

Final Plat of Sierra Ridge Estates Phase I Vol. 9134 Pg. 125, OPRBC

Lot 9, Block 1 David E. Bertram and Tanya D. Bertram Vol. 10323 Pg. 217, OPRBC

Lot 10, Block 1 Billy L. May Vol. 9761 Pg. 294, OPRBC

Lot 11, Block 1 Mollie Barton Vol. 12452 Pg. 277, OPRBC

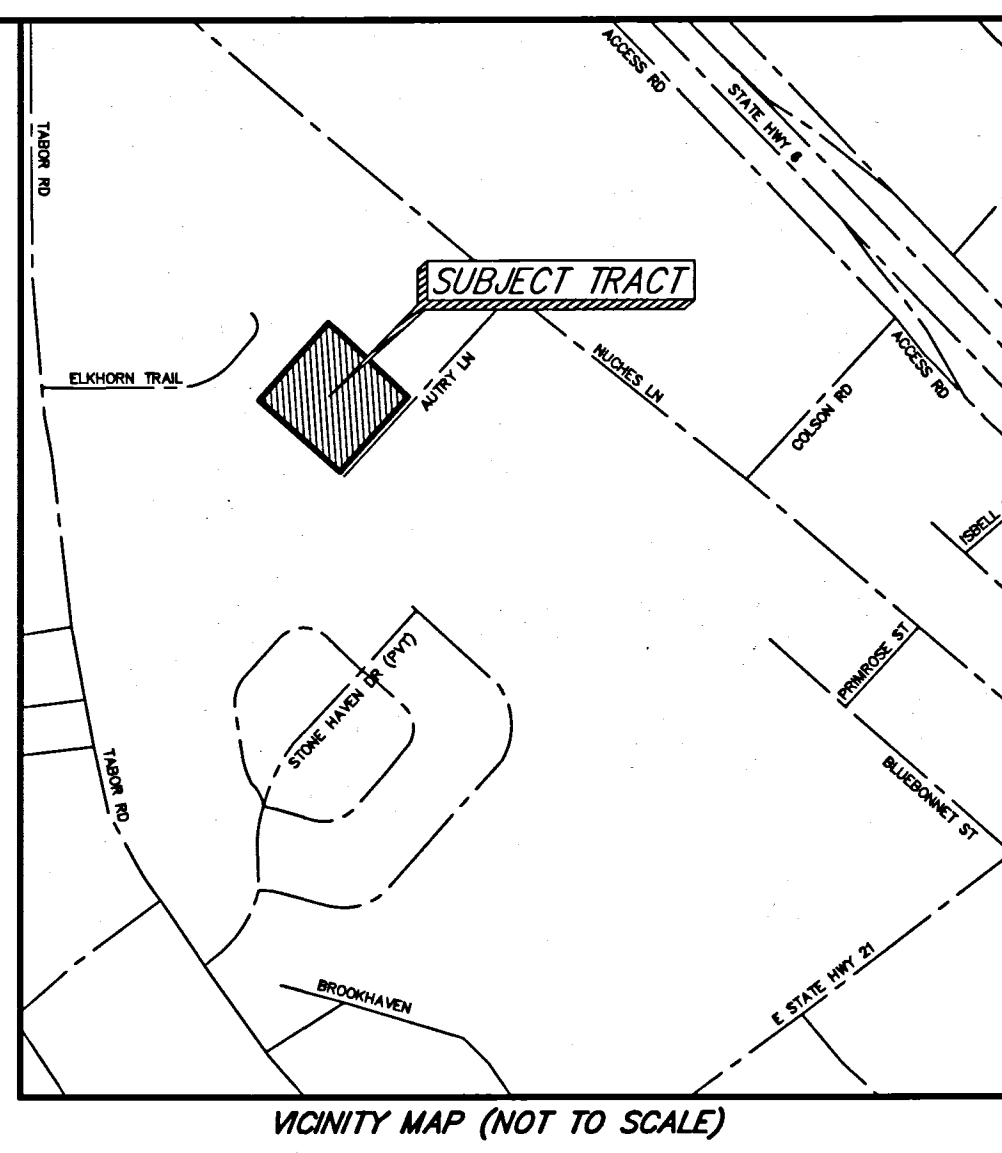
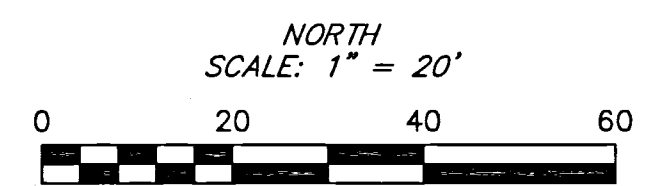
Lot 12, Block 1 Martha E. Barrera Vol. 13506 Pg. 117, OPRBC

