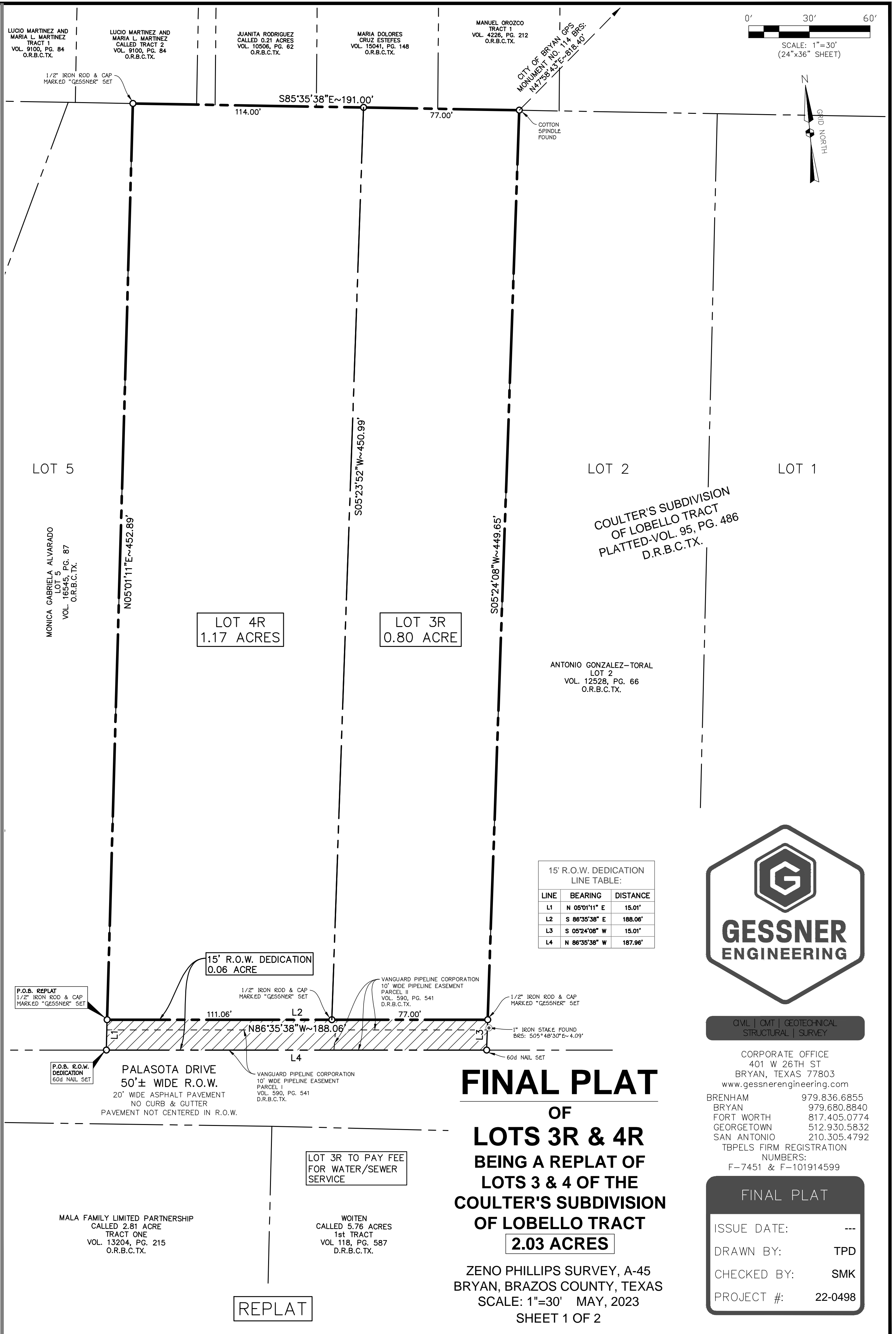
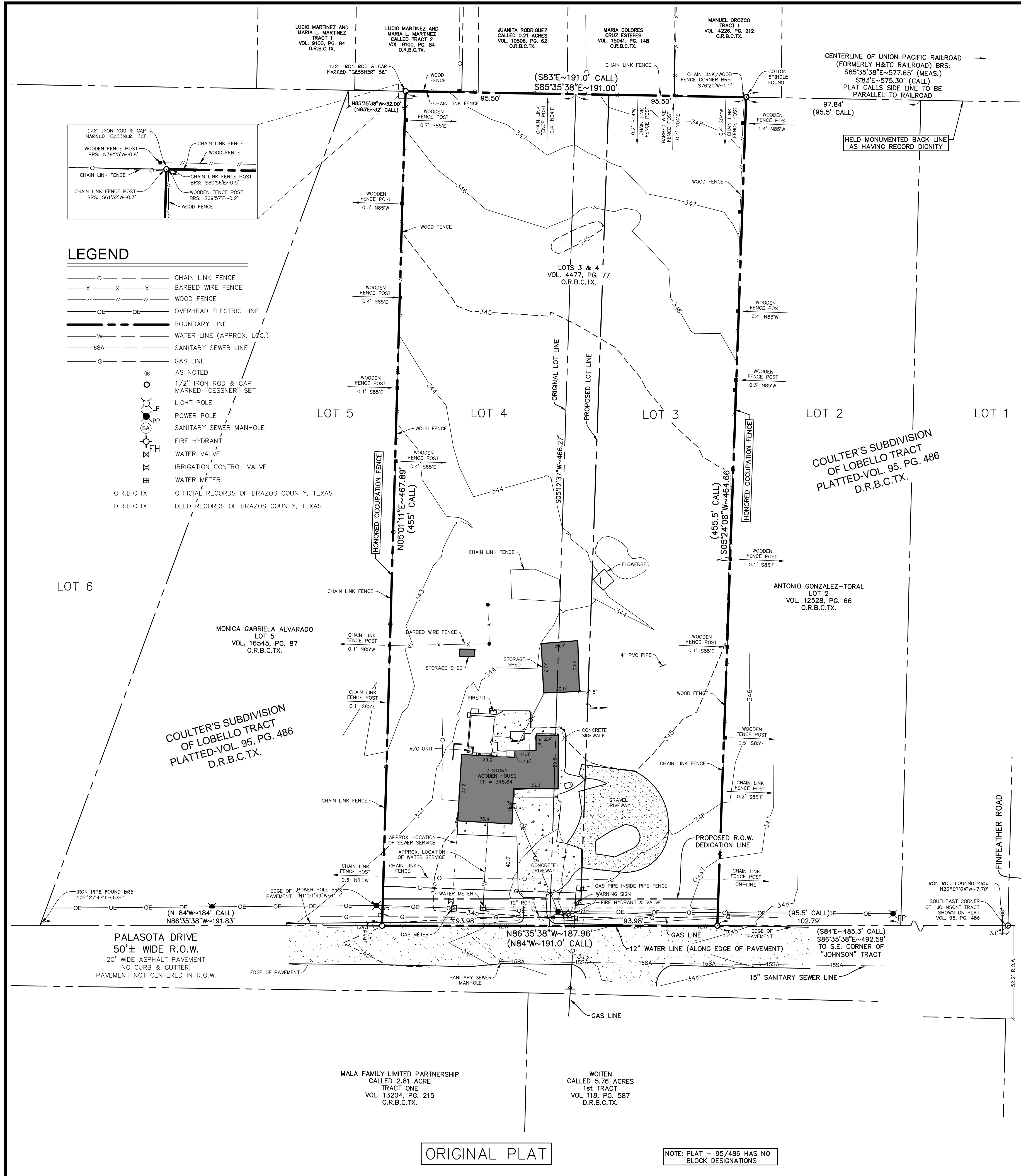


