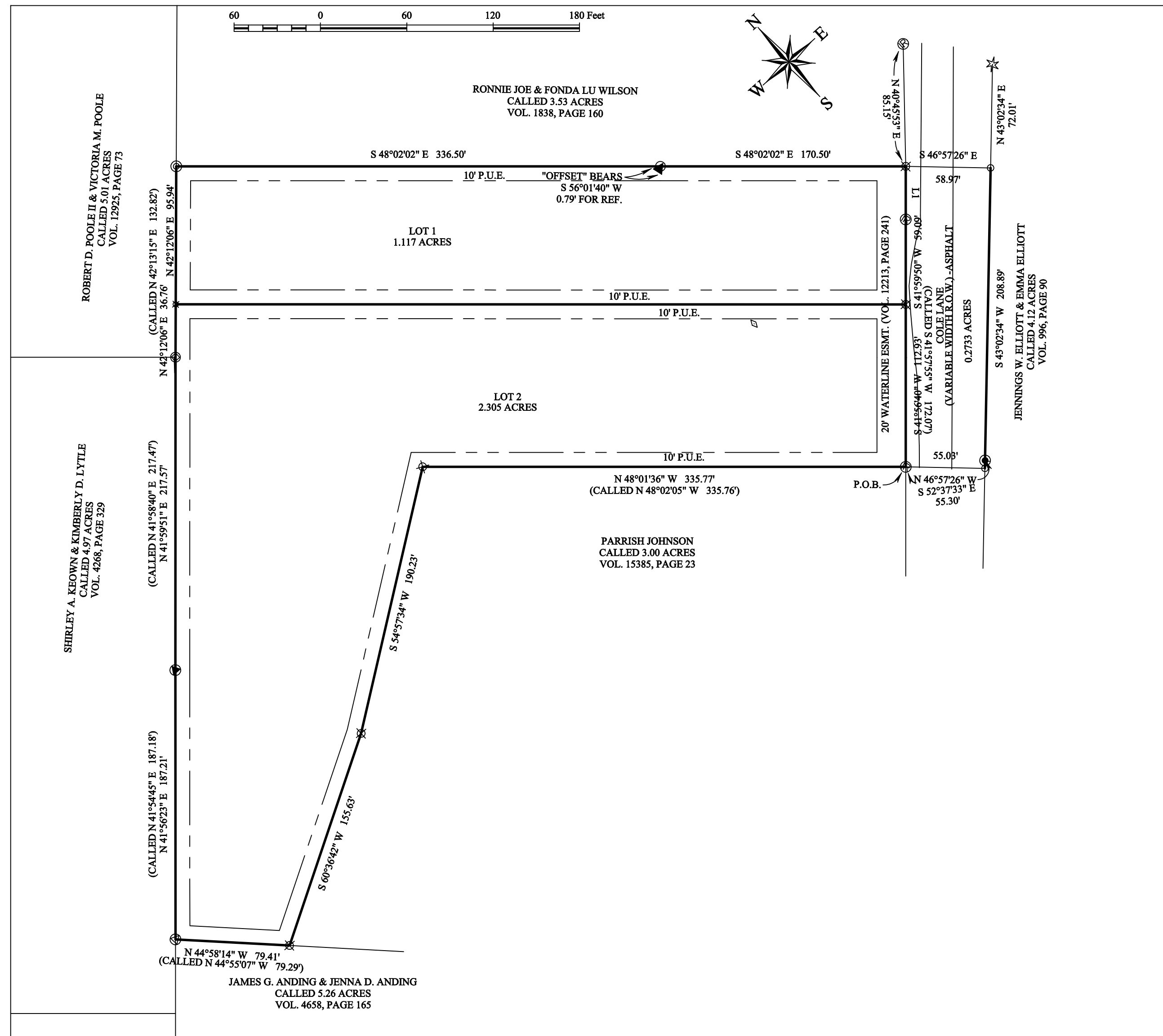
