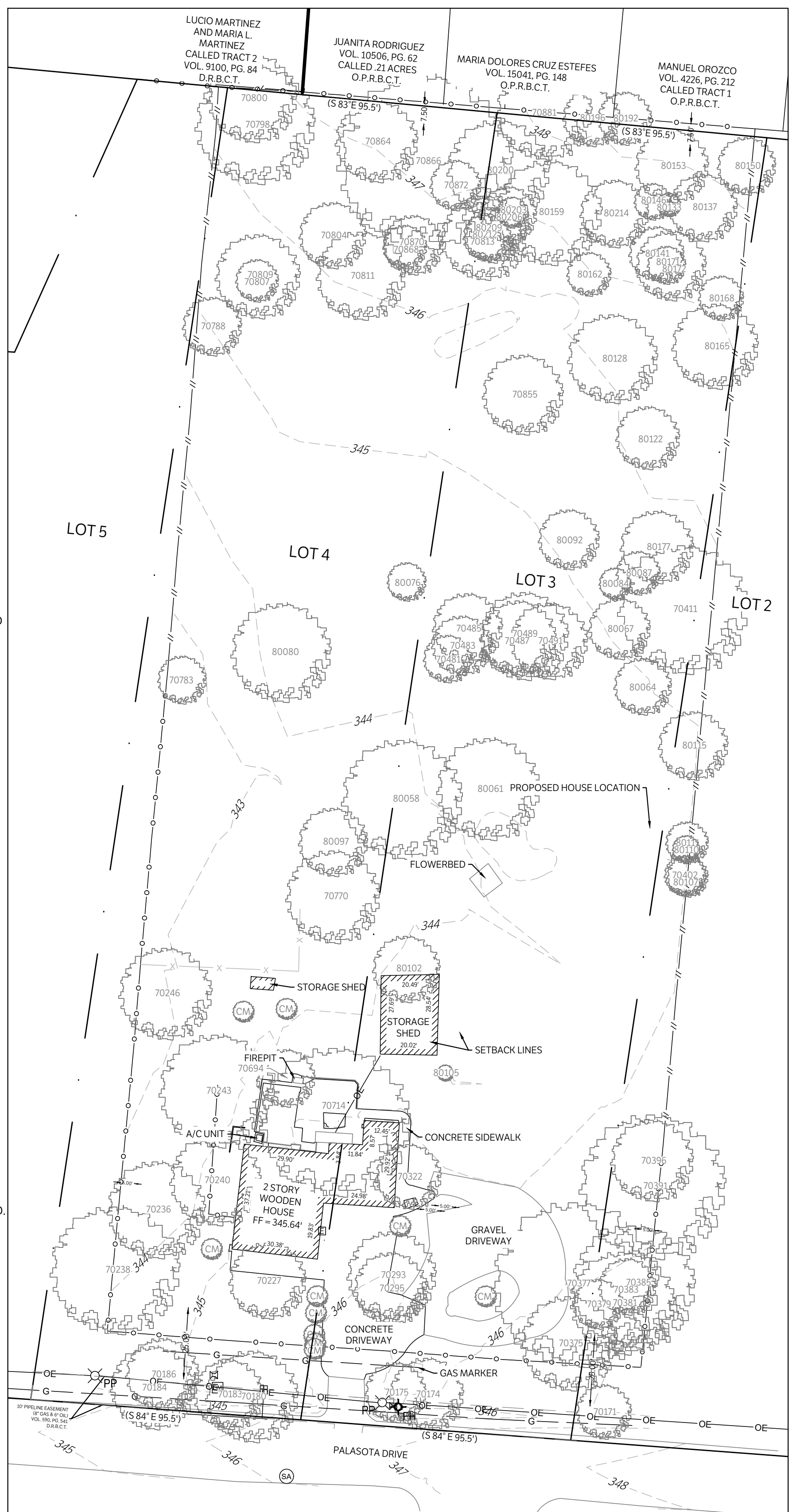
