

PRELIMINARY PLAN

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 14285, 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 herein shown for the purposes identified.

Owner: _____
 Notary Public, Brazos County, Texas

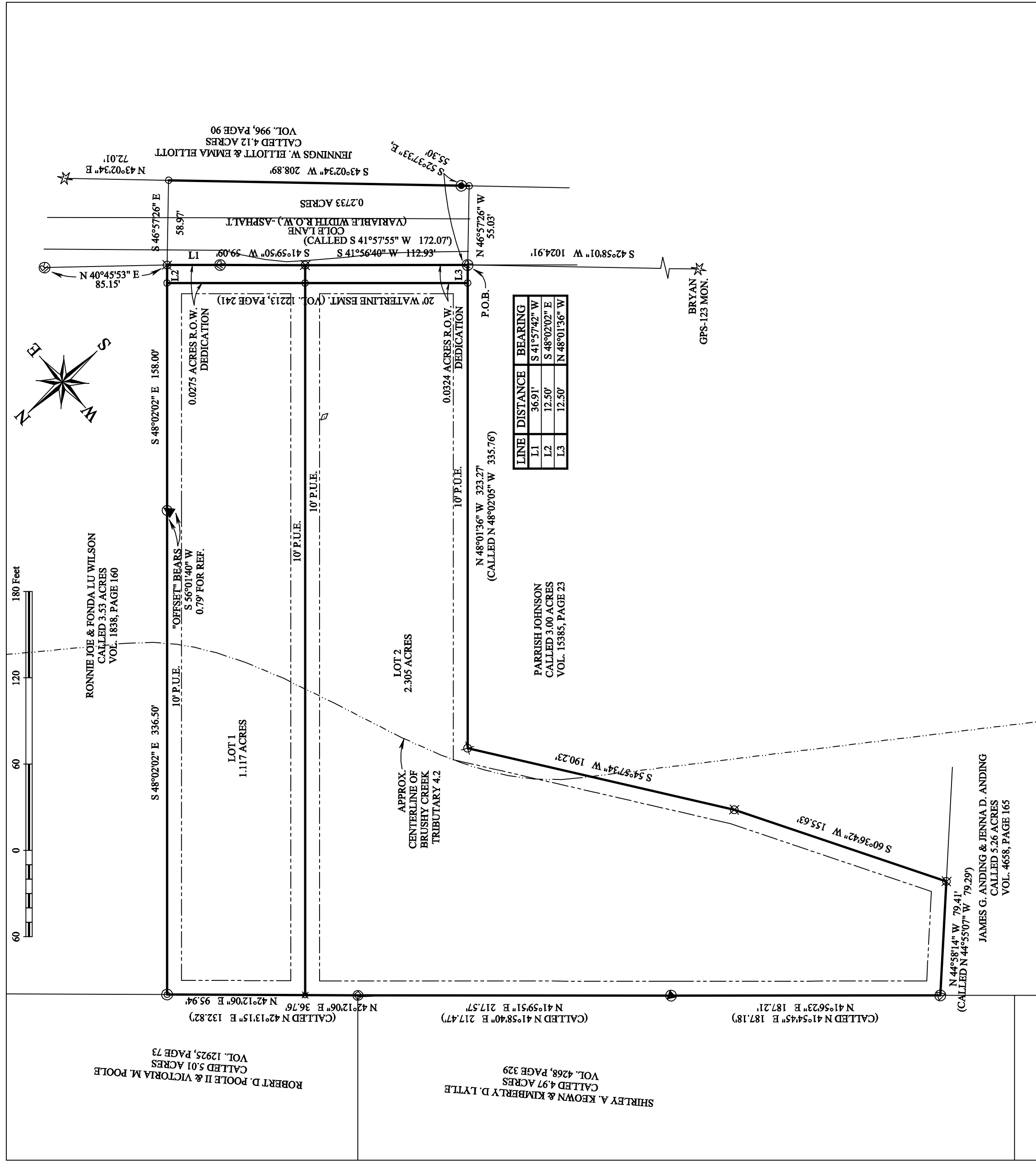
Before me, the undersigned authority, on this day personally appeared ELIZABETH STEWART, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes stated, given under my hand and seal of office this _____ day of _____, 20____. 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. _____