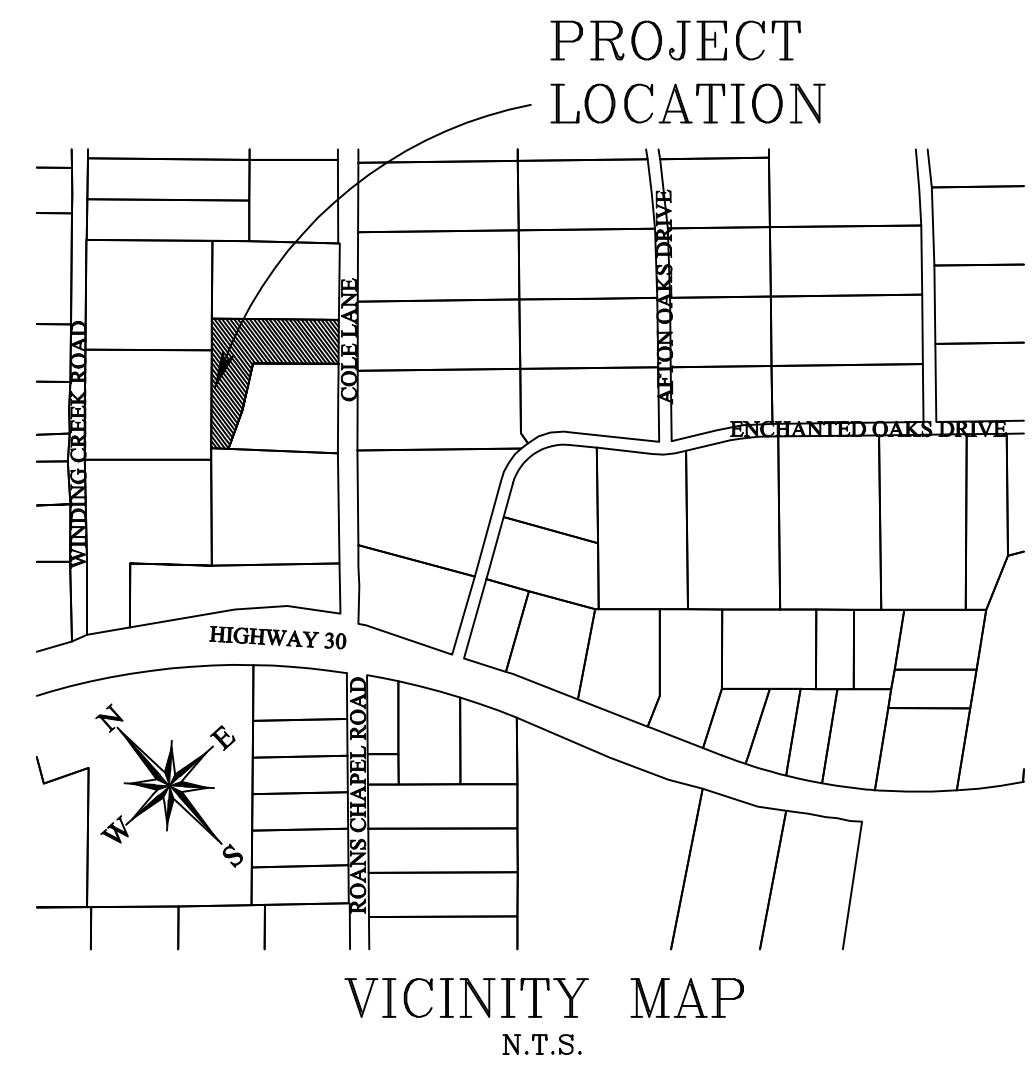