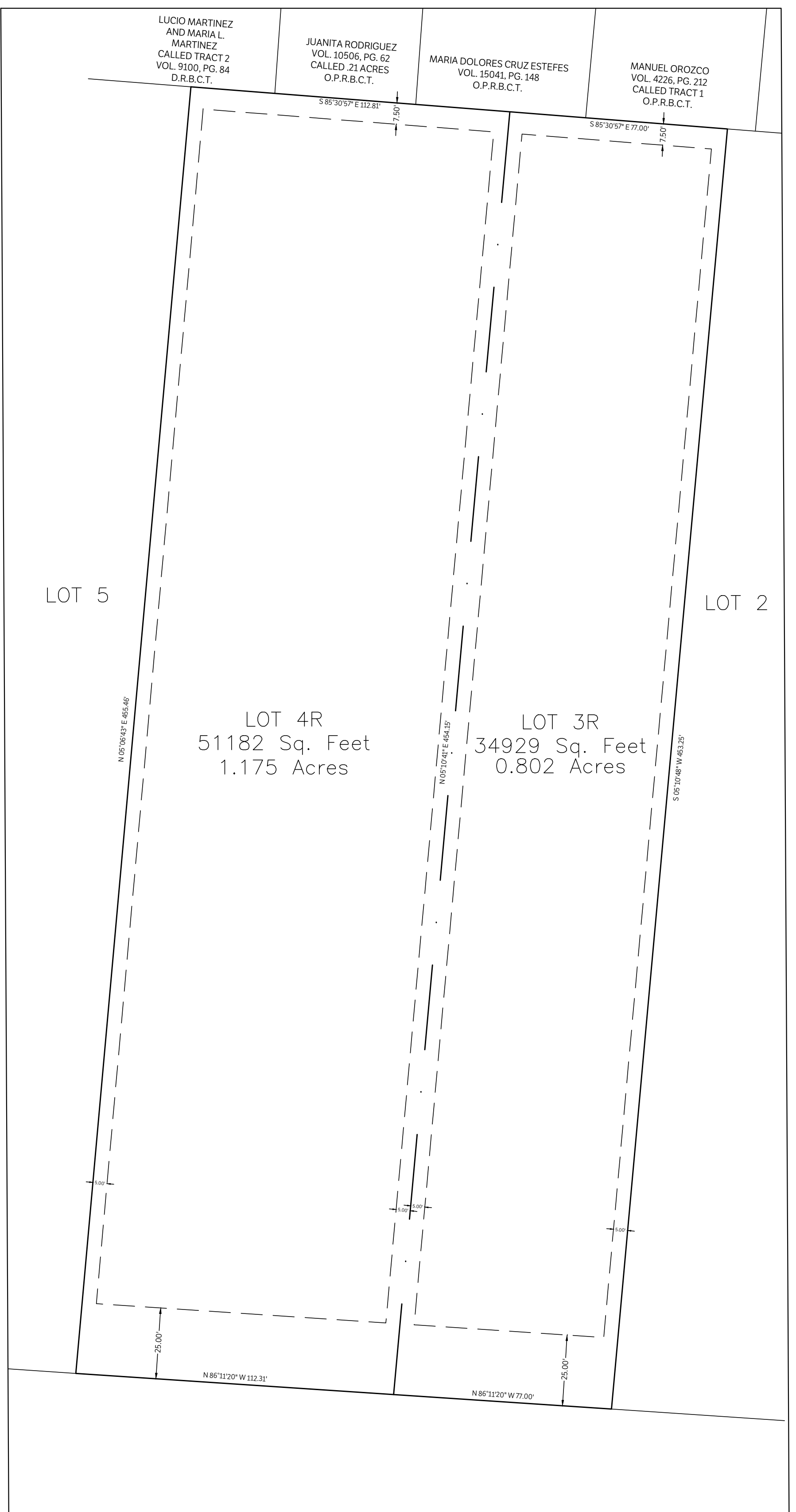


