



- 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 CORRS 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 1.000130947153 (CALCULATED USING GEOID12B).
  3. THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0195E, REVISED DATE: 5-16-2012 AND 48041C0215F, REVISED DATE: 4-2-2014.
  4. (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
  5. CONTOURS SHOWN HEREON ARE FROM SURVEY COMPLETED ON THE GROUND.
  6. 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.
  7. EXISTING STRUCTURES SHOWN ON PLAN ARE INTENDED TO REMAIN WITH THE EXCEPTION OF THE SMALL HOUSE AT 304 PALASOTA DRIVE TO BE REMOVED.
  8. THE PURPOSE OF THIS PLAT IS TO CREATE THREE RESIDENTIAL LOTS FROM THE UNPLATTED TRACT DEPICTED HEREON.
  9. THIS TRACT IS ZONED RESIDENTIAL 5000 (RD-5).
  10. ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
  11. UNDERGROUND UTILITIES ARE APPROXIMATED BASED ON ABOVE GROUND FEATURES, CITY DATA, AND AVAILABLE MAPS AND MARKINGS BY UTILITY PROVIDERS. ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY.
  12. THIS SURVEY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS AND OTHER MATTERS MAY APPLY.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
STATE OF TEXAS  
COUNTY OF BRAZOS

I, \_\_\_\_\_, MANAGER OF PONCE HOMES, LP, A TEXAS LIMITED PARTNERSHIP, THE OWNER AND DEVELOPER 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 19528, PAGE 249, 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 FOR THE PURPOSES IDENTIFIED.

\_\_\_\_\_ , MANAGER

**LEGEND:**

- DRBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS
- ORBCT = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
- OPRBCT = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
- 123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
- N/F = NOW OR FORMERLY
- ( ) = RECORD INFORMATION
- B/S/L = BUILDING SETBACK LINES
- = 1/2 INCH IRON ROD SET WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" UNLESS OTHERWISE NOTED
- WATER VALVE
- WATER METER
- SANITARY SEWER MANHOLE
- CLEAN OUT
- STORM SEWER MANHOLE
- UTILITY POLE
- LIGHT POLE/STANDARD
- GUY WIRE
- A/C UNIT
- GAS METER
- ELECTRIC SERVICE
- TRANSFORMER
- AERIAL ELECTRIC LINES
- CHAIN LINK FENCE
- CONCRETE
- APPROXIMATE LOCATION OF 6" SANITARY SEWER LINE
- 55'-6"
- APPROXIMATE LOCATION OF 2" WATER LINE
- W-2"

**STATE OF TEXAS**  
**COUNTY OF BRAZOS**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, MANAGER OF PONCE HOMES, LP, A TEXAS LIMITED PARTNERSHIP, 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\_\_.

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

APPROVAL OF THE CITY PLANNER

I, \_\_\_\_\_ THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING & 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 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

**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 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.

NATHAN PAUL KERR, RPLS NO. 6834

**FIELD NOTES DESCRIPTION**  
OF A  
0.584 ACRE TRACT  
ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45  
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.584 ACRE IN THE ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF A CALLED 174.3 FOOT BY 148 FOOT TRACT CONVEYED TO PONCE HOMES, LP IN VOLUME 19528, PAGE 249 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT) AND DESCRIBED IN A DEED TO RAYMOND B. DOCKERY AND WIFE, LUCILLE HELEN DOCKERY IN VOLUME 834, PAGE 175 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (ORBCT) ALSO KNOWN AS "LOT 14, COULTER'S SUBDIVISION OF LOBELLO" (NO RECORD OF "LOT 14" FOUND AND W.J. COULTER DID NOT OWN THE PARENT TRACT OF SAID 174.3' x 148' TRACT WHEN HE EXECUTED SAID PLAT FILED IN VOLUME 95, PAGE 486 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, DRBCT); SAID 0.584 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a point on the north right-of-way of Palasota Drive (variable width right-of-way, appears to be prescriptive in nature) being the southeast corner of a called 60 foot by 148 foot tract described in a deed to William W. Kindt and wife, Christine Helen Kindt in Volume 268, Page 145 (DRBCT) and the southwest corner hereof; for reference from said Point of Beginning: a 3/8 inch iron rod found bears N 05° 06' 42" E a distance of 0.49 foot; also from said Point of Beginning a 1/2 inch iron rod found bears N 85° 54' 16" W a distance of 215.26 feet; also from said Point of Beginning an axle found bears N 85° 54' 16" W a distance of 311.26 feet; and also from said Point of Beginning a 1/2 inch iron pipe found bears N 85° 54' 16" W a distance of 686.64 feet;

