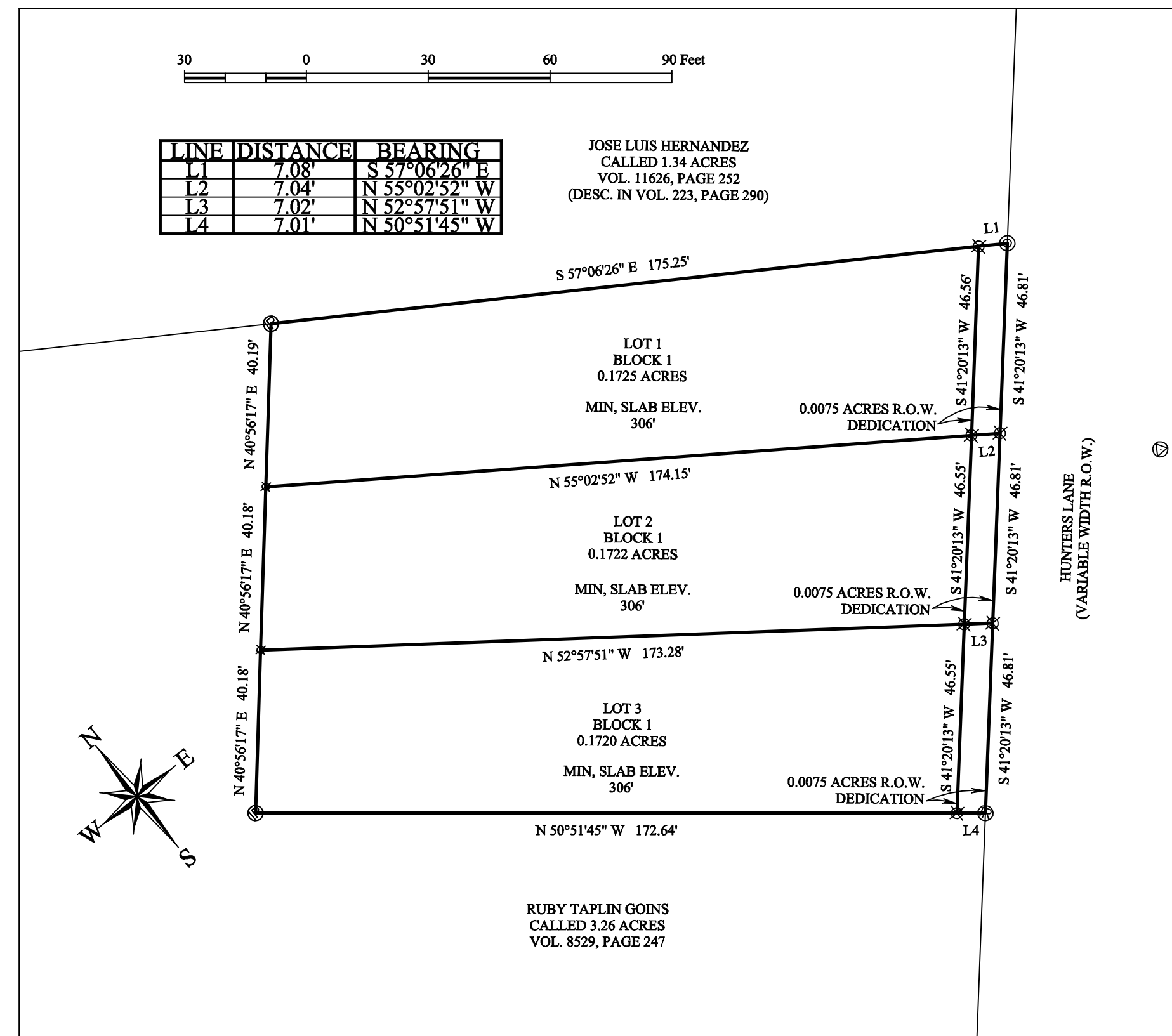