FINAL PLAT

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: _____

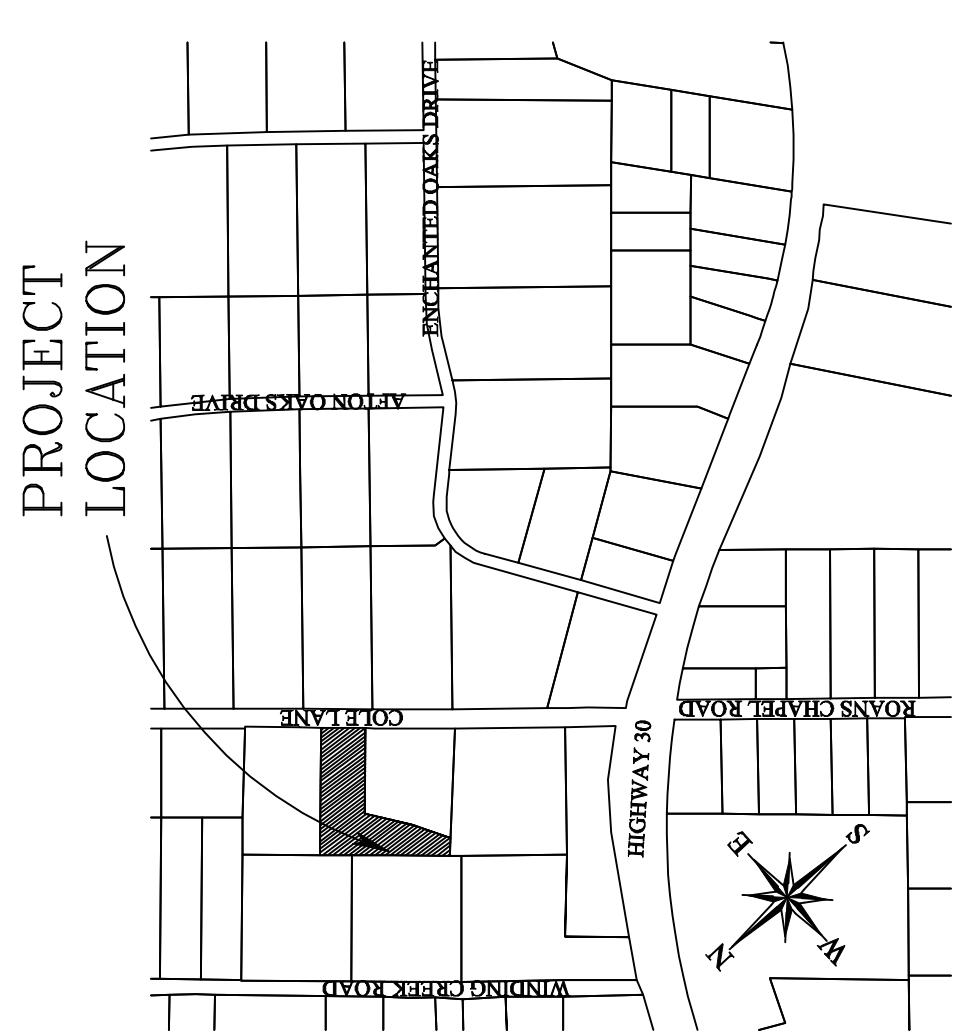
APPROVAL OF THE CITY PLANNER
 I, _____, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan and was approved on the _____ day of _____, 20____.

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, do hereby certify that the foregoing is a true and correct copy of the plat as shown to me by the surveyor of the property and that the property markers and monuments were placed under my supervision in accordance with the provisions of the laws of the State of Texas.

Adam Wallace
 Registered Professional
 Land Surveyor, Number 6132



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 2.779 acres tract as recorded in Vol. 1189, 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 rod found in the premises and used, and as shown on the plat prepared by ATM Surveying, Vol. 2022-04467, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for a southeast corner of this tract, also being the east corner of the Parish 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 call:

North 48°01'56" West, a distance of 338.77 feet to a 1/2" iron rod with manson plastic cap marked "RPLS 6132 - ATM SURV" set for a bend in this tract;

South 45°57'54" West, a distance of 190.23 feet to a 1/2" iron rod with manson plastic cap marked "RPLS 6132 - ATM SURV" set for a bend in this tract;

South 69°36'42" West, a distance of 155.63 feet to a 1/2" iron rod with manson plastic cap marked "RPLS 6132 - ATM SURV" set for a bend in this tract;

South 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 44°38'14" West, a distance of 79.41 feet to a 3/8" iron rod with yellow plastic cap marked "KERR - RPLS 6132 - ATM SURV" set for a bend in this tract, also being the southeast corner of the Shirley A. Keown and Kimberly D. Lytte called 4.97 acres 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 3/8" iron rod with yellow plastic cap found listed for the most southerly corner of this tract, also being the west corner of the Ronnie Joe and Fonda Lu Wilson called 3.423 acre tract, as recorded in Vol. 1838, Page 165 of the B.C.O.R.;

THENCE along the common line between this tract and said 3.423 acre tract, for the following call:

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 being the northeast corner of this tract, also being the northeast corner of the Parish Johnson called 3.00 acre tract, as recorded in Vol. 15385, Page 23 of the B.C.O.R.;

With manson plastic cap marked "RPLS 6132 - ATM SURV" set for reference bears S 41°57'57" W, a distance of 36.88 feet;

South 48°02'02" East, a distance of 170.59 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 46°45'55" E, a distance of 68.15 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 manson 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.

SURVEY LEGEND

- ① 1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED "KERR - RPLS 6132" FOUND
- ② 1/2" IRON ROD WITH BLUE PLASTIC CAP MARKED "OFFSET" - RPLS 6132" SET FOR REFERENCE
- ③ 1/2" IRON ROD WITH MANSON PLASTIC CAP MARKED "RPLS 6132 - ATM SURV" SET FOR REFERENCE
- ④ 1/2" IRON ROD WITH MANSON PLASTIC CAP MARKED "RPLS 6132 - ATM SURV" SET FOR REFERENCE
- ⑤ 3/8" IRON ROD FOUND
- ⑥ 3/8" IRON ROD FOUND
- ⑦ 3/8" IRON ROD FOUND
- ⑧ 3/8" IRON ROD FOUND
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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.

3) Deed 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 the Flood Insurance Rate Map (FIRM) for the City of Bryan, Texas, dated 05-19-2012.

5) Zoning is Residential District - 5000 (RD-5)

6) This property was under the service area of Wilcox Creek SUD for the City of Bryan.

7) All existing building setbacks shall be in accordance with the City of Bryan Code of Ordinances.

8) Where electric facilities are installed, BTU has the right to install, maintain, repair, remove and replace said facilities upon, over, and under 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 0813, College Station, TX 77840
 Phone: 979-681-7777
 www.atmsurveying.com, Email: info@atmsurveying.com

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'

SEPTEMBER, 2022

SURVEYOR:
 Adam Wallace,
 ATM Surveying
 1405 Lemon Tree
 College Station TX 77840
 (979) 209-9291

OWNER/DEVELOPER:
 ELIZABETH STEWART
 C/O. BOX 3522
 BRYAN, TX 77805