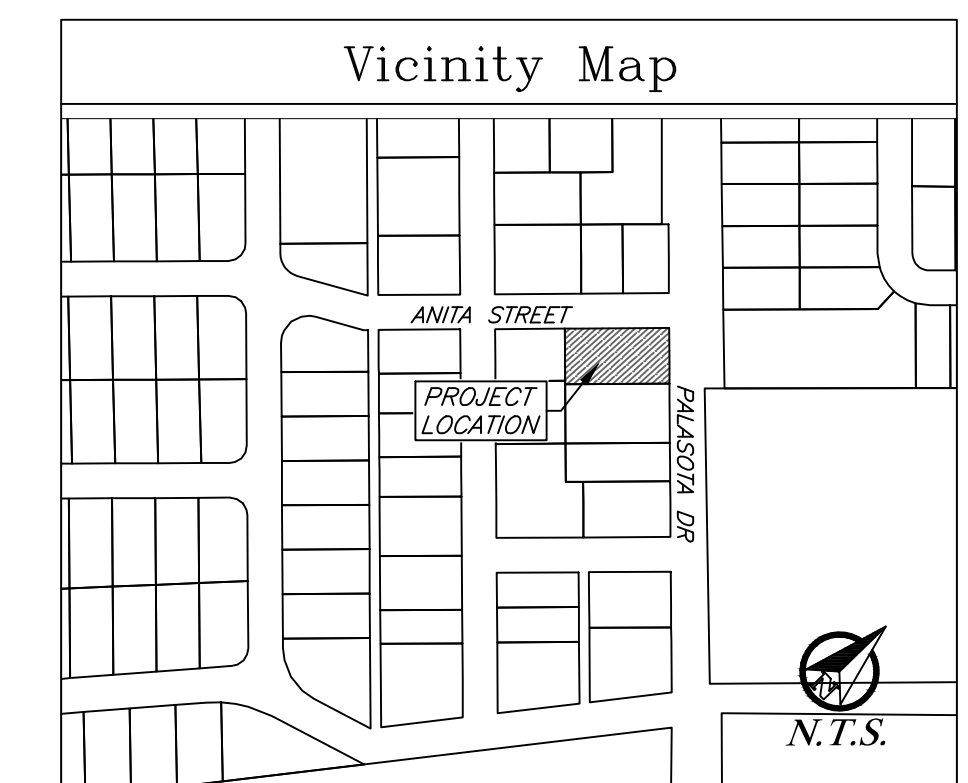
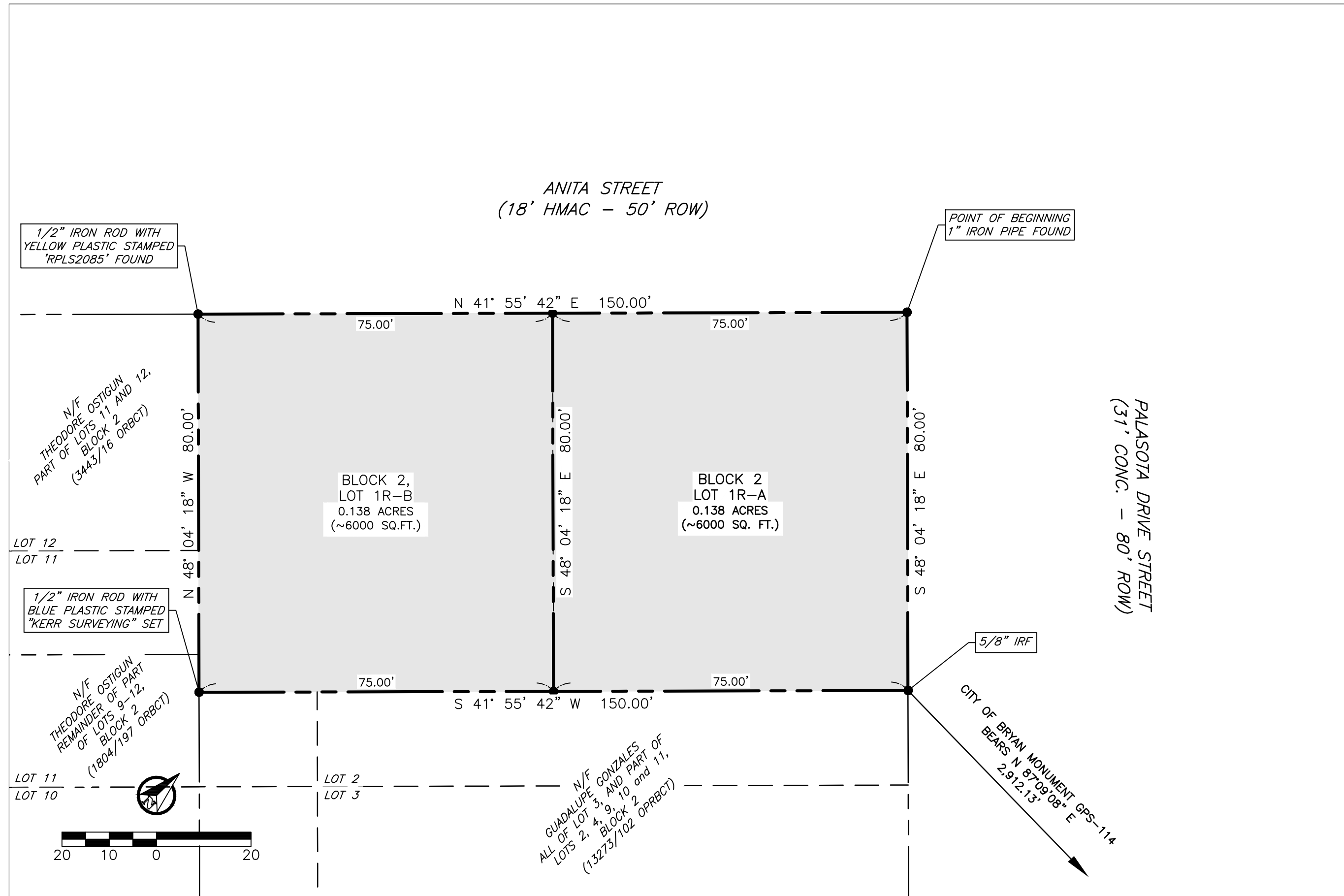