Lot 13, Block 1 Warren M. Archer Vol. 12543 Pg. 151, OPRBC

Lot 14, Block 1 Robert Wayne Austin and Alexandra Maria Austin Vol. 11885 Pg. 259, OPRBC

Called 1.997 Acres Stephen Ramirez and Miranda Ramirez, husband and wife Texas General Warranty Deed With Vendor's Lien Vol. 15533 Pg. 122, OPRBC

- LEGEND:**
- ACU AIR CONDITIONER UNIT
  - BR BRICK BUILDING
  - CLF CHAIN LINK FENCE
  - CO SANITARY CLEANOUT
  - EM ELECTRIC METER
  - GA GUY ANCHOR
  - HWF HOG WIRE FENCE
  - MB METAL BUILDING
  - MLB MAILBOX
  - OPRC OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY
  - PC POWER POLE
  - PP POWER POLE WITH CONDUIT
  - PP/C POWER POLE WITH CONDUIT
  - POB POINT OF BEGINNING
  - P.U.E. PUBLIC UTILITY EASEMENT
  - RO ROOF OVERHANG
  - R.O.W. RIGHT-OF-WAY
  - "S" SET 5/8-INCH IRON ROD (WITH CAP STAMPED JONES/CARTER)
  - VOLUME VOLUME
  - WS WATER SPIGOT
  - WM WATER METER



- ADJOINER LINE
- BARBED WIRE FENCE
- BOUNDARY LINE
- CHAIN LINK FENCE
- EASEMENT LINE
- HOG WIRE FENCE
- LOT LINE
- OVERHEAD POWER
- SANITARY SEWER (SEE NOTE 11)
- SETBACK LINE
- WATER MAIN (SEE NOTE 11)
- WOOD FENCE

Sotelo Subdivision 2.511 Acres Stephen F. Austin Survey Abstract Number 63

STATE OF TEXAS

COUNTY OF BRAZOS

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 Autry 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 Autry 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 Autry 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°28'31" West, along the southwest line of said 2 1/2 acre tract, passing at 177.08 feet, 3.13 feet left, a found (bent) 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 8191, Page 230 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 I 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 45°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.

Called 0.420 Acres Jose S. Carpio-Jimenez and wife Maria V. Carpio-Jimenez Special Warranty Deed Vol. 9036, Pg. 99, OPRBC Tract 2

**LOT 1, BLOCK 1**  
1475 ACRES

Portion of a Called 2 1/2 Acres Isaura Sotelo and Matthew Sotelo General Warranty Deed Vol. 13285 Pg. 233, OPRBC

**LOT 2, BLOCK 1**  
1,000 ACRES

Portion of a Called 2 1/2 Acres Isaura Sotelo and Matthew Sotelo General Warranty Deed Vol. 13285 Pg. 233, OPRBC

- GENERAL NOTES:**
- Bearings shown hereon are based on the Texas Coordinate System of 1983, Central Zone (4203).
  - A separate legal description of equal date was written in conjunction with this survey.
  - 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.
  - 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.
  - According to Map No. 48041C0205 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.
  - The 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.
  - The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.
  - Visible improvements were located with this survey; no subsurface probing, excavation or exploration was performed for this survey. Improvements may exist which are not shown hereon.
  - Fences shown hereon are graphic only, with dimensional ties shown at specific locations where they were physically measured. The fence line may meander between said measured locations. The dimensions showing the distance between the fence and the property line also indicates which side of the property line the fence is on.
  - This property is currently zoned RD-5, Residential District-5000.
  - All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
  - All underground utilities shown hereon are based on G.I.S. data provided to the surveyor by Alison Frank on January 16, 2020. In conjunction with above ground utilities located in the field at the time the survey was performed, Jones/Carter assumes no liability as to the exact location of said underground utilities.

**TITLE REPORT NOTES:**

Reference Title Report issued by University Title Company, OF No. 193815, having a certification date of December 1, 2019. No further research for encumbrances or easements was performed by Jones/Carter.

Exceptions:

Easement: From: J.O. Wilson, et ux  
To: Lone Star Gas Company  
Dated: November 30, 1927  
Recorded: Volume 71, Page 578, 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 3).

**PRELIMINARY PLAN**  
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**

SURVEYED: DECEMBER 4, 2019

OWNER: Isaura Sotelo  
2100 Autry Ln  
Bryan, TX 77803

Matthew Sotelo  
3601 Holly Dr  
Bryan, TX 77802

SURVEYOR: Jones/Carter  
150 Venture Drive, Suite 100  
College Station, Texas 77845

**JONES | CARTER**

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