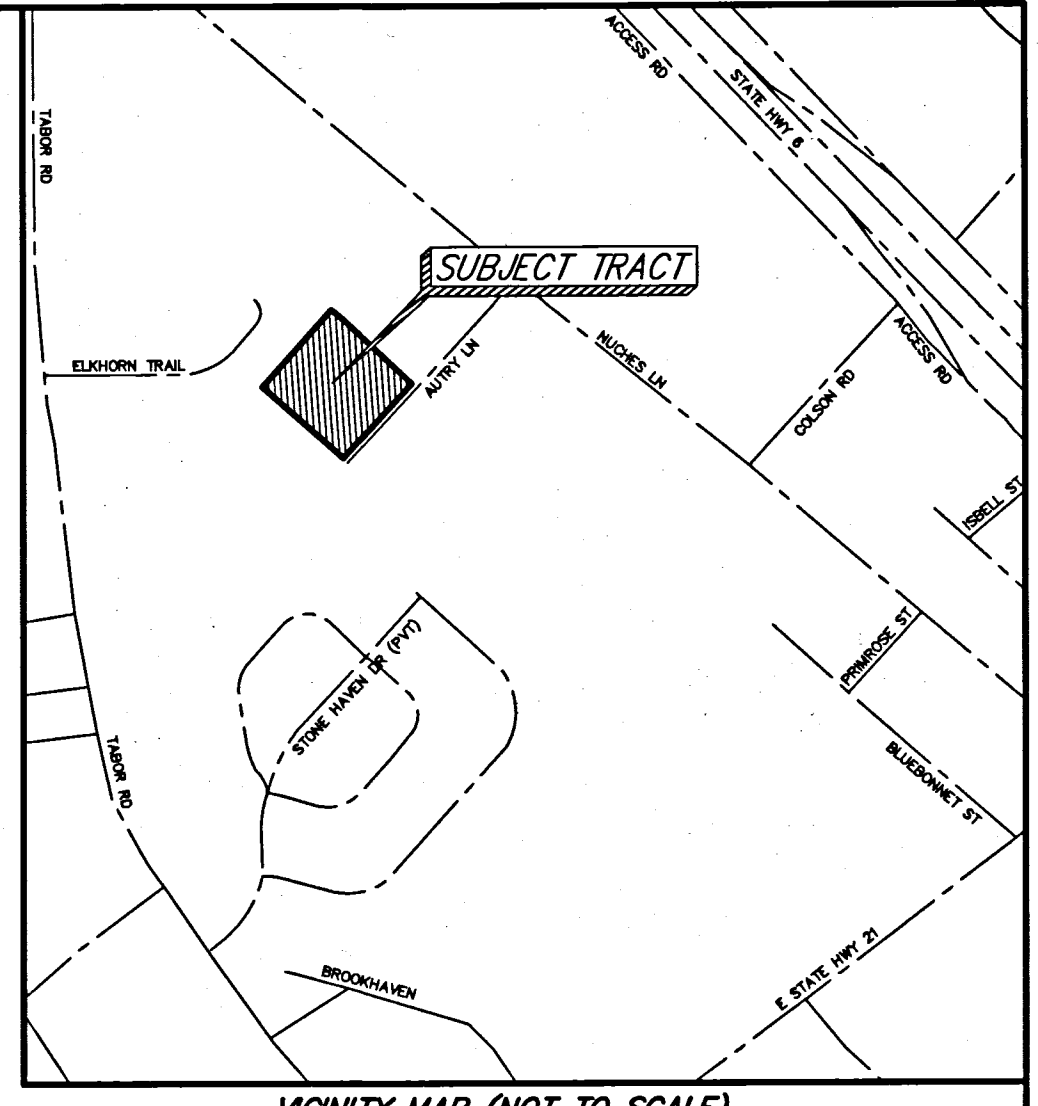
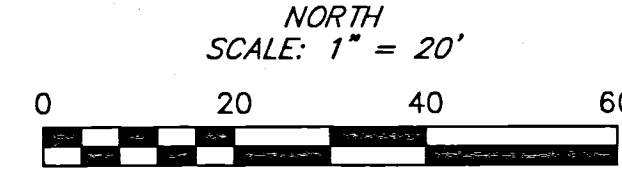


