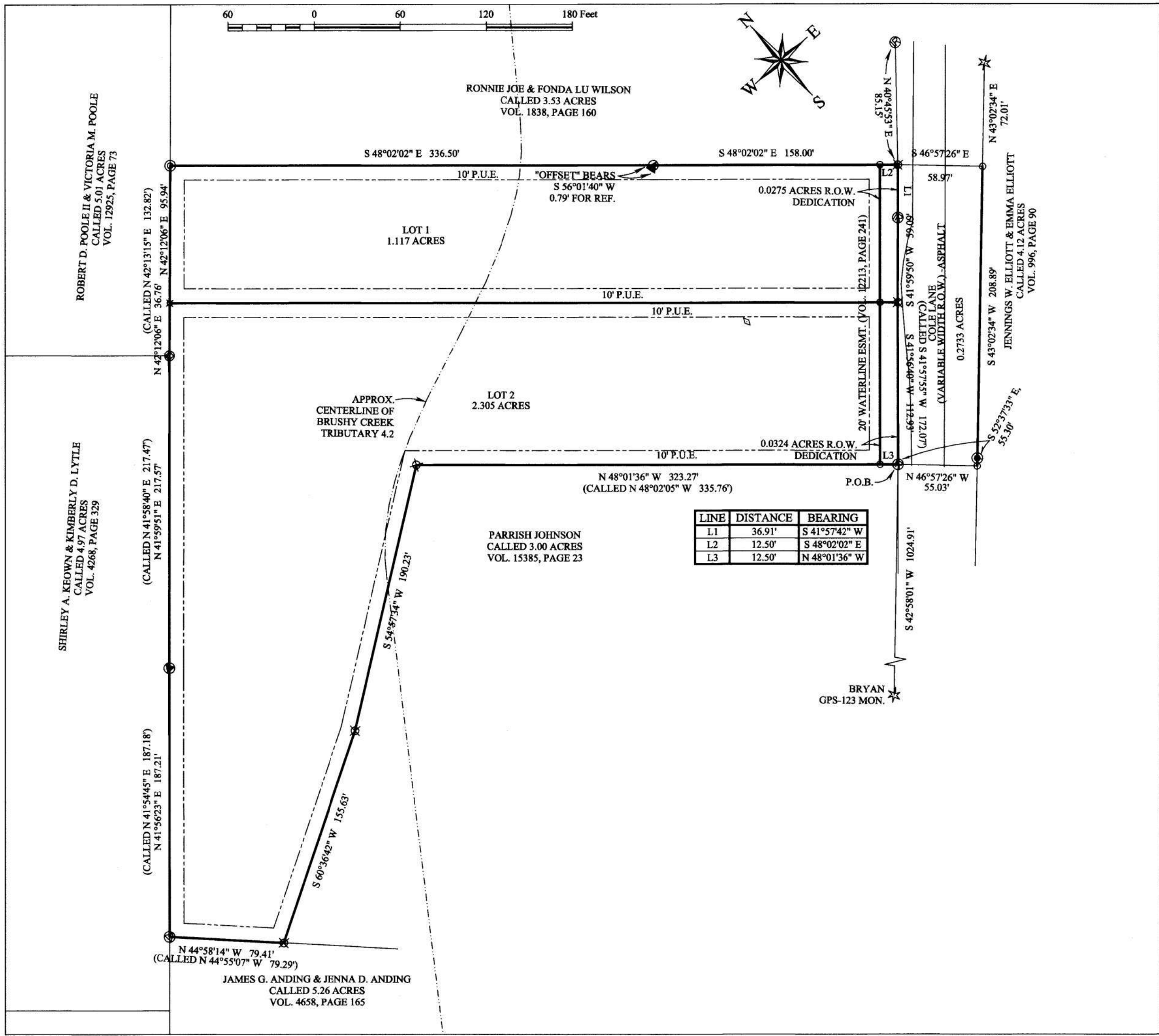
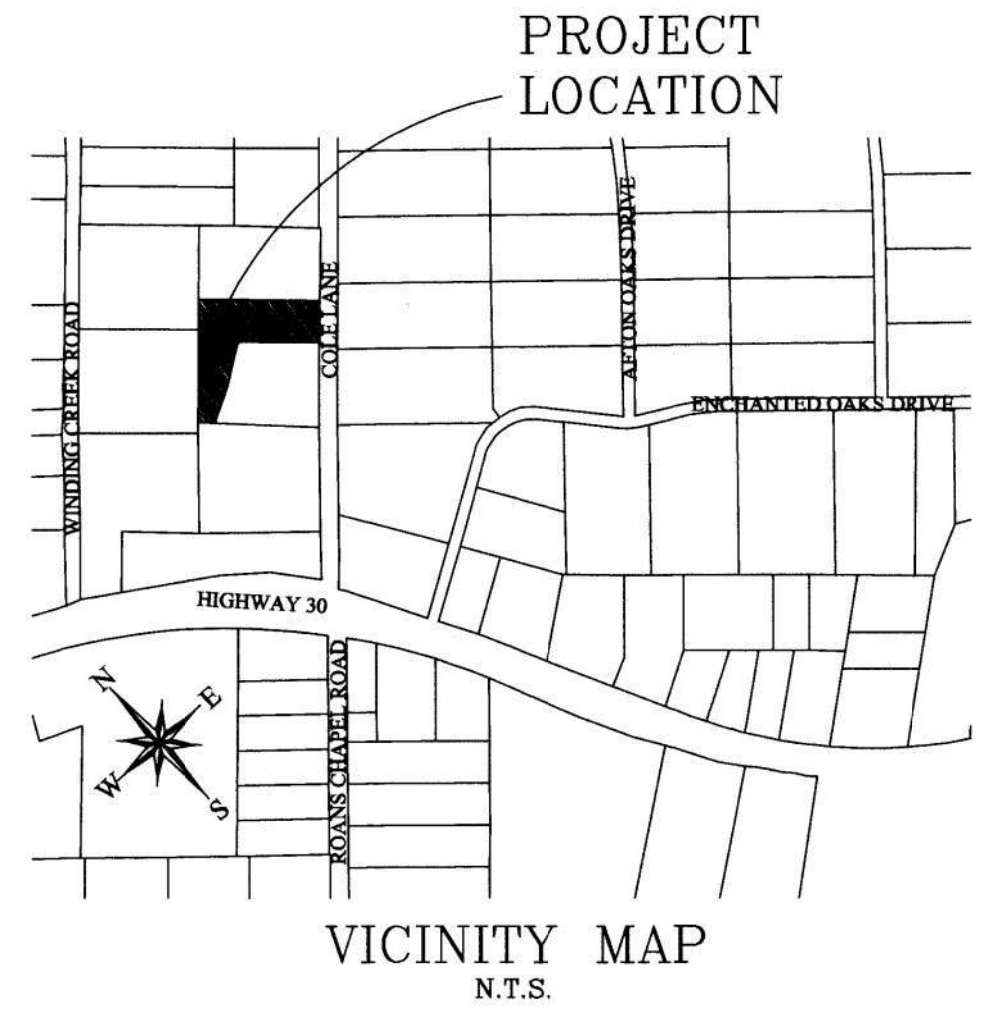


