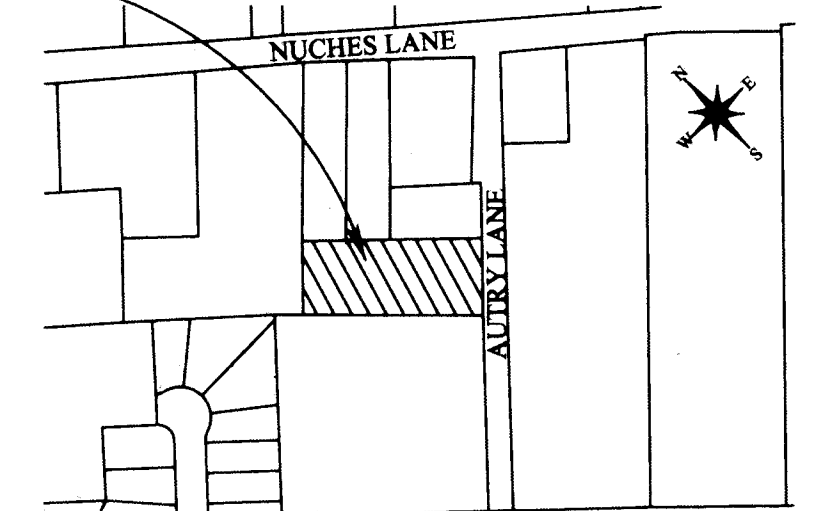


PROJECT LOCATION



VICINITY MAP
N.T.S.

METES AND BOUND DESCRIPTION

Being a tract of land containing 0.8383 acres in the S.F. Austin League, A-10, Bryan, Brazos County, Texas, being all of the Tract 1 called 0.420 acre tract and Tract 2 called 0.420 acre tract, as recorded in Vol. 9036, Page 99, of the Brazos County Official Records (B.C.O.R.), including the remainder of the Clifford and Glenn Autrey called 1.0 acre, as recorded in Vol. 182, Page 591 of the B.C.O.R. All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary referenced to 1/2" and 5/8" iron rods called for and found as noted in the previously recorded deed, and as surveyed on the ground on November 10th of 2020. This description is also referred to the plat prepared by ATM Surveying, Project No. 2020-0537, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with orange plastic cap marked "JONES CARTER" found for a point in the southwest line of this tract, also being the east corner of the Matthew and Ruby Sotelo called Lot 2 Block 1 called 1.0 acre tract of the Sotelo Subdivision, as recorded in Vol. 15924, Page 78 of the B.C.O.R., also being a point in the northwest right-of-way line of Autry Lane (40' R.O.W.);

THENCE North 46°33'41" West, a distance of 288.67 feet along the common line between this tract and said Autry Lane to a 5/8" iron rod found for the west corner of this tract, also being the south corner of the Stephen and Miranda Ramirez called 1.997 acre tract, as recorded in Vol. 15533, Page 122 of the B.C.O.R., from which a 1/2" iron rod found bent bears N 42°28'28" E, a distance 62.22 feet for reference;

THENCE North 42°23'54" East, a distance of 121.44 feet along the common line between this tract and said Ramirez tract to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" set for the north corner of this tract, also being the west corner of the Jose D. Carpio called Lot 1A Block 1 of the M. Thomas Addition, as recorded in Vol. 8896, Page 195 of the B.C.O.R., from which a 3/8" iron rod with orange plastic cap marked "GALINDO" found bears S 47°13'50" E, a distance 139.48 feet for reference;