PRELIMINARY PLAN



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 referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary referenced to 1/2", 3/8" and 5/8" iron rods found 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. Lytle 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 calls:

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 faded 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 calls:

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: \_\_\_\_\_

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 \_\_\_\_\_ 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, \_\_\_\_\_, 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: \_\_\_\_\_

This property was annexed into City of Bryan limits on \_\_\_\_\_ per Ordinance No. \_\_\_\_\_

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: \_\_\_\_\_

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: \_\_\_\_\_

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 the metes and bounds describing said subdivision will describe a closed geometric form.

Adam Wallace  
Texas Registered Professional  
Land Surveyor, Number 6132

**SURVEY LEGEND**

--- SUBJECT PROPERTY LINE	⊗ WATER METER
--- ADJOINING PROPERTY LINE	⊗ ELECTRIC METER
--- PUBLIC UTILITY EASEMENT	→ POWER POLE
--- PLATTED BUILDING LINE	⊗ SEWER CLEANOUT
--- SETBACK LINE	⊗ SEPTIC TRENCHER
--- WATER LINE	⊗ COMM. BOX
--- GATE LINE	

- ⊗ 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "KERR - RPLS 4502" FOUND
- ⊗ 1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED "RPLS 2972" FOUND
- ▲ 1/2" IRON ROD WITH BLUE PLASTIC CAP MARKED "OFFSET - RPLS 6132" SET
- ⊗ 1/2" IRON ROD WITH MAROON PLASTIC CAP MARKED "RPLS 6132 - ATM SURV" SET
- ⊗ 1/2" IRON ROD FOUND ⊗ 5/8" IRON ROD FOUND ⊗ 5/8" IRON ROD FOUND BENT
- ⊗ 3/8" IRON ROD FOUND ⊗ 5/8" IRON ROD FOUND WITH FADED YELLOW PLASTIC CAP

**Survey Notes:**

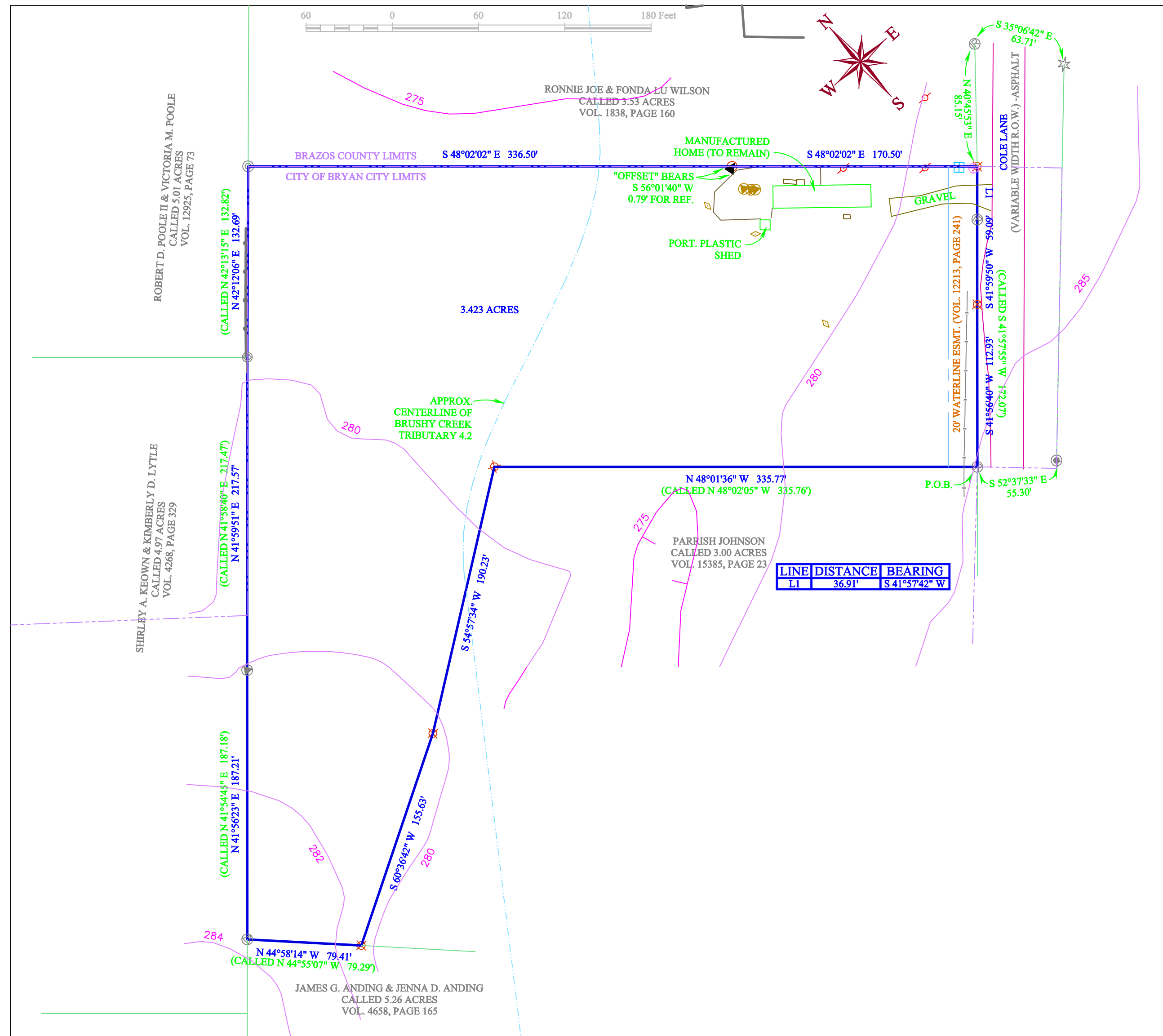
- 1) The bearings of this survey are based on the Texas State Plane Coordinate System, Central Zone, NAD83(2011) EPOCH 2010, and boundary referenced to 1/2", 3/8" and 5/8" iron rods found and referred to the previous recorded deed.
- 2) Drawing Scale is 1"=60'
- 3) Drawn by: Adam Wallace
- 4) Said lot does not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041C0250E effective date, 05-16-2012.
- 5) Zoning in Residential District - 5000 (RD-S)
- 6) This property was under the service area of Wicksom Creek SUD for water and College Station for sanitary sewer.