- LEGEND**
- CHAIN LINK FENCE
 - X— BARBED WIRE FENCE
 - //— WOOD FENCE
 - OE— OVERHEAD ELECTRIC LINE
 - |— BOUNDARY LINE
 - W— WATER LINE (APPROX. L.C.)
 - BSA— SANITARY SEWER LINE
 - G— GAS LINE
 - AS NOTED
 - 1/2" IRON ROD & CAP MARKED "GESSNER" SET
 - LP LIGHT POLE
 - PP POWER POLE
 - SA SANITARY SEWER MANHOLE
 - FH FIRE HYDRANT
 - WV WATER VALVE
 - ICV IRRIGATION CONTROL VALVE
 - WM WATER METER
 - O.R.B.C.TX. OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
 - D.R.B.C.TX. DEED RECORDS OF BRAZOS COUNTY, TEXAS



CIVIL | G.I.T. | GEOTECHNICAL
STRUCTURAL | SURVEY

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

BREHAM 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

FINAL PLAT
OF
LOTS 3R & 4R
BEING A REPLAT OF
LOTS 3 & 4 OF THE
COULTER'S SUBDIVISION
OF LOBELLO TRACT
2.03 ACRES

ZENO PHILLIPS SURVEY, A-45
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1"=30' MAY, 2023
SHEET 1 OF 2

FINAL PLAT

ISSUE DATE: ---
DRAWN BY: TPD
CHECKED BY: SMK
PROJECT #: 22-0498

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

WE, ALBERTO PANTOJA AND MARIA ELIA PANTOJA, THE OWNERS AND DEVELOPERS OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO US IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 4477, PAGE 77, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

OWNER: _____
(ALBERTO PANTOJA)

OWNER: _____
(MARIA ELIA PANTOJA)

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALBERTO PANTOJA AND MARIA ELIA PANTOJA, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES 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

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, S.M. KLING, REGISTERED PUBLIC 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.