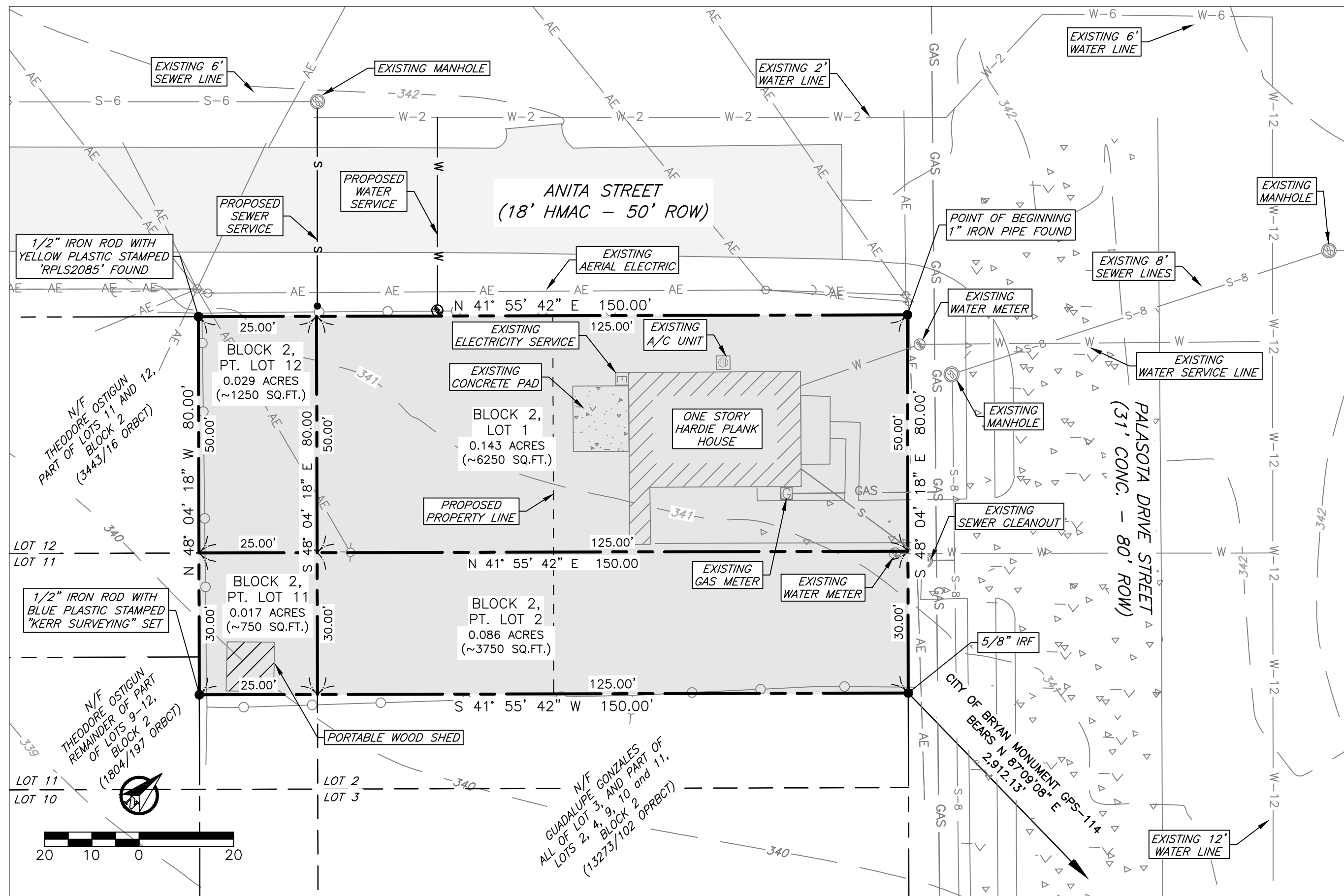