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

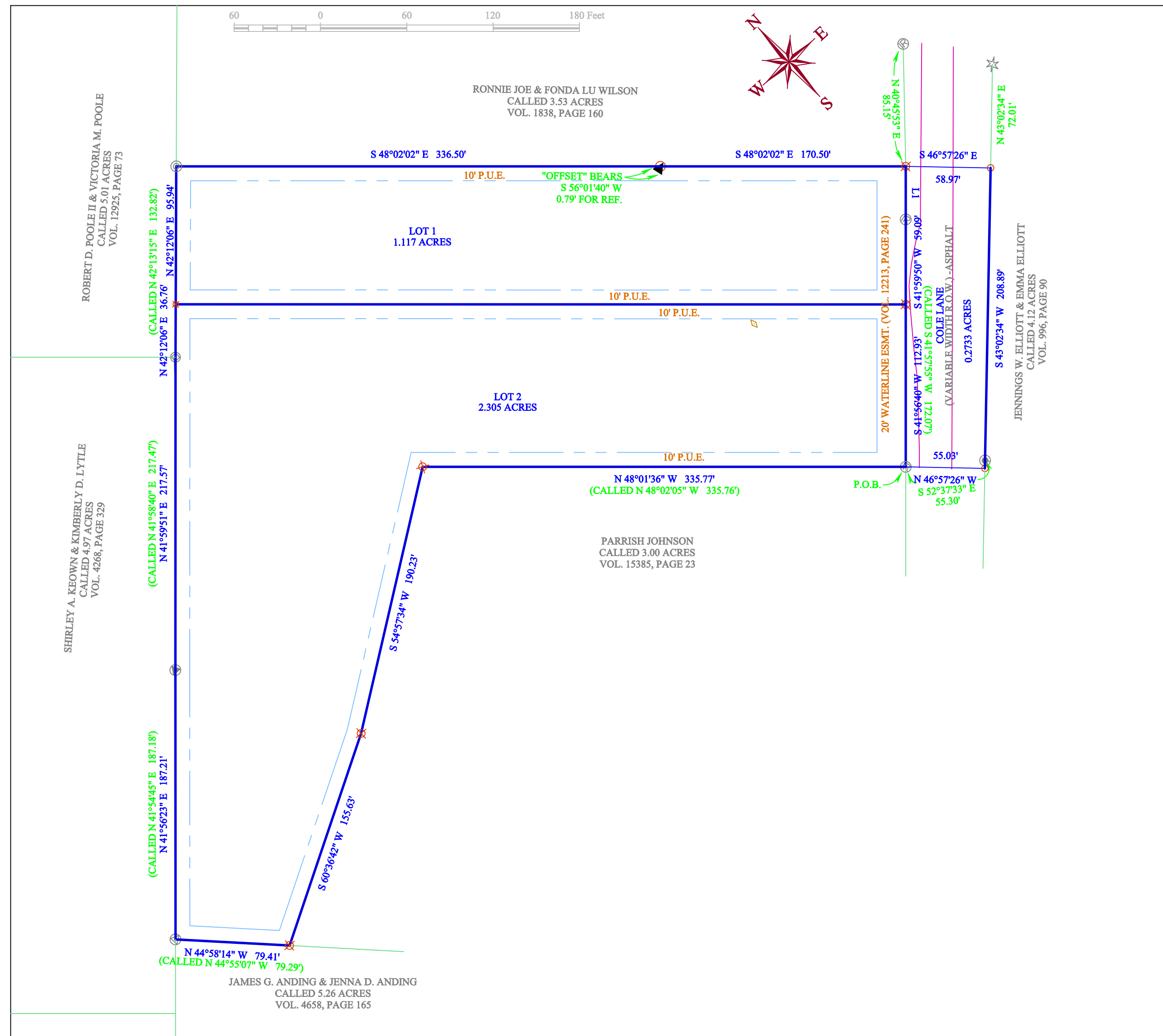
**FINAL PLAT  
PRESTON OAKS  
LOT 1 (1.117 ACRES) AND  
LOT 2 (2.305 ACRES)  
BEING A PLAT OF  
3.279 ACRES  
MARIA KEGANS LEAGUE, A-28  
Bryan, Brazos County, Texas**