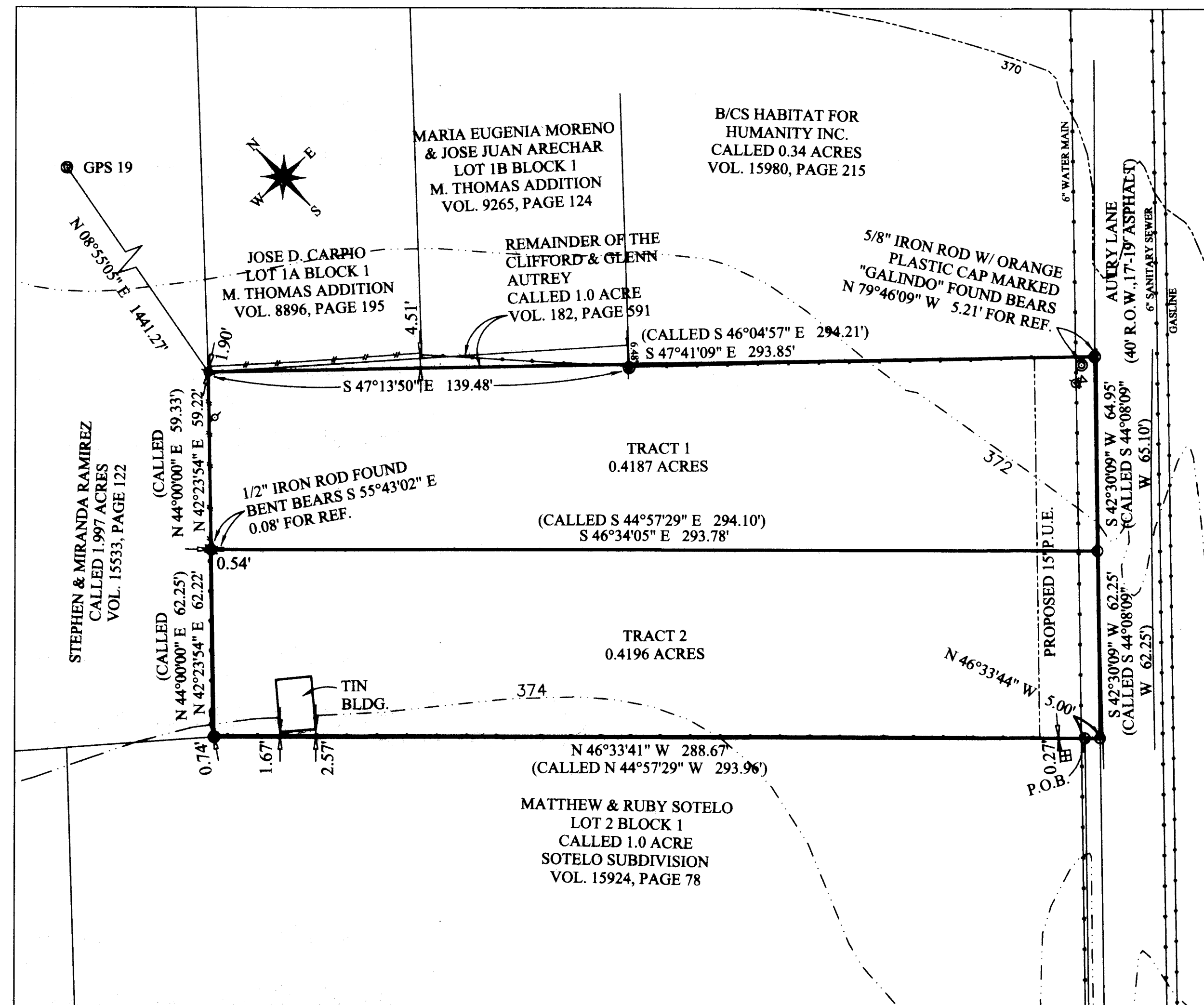
THENCE South 47°41'09" East, a distance of 288.85 feet along the common line between this tract and said Lot 1A, and then along the Maria Eugenia Moreno and Jose Juan Arechar called Lot 1B Block 1 of the M. Thomas Addition, as recorded in Vol. 9265, Page 124 of the B.C.O.R., and then along the B/CS Habitat for Humanity Inc. called 0.34 acre tract, as recorded in Vol. 15980, Page 215 of the B.C.O.R. to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" set for a point in the northeast line of this tract, also being a point in the northwest right-of-way line of Autry Lane;

THENCE across said Autry Lane, for the following call:

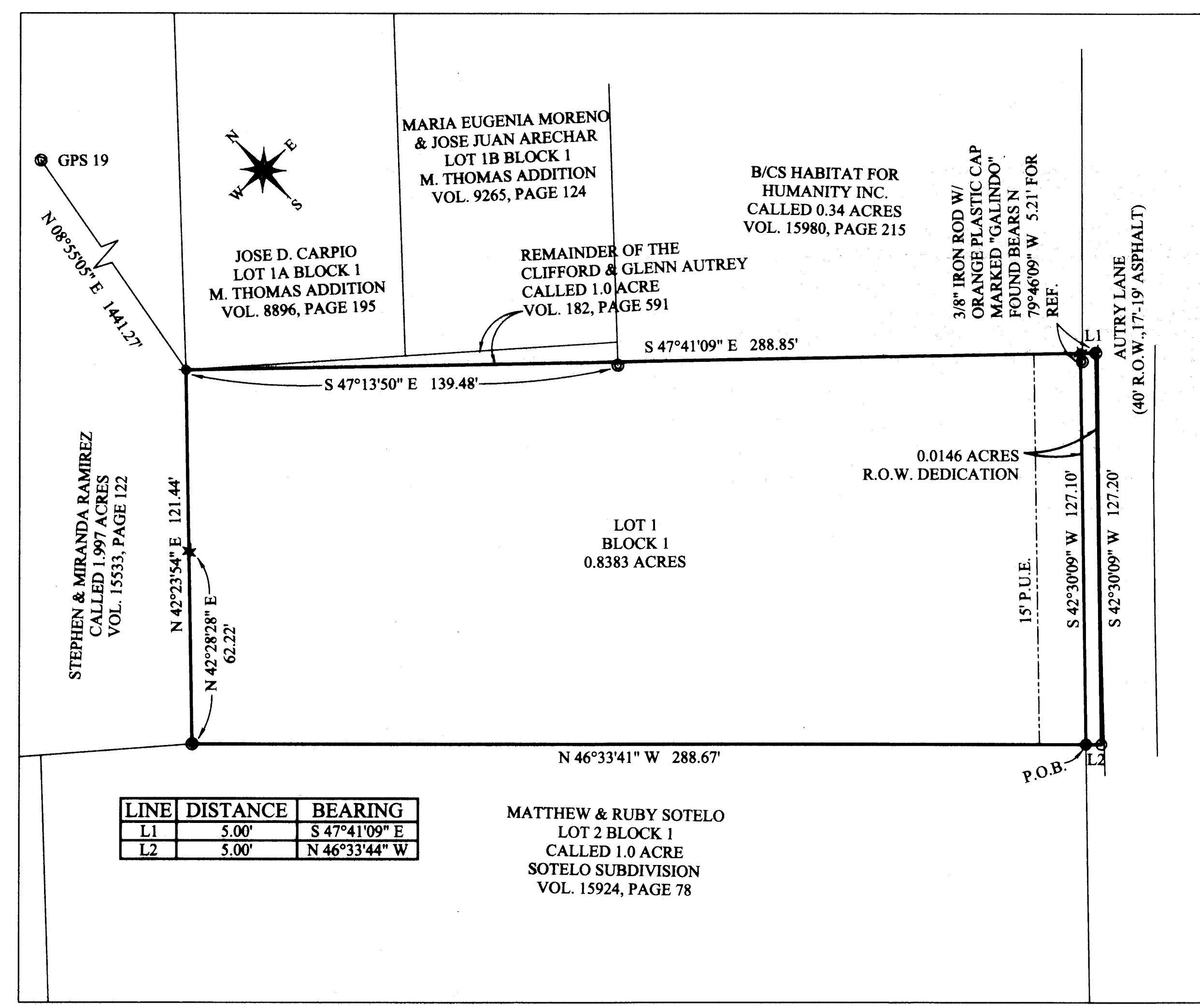
South 47°41'09" East, a distance of 5.00 feet to a 1/2" iron rod found for the east corner of this tract, from which a 3/8" iron rod with orange plastic cap marked "GALINDO" found bears N 79°46'09" W, a distance of 5.21 feet for reference;

South 42°30'09" West, a distance of 127.20 feet to a PLACED south corner of this tract;

North 46°33'44" West, a distance of 5.00 feet to the PLACE OF BEGINNING containing 0.8383 acres, from which 0.0146 acres lies within the right-of-way.