ZENO PHILLIPS SURVEY, ABSTRACT NO. 45  
BRAZOS COUNTY, TEXAS



ORIGINAL PLAT



REPLAT

**APPROVAL OF THE PLANNING AND ZONING COMMISSION**

I, \_\_\_\_\_, 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 AND ZONING COMMISSION OF THE CITY OF BRYAN ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AND SAME WAS DULY APPROVED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY SAID COMMISSION.

\_\_\_\_\_  
CHAIR, PLANNING AND ZONING COMMISSION  
BRYAN, TEXAS

**CERTIFICATE BY 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 \_\_\_\_\_, 20\_\_\_\_, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_.

\_\_\_\_\_  
COUNTY CLERK  
BRAZOS COUNTY, TEXAS

**APPROVAL OF 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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CITY ENGINEER  
CITY OF BRYAN, TEXAS

**NOTARY PUBLIC CERTIFICATION**  
STATE OF TEXAS  
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

**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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CITY PLANNER  
BRYAN, TEXAS

- NOTES:
- PROPERTY APPEARS TO BE VESTED IN ALBERTO PANTOJA AND WIFE, MARIA ELIA PANTOJA, BY VIRTUE OF A WARRANTY DEED RECORDED IN VOLUME 447, PAGE 77, O.R.B.C.T.
  - SURVEY PERFORMED WITH THE BENEFIT OF AN OWNERSHIP AND EASEMENT SEARCH PROVIDED BY TEXAS ABSTRACT SERVICES AND ISSUED UNDER CONTROL NO. 2289, CERTIFIED THROUGH MAY 11, 2022.
  - BEARINGS AND COORDINATE VALUES ARE GRID REPRESENTATIONS AND REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4303), NAD83 DATUM, AS OBTAINED BY GPS OBSERVATIONS AND REFERENCED TO THE LEICA SMARTNET NETWORK OF NORTH AMERICA. DISTANCES SHOWN HEREON ARE GRID VALUES IN U.S. SURVEY FEET. DISTANCES AND COORDINATES CAN BE CONVERTED TO SURFACE MEASUREMENTS USING THE FOLLOWING TxDOT CALCULATED SCALE FACTOR: 1.0002.
  - ELEVATIONS CORRESPOND TO NAVD 83 COORDINATES AND ARE DERIVED FROM GPS OBSERVATION.
  - THIS PROPERTY FALLS WITHIN ZONE A AND HAS LESS THAN A 1% ANNUAL CHANCE OF FLOOD HAZARD ACCORDING TO THE FEMA FIRM MAP FOR BRAZOS COUNTY, CITY OF COLLEGE STATION, TEXAS, COMMUNITY MAP NO. 48002, PANEL NO. 0199E, MAP NO. 4804C0395E, REVISED EFFECTIVE DATE OF MAY 26, 2022.
  - UTILITY MARKINGS SHOWN ON THIS SURVEY WERE MARKED ON THE GROUND IN RESPONSE TO TEXAS 811 TICKET REQUEST #202309484. LOCATIONS OF UNDEGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES.
  - PROPERTY IS SUBJECT TO BUILDING ORDINANCES OF THE CITY OF BRYAN'S INFRASTRUCTURE DEPARTMENT.
  - THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN VOLUME 587, PAGE 708 D.R.B.C.T.
  - LOT 3 AND 4 ARE CURRENTLY ZONED RESIDENTIAL DISTRICT RD-45.
  - BEARINGS AND DISTANCES SHOWN IN PARENTHESES DENOTE RECORD DATA DERIVED ON RELEVANT SUBDIVISION PLAT AND/OR PARENT TRACT DEEDS.