PRELIMINARY PLAN



FINAL PLAT



METES AND BOUNDS DESCRIPTION

Being a tract of land containing 3.423 acres in the Maria Kegans League, A-28, Brazos County, Texas, being all of the 3.279 acre tract, as recorded in Vol. 14295, Page 30, of the Brazos County Official Records (B.C.O.R.), and including a part of the 6.42 acre tract as recorded in Vol. 11893, Page 44 of the B.C.O.R. All bearings of this survey are referred to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary referred to 1/2", 3/8" and 5/8" iron rods called for and found as noted in the previously recorded deed, and as surveyed on the ground on July 20th of 2022. This description is also referred to the plat prepared by ATM Surveying, Project No. 2022-04409, and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod found for a southerly corner of this tract, also being the east corner of the Parrish Johnson called 3.00 acre tract, as recorded in Vol. 15385, Page 23 of the B.C.O.R., also being a point in the northwest right-of-way line of Cole Lane (Variable Width R.O.W.), from which a 5/8" iron rod found bears S 52°37'33" E, a distance of 55.30 feet for reference;

**THENCE** along the common line between this tract and said Johnson tract, for the following calls:

North 48°01'36" West, a distance of 335.77 feet to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" set for a bend in this tract;

South 54°57'34" West, a distance of 190.23 feet to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" set for a bend in this tract;

South 60°36'42" West, a distance of 155.63 feet to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" set for a south corner of this tract, also being a point in the northeast line of the James G. Anding and Jenna D. Anding called 5.26 acre tract, as recorded in Vol. 4658, Page 165 of the B.C.O.R.;

**THENCE** North 44°58'14" West, a distance of 79.41 feet to a 5/8" iron rod with yellow plastic cap marked "KERR - RPLS 4502" found for the most westerly corner of this tract, also being a point in the southeast line of the Shirley A. Keown and Kimberly D. Lyle called 4.97 acre tract, as recorded in Vol. 4268, Page 329 of the B.C.O.R.;