THENCE, with the east line of said Kindt tract, N 05° 06' 42" E a distance of 146.74 feet to a point on the south line of Lot 3, Block 1, Finfeather Subdivision filed in Volume 19670, Page 32 (OPRBCT) being the northeast corner of said Kindt tract and the northwest corner hereof, from which a 3/8 inch iron rod found bears N 05° 06' 42" E a distance of 1.41 feet, and a 1/2 inch iron rod found with yellow plastic cap stamped "KERR 4502" bears N 85° 19' 30" W a distance of 114.54 feet; for reference from said northwest corner hereof, the City of Bryan monument GPS-114 bears N 20° 25' 43" E a distance of 934.30 feet;

THENCE, with said south line of Lot 3, Block 1, Finfeather Subdivision and the north line hereof, S 85° 19' 30" E a distance of 174.30 feet to a point on the west right-of-way of Finfeather Road (a variable width prescriptive right-of-way) being the northeast corner hereof, from which a 1-1/2 inch iron pipe found bears N 87° 23' 05" E a distance of 1.82 feet; also from said northeast corner, a 1/2 inch iron rod found with yellow plastic cap stamped "KERR 4502" bears S 85° 19' 30" E a distance of 5.28 feet;

THENCE, with said right-of-way, S 05° 07' 14" W a distance of 144.97 feet to a 1/2 inch iron rod set with blue plastic cap stamped "KERR SURVEYING" marking the intersection of said west right-of-way of Finfeather Road and said north right-of-way of Palasota Drive and marking the southeast corner hereof;

THENCE, with said north or right-of-way of Palasota Drive, N 85° 54' 16" W a distance of 174.30 feet to the **POINT OF BEGINNING** hereof and containing 0.584 acre (-25,420 sq. ft.), more or less.

**CERTIFICATION 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, TEXAS, IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_.

COUNTY CLERK, BRAZOS COUNTY, TEXAS

**FINAL PLAT**  
OF  
**PONCE HOMES SUBDIVISION**  
BLOCK 1, LOTS 1, 2, AND 3  
BEING ALL OF A CALLED 174.3' x 148' TRACT (0.584 ACRE MEASURED)  
VOLUME 834, PAGE 175 ORBCT  
(AKA "LOT 14, COULTER'S SUBDIVISION OF LOBELLO")  
ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45  
BRYAN, BRAZOS COUNTY, TEXAS

Owner: PONCE HOMES, LP, P.O. Box 7103, Bryan, TX 77805

SCALE: 1 INCH = 20 FEET  
SURVEY DATE: 03-31-2025 | PLAT DATE: 05-14-2025  
JOB #: 25-0224 | CAD NAME: 25-0224-5 FP 1416Finfeather  
POINT FILE: BOT-GTG (cont); 25-0224 (job)  
DRAWN BY: TIF CHECKED BY: NPK  
PREPARED BY: KERR SURVEYING, LLC  
TBPELS FIRM#10018500  
1718 BRIARCREST DRIVE, BRYAN, TEXAS 77802  
PHONE: (979) 268-3195  
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

"When one person stands to gain over another, the facts must be uncovered"

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**