**TREE TABLE**

NUMBER	TYPE	SIZE (IN)
7017	CEDEAR	8
7018	CEDEAR	12
7019	CEDEAR	12
7020	CEDEAR	12
7021	CEDEAR	12
7022	CEDEAR	12
7023	CEDEAR	12
7024	CEDEAR	12
7025	CEDEAR	12
7026	CEDEAR	12
7027	CEDEAR	12
7028	CEDEAR	12
7029	CEDEAR	12
7030	CEDEAR	12
7031	CEDEAR	12
7032	CEDEAR	12
7033	CEDEAR	12
7034	CEDEAR	12
7035	CEDEAR	12
7036	CEDEAR	12
7037	CEDEAR	12
7038	CEDEAR	12
7039	CEDEAR	12
7040	CEDEAR	12
7041	CEDEAR	12
7042	CEDEAR	12
7043	CEDEAR	12
7044	CEDEAR	12
7045	CEDEAR	12
7046	CEDEAR	12
7047	CEDEAR	12
7048	CEDEAR	12
7049	CEDEAR	12
7050	CEDEAR	12
7051	CEDEAR	12
7052	CEDEAR	12
7053	CEDEAR	12
7054	CEDEAR	12
7055	CEDEAR	12
7056	CEDEAR	12
7057	CEDEAR	12
7058	CEDEAR	12
7059	CEDEAR	12
7060	CEDEAR	12
7061	CEDEAR	12
7062	CEDEAR	12
7063	CEDEAR	12
7064	CEDEAR	12
7065	CEDEAR	12
7066	CEDEAR	12
7067	CEDEAR	12
7068	CEDEAR	12
7069	CEDEAR	12
7070	CEDEAR	12
7071	CEDEAR	12
7072	CEDEAR	12
7073	CEDEAR	12
7074	CEDEAR	12
7075	CEDEAR	12
7076	CEDEAR	12
7077	CEDEAR	12
7078	CEDEAR	12
7079	CEDEAR	12
7080	CEDEAR	12
7081	CEDEAR	12
7082	CEDEAR	12
7083	CEDEAR	12
7084	CEDEAR	12
7085	CEDEAR	12
7086	CEDEAR	12
7087	CEDEAR	12
7088	CEDEAR	12
7089	CEDEAR	12
7090	CEDEAR	12
7091	CEDEAR	12
7092	CEDEAR	12
7093	CEDEAR	12
7094	CEDEAR	12
7095	CEDEAR	12
7096	CEDEAR	12
7097	CEDEAR	12
7098	CEDEAR	12
7099	CEDEAR	12
7100	CEDEAR	12
7101	CEDEAR	12
7102	CEDEAR	12
7103	CEDEAR	12
7104	CEDEAR	12
7105	CEDEAR	12
7106	CEDEAR	12
7107	CEDEAR	12
7108	CEDEAR	12
7109	CEDEAR	12
7110	CEDEAR	12
7111	CEDEAR	12
7112	CEDEAR	12
7113	CEDEAR	12
7114	CEDEAR	12
7115	CEDEAR	12
7116	CEDEAR	12
7117	CEDEAR	12
7118	CEDEAR	12
7119	CEDEAR	12
7120	CEDEAR	12
7121	CEDEAR	12
7122	CEDEAR	12
7123	CEDEAR	12
7124	CEDEAR	12
7125	CEDEAR	12
7126	CEDEAR	12
7127	CEDEAR	12
7128	CEDEAR	12
7129	CEDEAR	12
7130	CEDEAR	12
7131	CEDEAR	12
7132	CEDEAR	12
7133	CEDEAR	12
7134	CEDEAR	12
7135	CEDEAR	12
7136	CEDEAR	12
7137	CEDEAR	12
7138	CEDEAR	12
7139	CEDEAR	12
7140	CEDEAR	12
7141	CEDEAR	12
7142	CEDEAR	12
7143	CEDEAR	12
7144	CEDEAR	12
7145	CEDEAR	12
7146	CEDEAR	12
7147	CEDEAR	12
7148	CEDEAR	12
7149	CEDEAR	12
7150	CEDEAR	12
7151	CEDEAR	12
7152	CEDEAR	12
7153	CEDEAR	12
7154	CEDEAR	12
7155	CEDEAR	12
7156	CEDEAR	12
7157	CEDEAR	12
7158	CEDEAR	12
7159	CEDEAR	12
7160	CEDEAR	12
7161	CEDEAR	12
7162	CEDEAR	12
7163	CEDEAR	12
7164	CEDEAR	12
7165	CEDEAR	12
7166	CEDEAR	12
7167	CEDEAR	12
7168	CEDEAR	12
7169	CEDEAR	12
7170	CEDEAR	12
7171	CEDEAR	12
7172	CEDEAR	12
7173	CEDEAR	12
7174	CEDEAR	12
7175	CEDEAR	12
7176	CEDEAR	12
7177	CEDEAR	12
7178	CEDEAR	12
7179	CEDEAR	12
7180	CEDEAR	12
7181	CEDEAR	12
7182	CEDEAR	12
7183	CEDEAR	12
7184	CEDEAR	12
7185	CEDEAR	12
7186	CEDEAR	12
7187	CEDEAR	12
7188	CEDEAR	12
7189	CEDEAR	12
7190	CEDEAR	12
7191	CEDEAR	12
7192	CEDEAR	12
7193	CEDEAR	12
7194	CEDEAR	12
7195	CEDEAR	12
7196	CEDEAR	12
7197	CEDEAR	12
7198	CEDEAR	12
7199	CEDEAR	12
7200	CEDEAR	12



