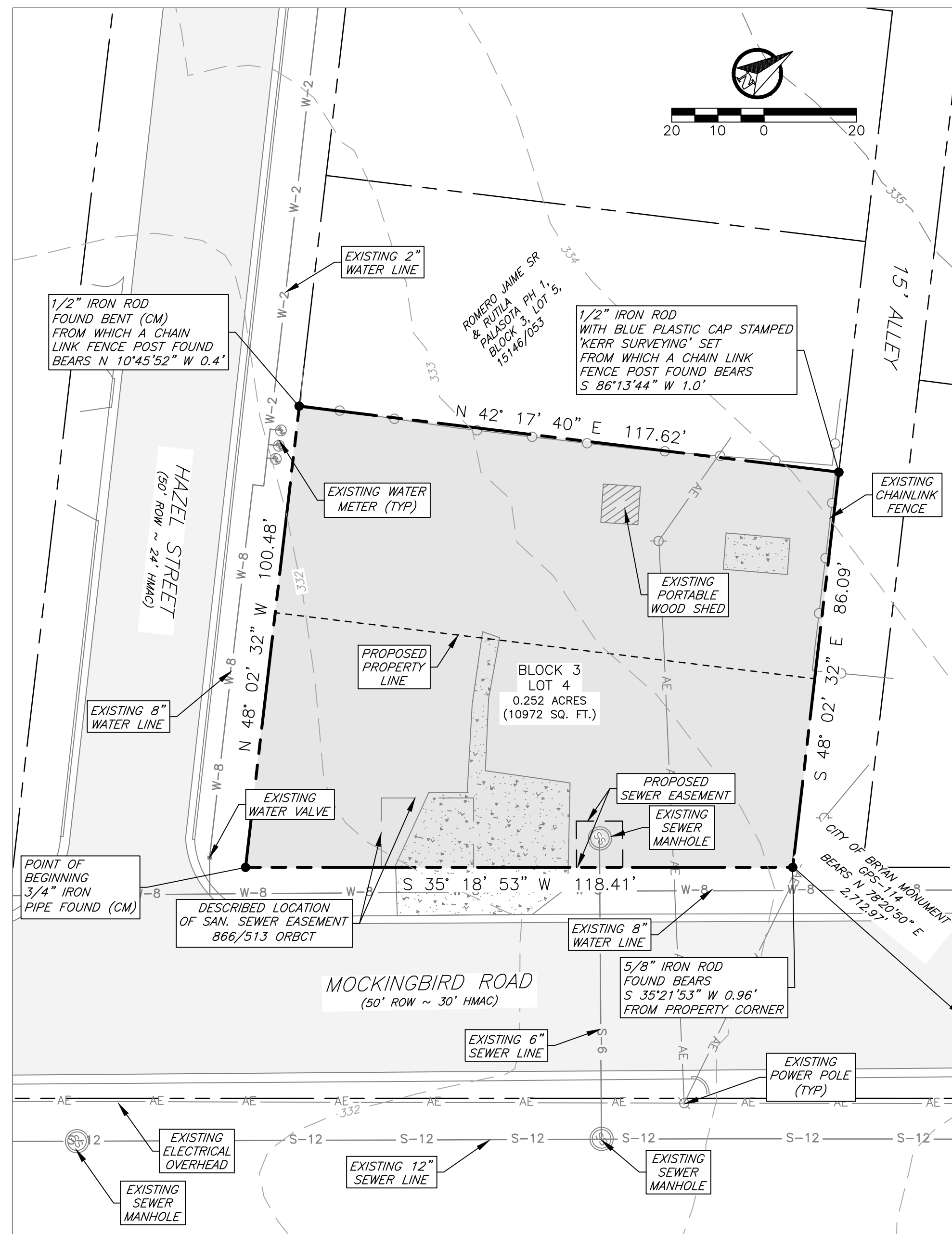


ORIGINAL PLAT

REPLAT



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 32 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, FROM WHICH THE EAST CORNER OF BLOCK 6 OF SAID PALASOTA ADDITION BEARS S 35° 18' 53" W, A DISTANCE OF 50.34 FEET AND FROM SAID EAST CORNER A 3/8 INCH IRON ROD FOUND IN THE NORTHEAST LINE OF SAID BLOCK 6, SAME BEING THE SOUTHWEST RIGHT-OF-WAY LINE OF HAZEL STREET, BEARS N 48° 02' 32" W, A DISTANCE OF 103.10 FEET;

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 1/2 INCH IRON ROD FOUND ON THE NORTHEAST SIDE OF SAID ALLEY BEARS N 35° 18' 53" W, 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 SOUTHWEST 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, MORE OR LESS.

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 Deeds Records of Brazos County in Volume 100, Page 191, and designated herein as Palasota Addition, Block 3, Lot 4A & 4B, 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 hereon shown for the purposes identified.