PRELIMINARY PLAN



FINAL PLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, ALBERTO HURTADO and MARIA TERESA HURTADO, the owners and developers of the land shown on this plat, being the tract of land as conveyed to us, in the Dead Records of Brazos County in Volume 18570, Page 19 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 Hurtado & Maria Teresa Hurtado

Owner: Maria Teresa Hurtado

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared ALBERTO HURTADO and MARIA TERESA HURTADO, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they or she executed the same for the purpose stated. Given under my hand and seal of office this 21st day of September 2021. Notary Public, Brazos County, Texas.

Paige Jackson
Notary Public, Brazos County, Texas

CERTIFICATION BY TI
STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, C
certificates of auth
20_____, in

County Clerk Brazos County, Texas: Karen Wallace By: Paige Jackson

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 9/30/2021 11:46:21 AM
In the PLAT Records
Doc Number: 2021-1447926
Volume - Page: 17307-84
Number of Pages: 1
Amount: 73.00
Order#: 20210930000034
By: PD



APPROVAL OF THE CITY ENGINEER

I, Adam Wallace, 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 21st day of September, 2021.

City Engineer, Bryan, Texas: Adam Wallace

APPROVAL OF THE CITY PLANNER

I, Adam Wallace, 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 21st day of September, 2021.

City Planner, Bryan, Texas: Adam Wallace

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS
I, Adam Wallace, Registered Professional Land Surveyor No. 6132, 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 the metes and bounds describing said subdivision will describe a closed geometric form.

Adam Wallace
Adam Wallace
Registered Professional
Land Surveyor, Number 6132

SURVEY LEGEND

--- SUBJECT PROPERTY LINE	□ WATER METER
--- ADJOINING PROPERTY LINE	□ FIRE HYDRANT
--- PUBLIC UTILITY EASEMENT	□ ELECTRIC METER
--- PLATTED BUILDING LINE	□ POWER POLE
--- SETBACK LINE	
--- WATER LINE	
--- GAS LINE	
--- STORM SEWER LINE	

- 5/8" IRON ROD W/ ORANGE PLASTIC CAP MARKED "GALINDO" FND.
- 5/8" IRON ROD FOUND
- 5/8" IRON ROD W/ ORANGE PLASTIC CAP MARKED "JONES CARTER" FND.
- 1/2" IRON ROD W/ MAROON PLASTIC CAP MARKED "RPLS 6132 - ATM SURV" SET
- CALCULATED CORNER
- 1/2" IRON ROD FOUND

- Survey Notes:
- The bearings of this survey are based on the Texas State Plane Coordinate System, Central Zone, NAD83(2011) EPOCH 2010, and boundary referenced to 1/2" and 5/8" iron rods called for and found as noted in the previously recorded deed.
 - Drawing Scale is 1"=30'
 - Drawn by: Adam Wallace
 - Said lot does not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041C0205F effective date, 04-02-2014.

FINAL PLAT
AUTRY LANE SUBDIVISION
LOT 1 OF BLOCK 1
BEING A TOTAL OF 0.8383 ACRES
OUT OF THE STEPHEN F. AUSTIN
SURVEY, A-10
Bryan, Brazos County, Texas

SCALE: 1" = 30'
OWNER/DEVELOPER:
ALBERTO HURTADO and MARIA
TERESA HURTADO
2305 NUCHES LN
BRYAN, TX 77803

AUGUST, 2021
SURVEYOR:
Adam Wallace, RPLS 6132
ATM Surveying
1403 Lemon Tree
College Station TX 77840
(979) 209-9291

ATM Surveying
P.O. Box 10313, College Station, TX 77840
PHONE: (979) 209-9291 email: Adam@ATMSurveying.com
www.ATMSurveying.com - FRM 8101784-00