VICINITY MAP  
NOT TO SCALE

- LEGEND**
- PP POWER POLE
  - EM ELECTRIC METER
  - WM WATER METER
  - ICV IRRIGATION CONTROL VALVE
  - WV WATER VALVE
  - FH FIRE HYDRANT
  - SSM SANITARY SEWER MANHOLE
  - GM GAS METER
  - DR.B.C.T. DEED RECORDS OF BRAZOS COUNTY, TX
  - OR.B.C.T. OFFICIAL RECORDS OF BRAZOS COUNTY, TX
  - SUBJECT TRACT BOUNDARY LINE
  - ADJONER BOUNDARY LINE
  - LOT LINE
  - SETBACK LINE
  - WOOD FENCE LINE
  - CHAIN FENCE LINE
  - OVERHEAD ELECTRIC LINE
  - GAS LINE
  - WATER LINE
  - ST STORM SEWER LINE



**ADDRESS:**  
424 PALASOTA DRIVE, BRYAN, 77803  
BRAZOS COUTY, TX

**PREPARED FOR:**  
ALBERTO PANTOJA  
424 PALASOTA DRIVE, BRYAN, 77803  
BRAZOS COUNTY, TX

**FINAL PLAT**  
**LOTS 3R & 4R**  
**1.977 ACRES**  
**BEING A REPLAT OF**  
**LOTS 3 & 4 OF THE**  
**COULTER'S SUBDIVISION OF LOBELLO TRACT**  
**AS RECORDED IN VOLUME 95, PAGE 486**  
**D.R.B.C.T.**

CIVIL | CMT | GEOTECHNICAL  
STRUCTURAL | SURVEY

CORPORATE OFFICE  
401 W 26TH ST  
BRYAN, TEXAS 77803  
www.gessnerengineering.com

BRENNHAM 979.836.6855  
BRYAN 979.680.8840  
FORT WORTH 817.405.0774  
GEORGETOWN 512.930.5832  
SAN ANTONIO 210.305.4792

TBPELS FIRM REGISTRATION NUMBERS:  
F-7451 & F-101914599

**REPLAT**

ISSUE DATE: 09-14-2022

DRAWN BY: PT

CHECKED BY: PT

PROJECT #: 22-0498