 Faustino Castillo, Owner

 Amelia Castillo, Owner

STATE OF TEXAS
 COUNTY OF BRAZOS

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 ____ day of _____, 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 bound describing said subdivision will describe a closed geometric form.

Nathan Paul Kerr, R.P.L.S. No. 6834

APPROVAL OF THE CITY PLANNER

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 _____, 2022.

 City Planner
 Bryan, Texas

APPROVAL OF THE CITY ENGINEER

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 _____, 2022.

 City Engineer, Bryan, Texas

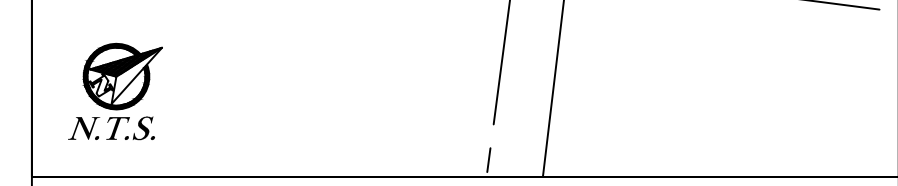
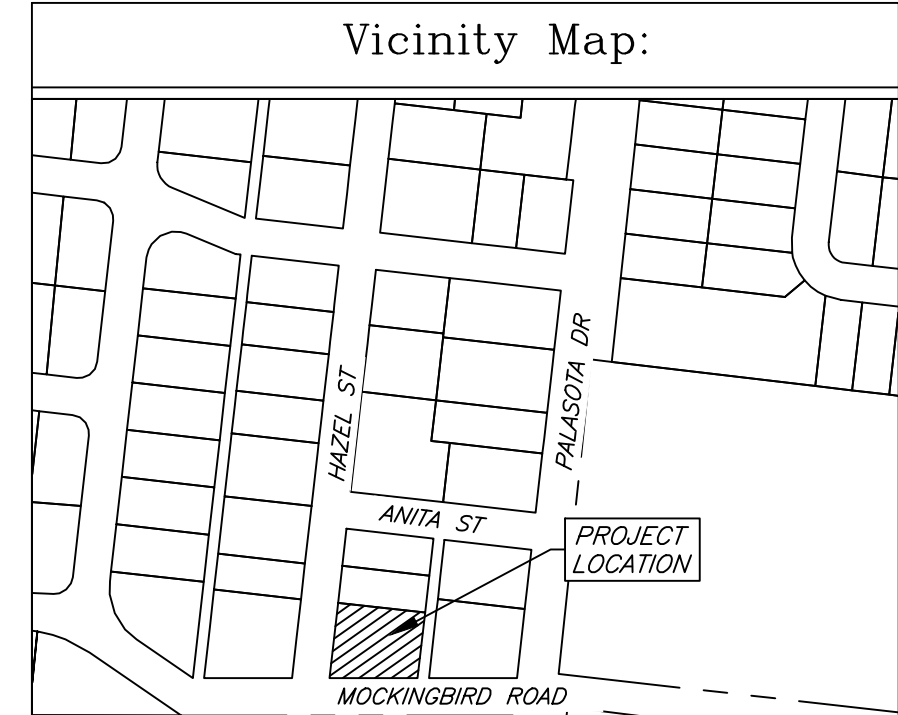
CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
 COUNTY OF BRAZOS

I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the ____ day of _____, 2022, in the Official Records of Brazos County in Volume ____ Page ____.

 County Clerk, Brazos County, Texas

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	9.97'	S 55° 03' 35" E
L2	10.00'	N 35° 18' 53" E
L3	10.03'	S 55° 03' 35" E



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 (NAZ011) EPOCH 2010 multi-year CORS solution 2 (MYCS2)
- Distances shown hereon are grid distances unless otherwise noted. To obtain surface distances multiply by a combined scale factor of 1.000125847445 (Calculated Using GEOID12B).
- 1/2" Iron rods with Yellow plastic cap stamped 'KERR 4502' will be set at all corners unless otherwise noted
- This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0195E, effective May 16, 2012.
- 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.
- All utilities shown hereon are approximate locations.
- This property is Zoned (RD-5), Residential District 5000.
- The topography shown is from GIS Data.
- 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.

FINAL PLAT

Palasota Addition
 Block 3, Lots 4A & 4B

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

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

Engineer:

 PO Box 5192
 Bryan, TX 77805
 979-739-1567
 TBPE F-9051

Surveyor:
 Kerr Surveying LLC
 409 N. Texas Ave
 Bryan, TX 77803
 979-268-3195
 TBPELS #10018500
 Project # 22-168

ANNOTATIONS:

ROW-	Right-of-Way
HMAL-	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
(-)	Record information
(CM)-	Controlling Monument used to establish property boundaries
PUE-	Public Utility Easement
TYP-	Typical
N/P-	Now or Formerly

J4E Project # 22-017
 Palasota Replat
 4/7/2022
 J4 Engineering