SCALE: 1" = 20'  
OWNER/DEVELOPER:  
ELIZABETH STEWART  
P.O. BOX 3804  
BRYAN, TX 77805

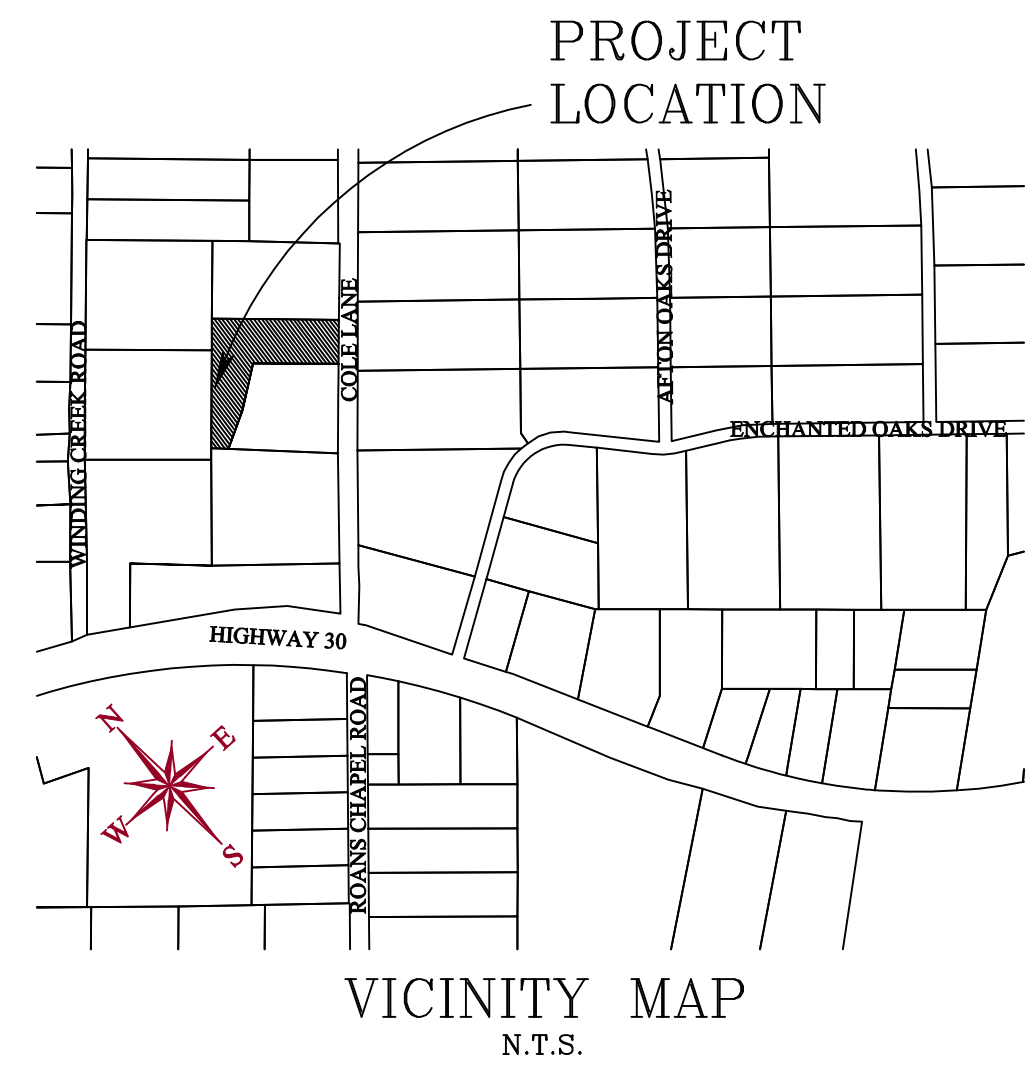
SEPTEMBER, 2022  
SURVEYOR:  
Adam Wallace, RPLS 6132  
ATM Surveying  
1403 Lemon Tree  
College Station TX 77840  
(979) 209-9291



# PRELIMINARY PLAN



# FINAL PLAT



## METES AND BOUNDS DESCRIPTION

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- THENCE** along the common line between this tract and said Johnson tract, for the following calls:
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  - 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. Lytle 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 calls:
- 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 faded 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;
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  - 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: \_\_\_\_\_

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 \_\_\_\_\_ 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, \_\_\_\_\_, 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: \_\_\_\_\_

This property was annexed into City of Bryan limits on \_\_\_\_\_ per Ordinance No. \_\_\_\_\_

### 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: \_\_\_\_\_

### 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: \_\_\_\_\_

### 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	
	SUBJECT PROPERTY LINE
	ADJOINING PROPERTY LINE
	PUBLIC UTILITY EASEMENT
	PLATTED BUILDING LINE
	SEWER LINE
	WATER LINE
	COLE LANE
	WATER METER
	ELECTRIC METER
	POWER POLE
	SEWER CLEANOUT
	SEPTIC SPRINGER
	COMM. BOX

- 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", 3/8" and 5/8" iron rods found and referred to the previous recorded deed.
  - Drawing Scale is 1"=60'
  - 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. 48041C0250E effective date, 05-16-2012.
  - Zoning is Residential District - 5000 (RD-5)
  - This property was under the service area of Wicksom Creek SUD for water and College Station for sanitary sewer.

## 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

SCALE: 1" = 20'

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

SEPTEMBER, 2022  
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 - FIRM #101784-00