ORIGINAL PLAT

REPLAT



General Notes:

- 1. Bearing system shown hereon is based on the Texas Coordinate System of 1983, central zone (4203), grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) EPOCH 2010 multi-year CORS Solution 2 (MYCS2).
2. Distances shown hereon are surface distances unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.00011293046673 (calculated using GEOID12B).
3. This tract does not lie within a designated 100-yr floodplain according to the FIRM Maps, Panel No. 48041C0198E, revised to reflect LOMR 12-06-1920P, effective May 9, 2014.
4. 1/2" iron rods with blue plastic cap stamped 'KERR SURVEYING' will be set at all angle points and lot corners unless otherwise stated.
5. All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
6. All utilities shown are approximate location.
7. This property is zoned Residential District 5000 (RD-5).
8. Per Planning Variance, PV23-10, approved by the Planning and Zoning Commission on 12/05/2023, Lot 1R-A shall have a minimum lot depth of 75-feet and Lot 1R-B shall have a lot depth of 80-feet.
9. The topography is from GIS data.
10. 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 property adjacent to the PUE to access electric facilities.
11. This survey plat was prepared to reflect the title report issued by University Title Company, GF No. 2303111CS, certification dated: January 12th, 2023. No survey related items were listed on Schedule B.
12. (P) Indicates the plat of the Palasota addition, filed in volume 100, page 191, DRBCT.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
I, Jovani Maldonado, the owner and developer of the land shown on this plat being the tract of land as conveyed to me in the Deeds Records of Brazos County in Volume 17237, Page 117 and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public hereon shown for the purposes identified.

Jovani Maldonado, Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Jovani Maldonado 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 ___, 20__.

Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
I, Alvarado Rodolfo, the owner and developer of the land shown on this plat being the tract of land as conveyed to me in the Deeds Records of Brazos County in Volume 17237, Page 117 and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public hereon shown for the purposes identified.

Alvarado Rodolfo, Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Alvarado Rodolfo 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 ___, 20__.

Notary Public, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS
I, Dustin C. Kaiser, Registered Professional Land Surveyor No. 6918, 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 bounds describing said subdivision will describe a closed geometric form.

Dustin C. Kaiser, R.P.L.S. No. 6918

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 ___, 20__.

City Engineer, Bryan, 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

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 ___, 20__, in the Official Public Records of Brazos County in Volume _____ Page _____.

