



PRELIMINARY PLAN

FINAL PLAT

- GENERAL NOTES**
- 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 (NAZ011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).
 - DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.0001309471753 (CALCULATED USING GEOID12B).
 - 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.
 - (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
 - CONTOURS SHOWN HEREON ARE FROM SURVEY COMPLETED ON THE GROUND.
 - WHERE ELECTRIC FACILITIES ARE INSTALLED, RTU 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.
 - EXISTING STRUCTURES SHOWN ON PLAT ARE INTENDED TO REMAIN WITH THE EXCEPTION OF THE SMALL HOUSE AT 304 PALASOTA DRIVE TO BE REMOVED.
 - THE PURPOSE OF THIS PLAT IS TO CREATE TWO RESIDENTIAL LOTS FROM THE UNPLATTED TRACT DEPICTED HEREON.
 - THIS TRACT IS ZONED RESIDENTIAL DISTRICT—5000 (RD-S).
 - ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
 - 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.
 - THIS SURVEY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS AND OTHER MATTERS MAY APPLY.
 - PLANNING VARIANCE REGARDING BUILDING SETBACK ENCROACHMENT APPROVED BY CASE NO. PV25-00007, ON JUNE 5, 2025 BY THE BRYAN PLANNING AND ZONING COMMISSION.
 - LOT 1, BLOCK 1 WILL TAKE ACCESS FROM PALASOTA DRIVE.
 - RIGHT-OF-WAY DEDICATION ON FINFEATHER ROAD IS PLACED TO MATCH ADJACENT FINFEATHER SUBDIVISION (19670/32 OPRBCT) LOCATED AT LEAST 70' FROM OPPOSITE CURB. APPROXIMATE EAST RIGHT-OF-WAY LINE OF FINFEATHER ROAD SHOWN IS BASED ON RAILROAD RIGHT-OF-WAY PLANS; NO OTHER RECORDS OF FINFEATHER ROAD RIGHT-OF-WAY FOUND AT THIS TIME.

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

I, VIRGILIO PONCE, 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.

PONCE HOMES, LP, A TEXAS LIMITED PARTNERSHIP

VIRGILIO PONCE, 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
- BSL = BUILDING SETBACK LINES
- = 1/2 INCH IRON ROD SET WITH YELLOW 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 VIRGILIO PONCE, 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

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 (DRBCT) 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 1/2 inch iron rod set with blue plastic cap stamped "KERR SURVEYING" on the north right-of-way of Palasota Drive (variable width right-of-way, appears to be prescriptive in nature) marking 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 feet; 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 1/2 inch iron rod set with blue plastic cap stamped "KERR SURVEYING" on the south line of Lot 3, Block 1, Finfeather Subdivision filed in Volume 19670, Page 32 (OPRBCT) marking 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 THIS ____ 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 AND 2
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



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

SCALE: 1 INCH = 20 FEET
SURVEY DATE: 07-21-2025 | PLAT DATE: 02-04-2026
JOB #: 25-0224 | CAD NAME: 25-0224-5 FP 1416Finfeather
POINT FILE: B01-G1G (cont); 25-0224 (job)
DRAWN BY: TJF 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