**THENCE** along the common line between this tract and said 4.97 acre tract, for the following call:

North 41°56'23" East, a distance of 187.21 feet to a 1/2" iron rod with yellow plastic cap marked "RPLS 2972" found for a point in the northwest line of this tract;

North 41°59'51" East, a distance of 217.57 feet to a 3/8" iron rod found for a point in the northwest line of this tract, also being the south corner of the Robert D. Poole II and Victoria M. Poole called 5.01 acre tract, as recorded in Vol. 12925, Page 73 of the B.C.O.R.;

**THENCE** North 42°12'06" East, a distance of 132.69 feet along the common line between this tract and said Poole tract to a 5/8" iron rod with yellow plastic cap found found for the most northerly corner of this tract, also being the west corner of the Ronnie Joe and Fonda Lu Wilson called 3.53 acre tract, as recorded in Vol. 1838, Page 160 of the B.C.O.R.;

**THENCE** along the common line between this tract and said 3.53 acre tract, for the following calls:

South 48°02'02" East, a distance of 336.50 feet to a calculated point in the northeast line of this tract, from which a 1/2" iron rod with blue plastic cap marked "OFFSET - RPLS 6132" set for reference bears S 56°01'40" W, a distance of 0.79 feet, also from which a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" set for reference bears S 41°57'55" W, a distance of 36.88 feet;

South 48°02'02" East, a distance of 170.50 feet to a calculated east corner of this tract, also being a point in the northwest right-of-way line of Cole Lane, from which a 1/2" iron rod found bears N 40°45'53" E, a distance of 85.15 feet for reference;

**THENCE** along the common line between this tract and said Cole Lane, for the following call:

South 41°57'42" West, a distance of 36.91 feet to a 1/2" iron rod found for a point in the southeast line of this tract;

South 41°59'50" West, a distance of 59.09 feet to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" set for a point in the southeast line of this tract;

South 41°56'40" West, a distance of 112.93 feet to the **PLACE OF BEGINNING** containing 3.423 acres.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, ELIZABETH STEWART, the owner and developer 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 14295, Page 30 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: Elizabeth Stewart

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared ELIZABETH STEWART, 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 21 day of October, 2022. Notary Public, Brazos County, Texas:

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS

Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 10/26/2022 1:39:38 PM  
In the PLAT Records

Doc Number: 2022-1487230  
Volume - Page: 18302-41  
Number of Pages: 1  
Amount: 73.00  
Order#: 20221026000085  
By: DB

hereby certify that this plat together with its  
"ice the \_\_\_\_\_ day of \_\_\_\_\_  
Volume \_\_\_\_\_ Page \_\_\_\_\_

Karen McCullough / Biji Debi Baidya  
County Clerk

This property was annexed into City of Bryan limits on 10/11/22 per Ordinance No. 2590

APPROVAL OF THE CITY ENGINEER

I, Robert Poole II, 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 October, 2022.

City Engineer, Bryan, Texas: Robert Poole II

APPROVAL OF THE CITY PLANNER

I, North Zimmerman, 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 28 day of October, 2022.

City Planner, Bryan, Texas: North Zimmerman

Notary Public, Brazos County, Texas

Raella Ayres  
Notary Public, State of Texas  
Comm. Expires 09-18-2028  
Notary ID 13172729

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

--- SURVEY PROPERTY LINE	--- WATER METER
--- EXISTING PROPERTY LINE	--- ELECTRIC UTILITY
--- PLATTED/RECORDED LINE	--- POWER POLE
--- UTILITY EASEMENT	--- SERVICE CLEANOUT
--- WATER LINE	--- SEPTIC SPRINKLER
--- GAS LINE	--- CROWN ROOF

FINAL PLAT  
PRESTON OAKS  
LOT 1 (1.117 ACRES) AND  
LOT 2 (2.305 ACRES)  
BEING A PLAT OF  
3.279 ACRES  
MARIA KEGANS LEAGUE, A-28  
Bryan, Brazos County, Texas

SEPTEMBER, 2022

SCALE: 1" = 20'

OWNER/DEVELOPER:  
ELIZABETH STEWART  
P.O. BOX 3804  
BRYAN, TX 77805

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

ATM Surveying  
P.O. Box 10131, College Station, TX 77840  
PHONE: (979) 209-9291 email: Adam@ATMSurveying.com  
www.ATMSurveying.com - FIRM #101784-00