LEGEND:
 OPRBC OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY
 PAGE PAGE
 POB POINT OF BEGINNING
 P.U.E. PUBLIC UTILITY EASEMENT
 R.O.W. RIGHT-OF-WAY
 "S" SET 5/8-INCH IRON ROD (WITH CAP STAMPED JONES/CARTER)
 VOL. VOLUME



CERTIFICATION OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS §
 COUNTY OF BRAZOS §
 We, Isaura Sotelo and Matthew Sotelo, the owners and developers of the land shown on this plat, being part of the tract of land conveyed to us in the Official Public Records of Brazos County, Texas in Volume 13285, Page 233, 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 hereon for the purposes identified.
 Isaura Sotelo Isaura Sotelo
 Matthew Sotelo Matthew Sotelo

CERTIFICATION BY THE COUNTY CLERK
 ST# Filed for Record
 CO Official Public Records Of:
 In the PLAT Records
 Sotelo Isaura & Matthew
 Doc Number: 2020-138743
 Volume - Page: 15903-137
 Number of Pages: 1
 Amount: 73.00
 Order# 2020031000024
 By: MA
 County Clerk, Brazos County, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION
 I, Bobby Gutierrez, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that this plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 14 day of February, 2020 and same was duly approved on the 20th day of February, 2020 by said Commission.
 Given under my hand and seal of office this 5th day of February, 2020.
Madison B. Smith
 Notary Public, Brazos County, Texas

APPROVAL OF THE CITY ENGINEER
 I, W. Paul Kasper, 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 09th day of March, 2020.
W. Paul Kasper
 City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER
 I, Martin Zimmermann, 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 09th day of March, 2020.
Martin Zimmermann
 City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER
 I, W. Paul Kasper, 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 09th day of March, 2020.
W. Paul Kasper
 City Engineer, Bryan, Texas

CERTIFICATION OF THE SURVEYOR
 STATE OF TEXAS §
 COUNTY OF BRAZOS §
 I, Christopher E. Curtis, Registered Professional Land Surveyor No. 6111 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.
Christopher E. Curtis
 Registered Professional Land Surveyor
 No. 6111
 cc Curtis@jonescarter.com

Called 0.420 Acres
 Jose S. Carpio-Jimenez and wife
 Maria V. Carpio-Jimenez
 Special Warranty Deed
 Vol. 9036 Pg. 99, OPRBC
 Tract 2
 POB Found
 1/2-inch Iron Rod
 from which City of Bryan
 GPS Monument 19 bears
 N 03°05'17" E, 1717.64'