S.M. KLING, R.P.L.S. NO. 2003

CERTIFICATION 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 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: _____

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, BRYAN, TEXAS: _____

**Lots 3R and 4R
Replat of Coulter's Subdivision of Lobello Tract
1.97 Acres**

Field notes of a 1.97 acre tract or parcel of land, lying and being situated in the Zeno Phillips Survey, A-45, Bryan, Brazos County, Texas and being part of Lots 3 and 4, Coulter's Subdivision of Lobello Tract as recorded in Volume 95, Page 486 of the Deed Records of Brazos County, Texas, same being described in the deed from J. Luis Ponce and wife, Gloria G. Ponce to Alberto Pantoja and wife, Maria Elia Pantoja recorded in Volume 4477, Page 77 of the Official Records of Brazos County, Texas, and being more particularly described as follows:

COMMENCING at a 60d nail set in the edge of pavement of Palasota Drive, being the common corner between Lot 4 and Lot 5 of the beforementioned Coulter's Subdivision of Lobello Tract, same being the common corner between the beforementioned Pantoja and Lot 5, being described in the deed to Monica Gabriela Alvarado recorded in Volume 16545, Page 87 of the Official Records of Brazos County, Texas;

THENCE, North 05° 01' 11" East along the common line between the beforementioned Lot 4 and Lot 5, crossing a bar ditch, for a distance of 15.01 feet to a 1/2" iron rod with Gessner cap set, to the PLACE OF BEGINNING of this description;

THENCE, North 05° 01' 11" East along the common line between the beforementioned Lot 4 and Lot 5, same being the common line between the Alvarado and Pantoja tract, adjacent to a fence, at a distance of 142.1 ' pass a chain link fence corner, continue on for a total distance of 467.89 feet to a 1/2" iron rod with Gessner cap set at the base of a chain link fence corner, and in the south line of Tract 2 as described in the deed to Lucio Martinez and Maria L. Martinez recorded in Volume 9100, Page 84;

THENCE, South 85° 35' 38" East along the common line between the beforementioned Lots 3 and 4, lying to the south and the following four tracts lying to the north - (1) Lucio Martinez and Maria L. Martinez Tract 2 recorded in Volume 9100, Page 84, (2) Juanita Rodriguez - 0.21 Acre Tract recorded in Volume 10506, Page 62, (3) Maria Dolores Cruz Estefes - Volume 15041, Page 148, and (4) Manuel Orozco - Tract 1 - Volume 4226, Page 212, adjacent to a fence, at a distance of 150.7 feet, pass the common corner between the Estefes and Orozco tracts, continue on for a total distance of 191.00 feet to a cotton spindle found marking the common corner between Lots 2 and 3, same being the common corner between the Pantoja tract and the Antonio Gonzalez-Toral as described in Volume 12528, Page 66 of the Official Records of Brazos County, Texas, from which a chain link fence corner bears South 76° 20' West - 1.0 feet;

THENCE, South 05° 24' 08" West along the common line between the beforementioned Lot 2 and Lot 3, same being the common line between the Pantoja and Gonzales-Toral tract, adjacent to a fence, at a distance of 259.1' pass a wooden post, continue on for a total distance of 449.65 feet to a 1/2" iron rod with Gessner cap set;

THENCE, North 86° 35' 38" West, parallel to and 15.0 feet north of the north right-of-way line of Palasota Drive, for a distance of 188.06 feet to the PLACE OF BEGINNING and containing 1.97 acres of land, more or less.