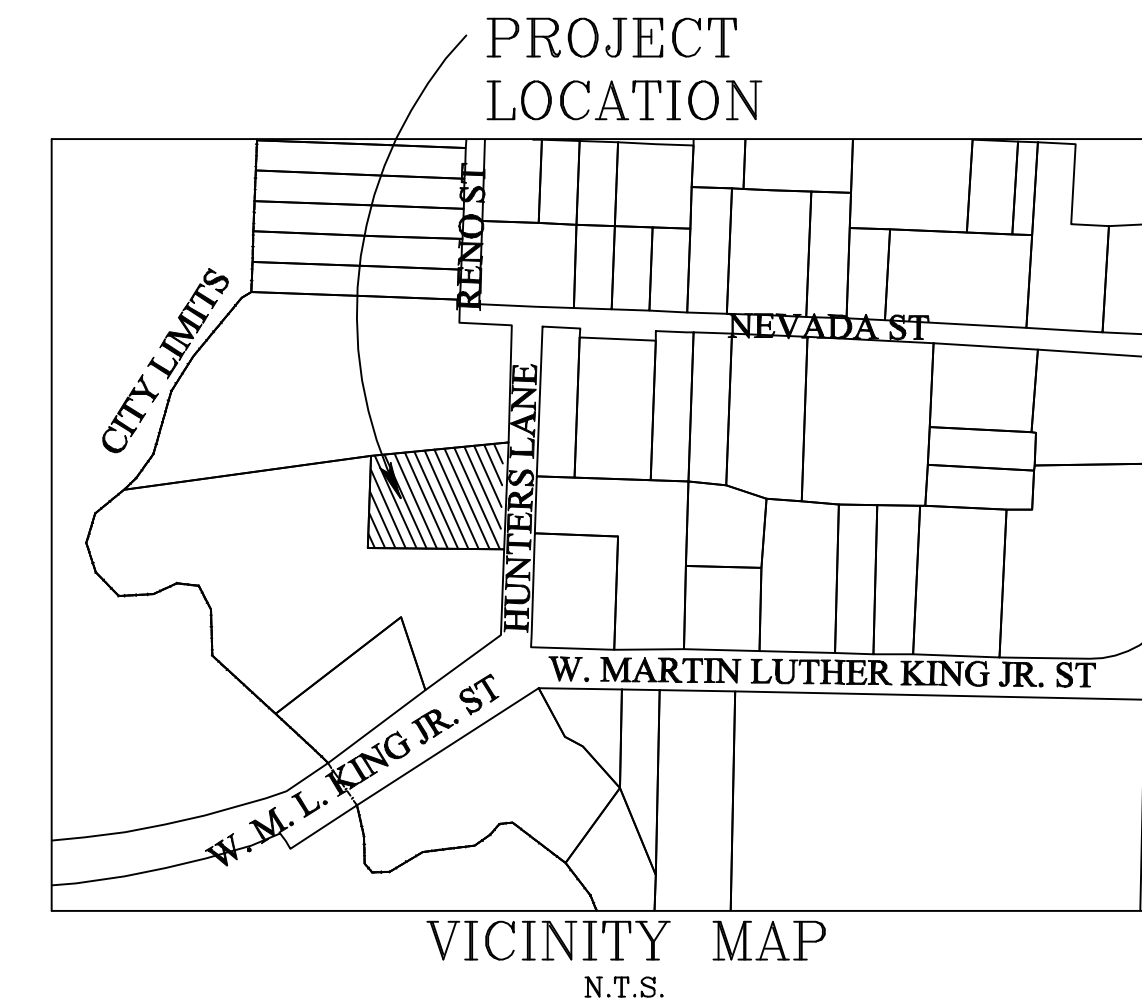