Metes & Bounds Description:
 A METES & BOUNDS description of a certain 2.511 acre tract situated in the Stephen F. Austin Survey, Abstract No. 63 in Brazos County, Texas, being all of a called 2 1/2 acre tract conveyed by General Warranty Deed to Isaura Sotelo and Matthew Sotelo recorded in Volume 13285, Page 233 of the Official Public Records of Brazos County, said 2.511 acre tract being more particularly described as follows with all bearings based on the Texas Coordinate System of 1983, Central Zone (4203):
 BEGINNING at a found 1/2-inch iron rod marking the east corner of the herein described subject tract, being common with the east corner of said 2 1/2 acre tract and the south corner of a called 0.420 acre tract conveyed by Special Warranty Deed to Jose S. Carpio-Jimenez and wife Maria V. Carpio-Jimenez recorded in Volume 9036, Page 99 of the Official Public Records of Brazos County, and being in the north right-of-way line of Aulry Lane (called 40-foot wide) as shown in the Final Plat of Rambo Addition Phase One recorded in Volume 430, Page 713 in the Official Public Records of Brazos County;
 THENCE South 42°29'25" West, along the common line of said 2 1/2 acre tract and said north right-of-way line of Aulry Lane, 316.33 feet to a found 3/8-inch iron rod marking the south corner of the herein described subject tract being common with the south corner of said 2 1/2 acre tract and the west corner of said Aulry Lane and being in the northeast line of Lot 1, Block 1 of the Final Plat of Stonehaven recorded in Volume 5289, Page 129 in the Official Public Records of Brazos County;
 THENCE North 48°26'31" West, along the southwest line of said 2 1/2 acre tract, passing at 177.08 feet, 313 feet left, a found (part) 1/2-inch iron rod, continuing in all a total distance of 337.48 feet to a found railroad cross tie fence post, marking the west corner of the herein described subject tract being common with the west corner of said 2 1/2 acre tract and the north corner of Lot 2 of the Final Plat of Stonehaven recorded in Volume 5289, Page 129 in the Official Public Records of Brazos County and being in the southeast line of Lot 9, Block 1 of the Final Plat of Sierra Ridge Estates Phase 1 recorded in Volume 9134, Page 125 in the Official Public Records of Brazos County and from which a found 5/8-inch iron rod (with cap stamped "RPLS 2972") bears South 41°35'10" West, 0.95 feet;
 THENCE North 41°35'10" East, along the northwest line of said 2 1/2 acre tract, passing at 176.93 feet, a found 5/8-inch iron rod (with cap stamped "RPLS 2972") and passing at 315.44 feet, a found 5/8-inch iron rod (with cap stamped "RPLS 2972"), continuing in all a total distance of 323.93 feet to a found railroad cross tie fence post, marking the north corner of the herein described subject tract being common with the north corner of said 2 1/2 acre tract and the east corner of Lot 14, Block 1 of said final plat and being in the southwest line of a called 1.997 acre tract conveyed by Texas General Warranty Deed with Vendor's Lien to Stephen Ramirez and Miranda Ramirez, husband and wife recorded in Volume 15533, Page 122 of the Official Public Records of Brazos County and from which a found 5/8-inch iron rod (with cap stamped "RPLS 2972") bears South 88°28'10" West, 1.06 feet;
 THENCE South 50°48'25" East, along the northeast line of said 2 1/2 acre tract common with the southwest line of said 1.997 acre tract, 48.92 feet to a found 3/4-inch iron rod for angle in the north east line of herein described subject tract being common with the south corner of said 1.997 acre tract and the west corner of aforementioned 0.420 acre tract;
 THENCE South 46°33'22" East, continuing along the common line of said 2 1/2 acre tract and said 0.420 acre tract, 293.74 feet to the POINT OF BEGINNING, CONTAINING 2.511 acres of land in Brazos County, Texas, as shown on Drawing No. 13922 filed in the offices of Jones/Carter in College Station, Texas.

GENERAL NOTES:
 1. Bearings shown hereon are based on the Texas Coordinate System of 1983, Central Zone (4203).
 2. Determination of the ownership, location, or development of minerals related to the Subject Tract fall outside the scope of this survey. Such matters should be directed by the client to an expert consultant.
 3. This survey does not provide a determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.
 4. According to Map No. 48041C0205F of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Brazos County, dated April 2, 2014, the subject tract is situated within Unshaded Zone "X", defined as areas determined to be outside the 0.2% annual chance (500-year) floodplain.
 This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
 5. This property is currently zoned RD-5, Residential District-5000.
 6. All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.

TITLE REPORT NOTES:
 Reference Title Report issued by University Title Company, GF No. 193815, having a certification date of December 1, 2019. No further research for encumbrances or encumbrances was performed by Jones/Carter.
 Exception:
 Easement: From: J.O. Wilson, et ux
 To: Lone Star Gas Company
 Dated: November 30, 1927
 Recorded: Volume 71, Page 579, Deed Records, Brazos County, Texas.
 Said easement contains a blanket description and is not shown hereon.
 Other exceptions mention oil, gas and mineral leases and mineral and/or royalty reservations. Mineral and/or royalty reservations and oil, gas and mineral leases are outside the scope of services and therefore these items were not reviewed (See General Note 2).

FINAL PLAT
 OF
LOTS 1 & 2, BLOCK 1
SOTELO SUBDIVISION
 BEING
2.511 ACRES
 OUT OF THE
STEPHEN F. AUSTIN, A-63
BRAZOS COUNTY, TEXAS
FEBRUARY 2020

JONES | CARTER
 Texas Board of Professional Land Surveying Firm Registration No. 100461-07
 Texas Board of Professional Engineers Firm Registration No. F-439
 150 Venture Drive, Suite 100 • College Station, Texas 77845 • 979.731.8000