**15' Right-Of-Way Dedication
0.06 Acre**

Field notes of a 0.06 acre tract or parcel of land, lying and being situated in the Zeno Phillips Survey, A-45, Bryan, Brazos County, Texas and being part of Lots 3 and 4, Coulter's Subdivision of Lobello Tract as recorded in Volume 95, Page 486 of the Deed Records of Brazos County, Texas, same being described in the deed from J. Luis Ponce and wife, Gloria G. Ponce to Alberto Pantoja and wife, Maria Elia Pantoja recorded in Volume 4477, Page 77 of the Official Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING at a 60d nail set in the edge of pavement of Palasota Drive, being the common corner between Lot 4 and Lot 5 of the beforementioned Coulter's Subdivision of Lobello Tract, same being the common corner between the beforementioned Pantoja and Lot 5, being described in the deed to Monica Gabriela Alvarado recorded in Volume 16545, Page 87 of the Official Records of Brazos County, Texas;

THENCE, North 05° 01' 11" East along the common line between the beforementioned Lot 4 and Lot 5, crossing a bar ditch, for a distance of 15.01 feet to a 1/2" iron rod with Gessner cap set;

THENCE, South 86° 35' 38" East crossing the beforementioned Lots 3 and 4 for a distance of 188.06 feet to a 1/2" iron rod with Gessner cap set in the common line between the beforementioned Lot 3 and Lot 2, Coulter's Subdivision of Lobello Tract, said Lot 2 being described in the Deed to Antonio Gonzalez-Toral recorded in Volume 12528, Page 66, from which a 1" iron pipe found bears South 05° 48' 30" East - 4.09 feet;

THENCE, South 05° 24' 08" West along the common line between the beforementioned Lot 3 and Lot 2, same being the common line between the Pantoja and Gonzales-Toral tract, crossing a bar ditch, for a distance of 15.01 feet to a 60d nail set in the edge of pavement of Palasota Drive, and in the north right-of-way line of Palasota Drive, at the common corner between Lots 2 and 3;

THENCE, North 86° 35' 38" West along the north right-of-way line of Palasota Drive, adjacent to the edge of pavement, for a distance of 187.96 feet to the PLACE OF BEGINNING and containing 0.06 acre of land, more or less.

NOTES:

1. BEARINGS ARE GRID NORTH BASED ON GPS OBSERVATIONS USING THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83 DATUM, REFERENCED TO THE LEICA SMARTNET NETWORK OF NORTH AMERICA.

ELEVATIONS BASED ON NAVD 88 DATUM, DERIVED FROM GPS OBSERVATIONS.

THE DISTANCES AND ACREAGES SHOWN HEREON ARE SURFACE USING A SCALE FACTOR OF 1.000112886.

2. CURRENT TITLE APPEARS TO BE VESTED IN ALBERTO PANTOJA AND WIFE, MARIA ELIA PANTOJA, BY VIRTUE OF A WARRANTY DEED RECORDED IN VOL. 4477, PG. 77, O.R.B.C.T.

3. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF AN OWNERSHIP AND EASEMENT SEARCH PROVIDED BY TEXAS ABSTRACT SERVICES AND ISSUED UNDER CONTROL NO. 22989, CERTIFIED THROUGH MAY 13, 2022, TO WIT THE FOLLOWING COMMENTS:

- 10' WIDE PIPELINE EASEMENT - VANGUARD PIPELINE CORPORATION - VOL. 587, PG. 708, D.R.B.C.TX. AND CORRECTED IN VOL. 590, PG. 541, D.R.B.C.TX. THIS EASEMENT DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

4. 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.

5. UTILITY MARKINGS SHOWN ON THIS SURVEY WERE MARKED ON THE GROUND IN RESPONSE TO TEXAS 811 TICKET REQUEST #2263290841. LOCATIONS OF UNDERGROUND 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.

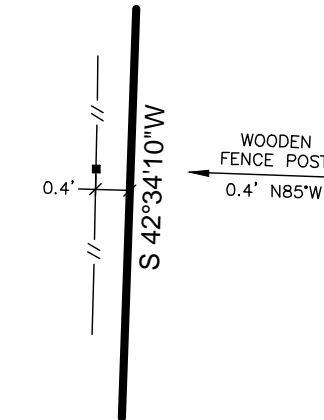
7. LOTS 3R AND 4R ARE CURRENTLY ZONED RESIDENTIAL DISTRICT - 5000 (RD-5). MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:

- 25' FRONT
- 5' SIDE
- 5' REAR

8. THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECITED IN: VOL. 587, PG. 708 D.R.B.C.T.

9. BEARINGS AND DISTANCES SHOWN IN PARENTHESES DENOTE RECORD DATA DEPICTED ON RELEVANT SUBDIVISION PLAT AND/OR VESTING DEED.

10. THE DIRECTION AND DISTANCE SHOWN ON ALL OFFSETS ARE FROM THE PROPERTY LINE TO THE OBJECT.



VICINITY MAP
NOT TO SCALE



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ZENO PHILLIPS SURVEY, A-45
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1"=30' MAY, 2023
SHEET 2 OF 2