PRELIMINARY PLAN



FINAL PLAT



METES AND BOUNDS DESCRIPTION

Being a tract of land containing 0.5392 acres in the Stephen F. Austin League No. 9, A-62, Brazos County, Texas, being the same tract as recorded in Vol. 19033, Page 177, of the Brazos County Official Records (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" iron rods and 3/8" round bar called for and found as noted in the previously recorded deed, and as surveyed on the ground on April 9th of 2024. This description is also referred to the plat prepared by ATM Surveying, Project No. 2023-06080, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the south corner of this tract, also being a point in the northwest right-of-way of Hunters Lane (Variable Width R.O.W.), also being an east corner of the Ruby Taplin Goins called 3.26 acre tract, as recorded in Vol. 8529, Page 247 of the B.C.O.R.;

THENCE along the common line between this tract and said Goins tract, for the following call:

North 50°51'45" West, a distance of 179.65 feet to a 1/2" iron rod found for the west corner of this tract;

North 40°56'17" East, a distance of 120.55 feet to a 1/2" iron rod found for the north corner of this tract, also being a point in the southwest line of the Jose Luis Hernandez called 1.34 acre tract, as recorded in Vol. 11626, Page 252 of the B.C.O.R.;

THENCE South 57°06'26" East, a distance of 182.33 feet along the common line between this tract and said Hernandez tract to a 3/8" round bar bent found for the east corner of this tract, also being a point in the northwest right-of-way of Hunters Lane;

THENCE South 41°20'13" West, a distance of 140.43 feet along the common line between this tract and said Hunters Lane to the **PLACE OF BEGINNING** containing 0.5392 acres.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, JOSE L. OLVERA AND LAURA L. OLVERA, the owners and developers of the land shown on this plat, being the tract of land as conveyed to us, in the Deed Records of Brazos County in Volume 19033, Page 177 of the B.C.O.R., 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: _____

Owner: _____

APPROVAL OF THE CITY PLANNER

I, _____, 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 _____ 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: _____

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated. Given under my hand and seal of office this _____ day of _____, 20_____. Notary Public, Brazos County, Texas:

Notary Public, Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen, 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 Records of Brazos County in Volume _____, Page _____.

County Clerk Brazos County, Texas

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
Texas Registered Professional
Land Surveyor, Number 6132

SURVEY LEGEND

--- SUBDIVISION PROPERTY LINE	--- WATER METER
--- ADJOINING PROPERTY LINE	--- ELECTRIC METER
--- UTILITY EASEMENT	--- POWER POLE
--- DIMINISHED BUILDING LINE (L)	--- GAS METER
--- PLATTED BUILDING LINE (L)	--- SEWER CLEANOUT
--- RESTRICTIONS BUILDING LINE (L)	--- SEWER CLEANOUT
--- FENCE LINE	--- FENCE LINE
--- CLEANLINE FENCE	--- FENCE LINE
--- WOOD FENCE	--- COVERED CONC.

Survey Notes:
1) 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" iron rods and 3/8" round bar called for and found as noted on the previous recorded deed.
2) Drawing Scale is 1"=30'
3) Drawn by: Adam Wallace
4) Said lot does appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041C0185E effective date, 05-16-2012.
5) All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
6) The subject property is currently zoned: Residential District - 5000 (RD-5)
7) 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.

ATM Surveying
P.O. Box 10313, College Station, TX 77840
PHONE: (979) 209-9291 email: Adam@ATMSurveying.com
www.ATMSurveying.com - FIRM #101784-00

FINAL PLAT
LOTS 1-3 IN BLOCK 1 OF HUNTERS LANE ESTATES
BEING 0.5392 ACRES OF LAND OUT OF THE
STEPHEN F. AUSTIN LEAGUE NO.9,
ABSTRACT A-62
VOL. 19033, PAGE 177
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=30'
OWNER/DEVELOPER:
JOSE L. OLVERA AND
LAURA L. OLVERA
1114 CALIFORNIA ST.
BRYAN, TX 77803

JUNE, 2024
SURVEYOR:
Adam Wallace, RPLS 6132
ATM Surveying
1403 Lemon Tree
College Station TX 77840
(979) 209-9291