County Clerk, Brazos County, Texas

FIELD NOTES DESCRIPTION
OF A
0.276 ACRE TRACT
LYING IN
THE STEPHEN F. AUSTIN LEAGUE NO. 9 SURVEY, ABSTRACT 62
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.276 ACRES IN THE STEPHEN F. AUSTIN LEAGUE NO. 9 SURVEY, ABSTRACT 62, CITY OF BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOT 1, THE ADJOINING 30 FEET OF LOT 2, THE ADJOINING 25 FEET OF LOT 12, AND A PORTION OF LOT 11, BLOCK 2, PALASOTA ADDITION, AN ADDITION TO THE CITY OF BRYAN, TEXAS, RECORDED IN VOLUME 100, PAGE 191 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT), AS DESCRIBED TO JOVANI ALVARADO MALDONADO AND RODOLFO ALVARADO GOMEZ (HEREINAFTER REFERRED TO AS THE ALVARADO TRACT) IN VOLUME 17237, PAGE 117 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (ORPBCT); SAID 0.276 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1-INCH IRON PIPE FOUND FOR THE NORTH CORNER OF SAID LOT 1, SAME BEING THE INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY LINE OF ANITA STREET (50' WIDE RIGHT-OF-WAY PER 100/191 DRBCT) AND THE SOUTHWEST RIGHT-OF-WAY LINE OF PALASOTA DRIVE (VARIABLE WIDTH RIGHT-OF-WAY PER 1094/734 ORBCT);

THENCE, DEPARTING SAID ANITA STREET, WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID PALASOTA DRIVE, S 48° 04' 18" E, A DISTANCE OF 80.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE EAST CORNER OF SAID ALVARADO TRACT AND THE NORTH CORNER OF A TRACT DESCRIBED TO GUADALUPE GONZALES IN VOLUME 13273, PAGE 102 (ORPBCT), SAME BEING IN THE SOUTHWEST RIGHT-OF-WAY LINE OF PALASOTA DRIVE AND THE NORTHEAST LINE OF SAID LOT 2, FROM WHICH CITY OF BRYAN MONUMENT GPS - 114 BEARS N 87° 09' 08" E, A DISTANCE OF 2,912.13 FEET;

THENCE, DEPARTING SAID PALASOTA, AND WITH THE COMMON LINE OF SAID ALVARADO TRACT AND SAID GONZALES TRACT, S 41° 55' 42" W, A DISTANCE OF 150.00 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET FOR THE SOUTH CORNER OF SAID ALVARADO TRACT AND THE WEST CORNER OF SAID GONZALES TRACT, SAME BEING IN THE NORTHEAST LINE OF A TRACT DESCRIBED TO THEODORE OSTIGUIN IN VOLUME 1804, PAGE 197 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (ORBCT), FROM WHICH THE NORTH CORNER OF SAID OSTIGUIN TRACT AND THE EAST CORNER OF A TRACT DESCRIBED TO THEODORE OSTIGUIN IN VOLUME 3443, PAGE 16 (ORBCT) BEARS N 48° 04' 18" W, A DISTANCE OF 8.00 FEET;

THENCE, DEPARTING SAID GONZALES TRACT, WITH THE NORTHEAST LINES OF SAID OSTIGUIN TRACTS, N 48° 04' 18" W, A DISTANCE OF 80.00 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'RPLS 2085' FOUND FOR THE WEST CORNER OF SAID ALVARADO TRACT AND THE NORTH CORNER OF SAID OSTIGUIN 3443/16 ORBCT TRACT, SAME BEING IN THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID ANITA STREET;

THENCE, DEPARTING SAID OSTIGUIN 3443/16 ORBCT TRACT, WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID ANITA STREET, N 41° 55' 42" E, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.276 ACRES OF LAND, MORE OR LESS, SURVEYED ON THE GROUND FEB 2023.

Table with 2 columns: Annotation and Description. Includes entries for ROW, HMAC, DRBCT, ORBCT, ORPBCT, (-), (CM), PUE, TYP, and N/F.

FINAL PLAT
Palasota Addition
Block 2 Lots 1R-A
& 1R-B

Being a replat of a 0.276 acre tract being all of Lot 1, the adjoining 30' of lot 2, the adjoining 25' of Lot 12, and a portion of Lot 11, Block 2 Palasota Addition Volume. 100, Page 191 DRBCT Stephen F. Austin league No. 9 survey, A-62 Bryan, Brazos County, Texas Mar 2023

Owner: Jovani Maldonado & Alvarado Rodolfo 101 Lee Morrison Ln Bryan, TX 77807
Engineer: I4 Engineering PO Box 5192 Bryan, TX 77805 979-739-0567 TBPELS F-9951
Surveyor: Kerr Surveying, LLC 409 N. Texas Ave. Bryan, TX 77803 979-268-3195 TBPELS #10018500 Proj # 23-007

44E Project # 23-007
Palasota Replat - Platting
3/29/2023
J4 Engineering