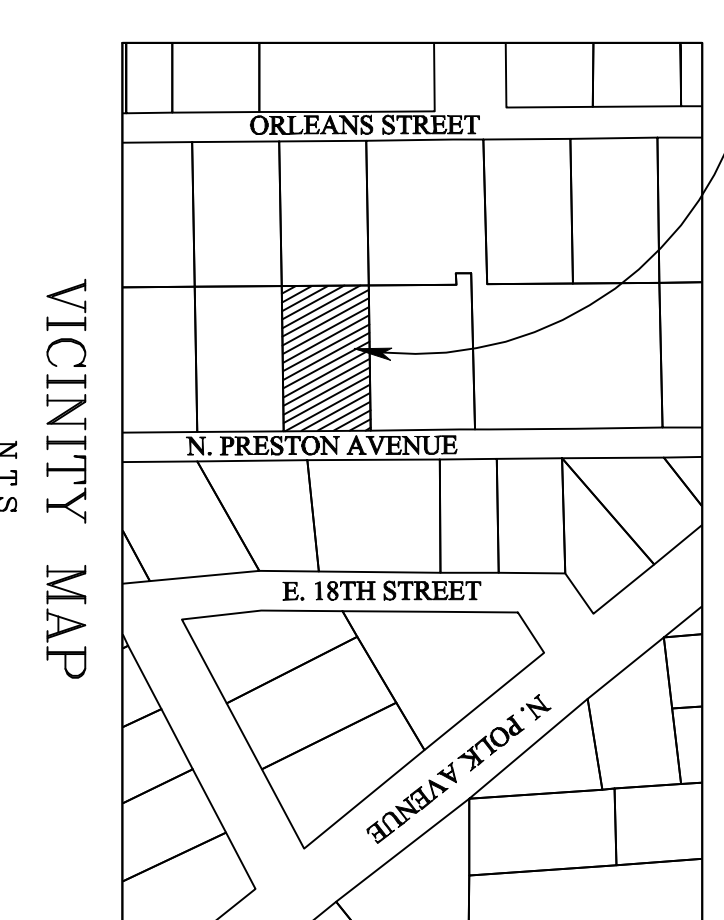


PROJECT LOCATION



METERS AND BOUND DESCRIPTION

Being a tract of land containing 0.1243 acres in the S.F. Austin League #10, A-63, Brazos County, Texas being called Lot 1, Block 1, of the unrecorded Plains Addition, being more fully described as follows:

BEHAVING at a 1/2" iron rod found with yellow plastic cap marked unremovable for the north corner of this tract, also being the east corner of the Gregorio Villagas called Lot 45, Block 7, as recorded in Vol. 11505, Page 209 of the B.C.O.R., also being the south corner of the Gregorio Villagas called Lot 46, Block 7, as recorded in Vol. 11880, Page 3 of the B.C.O.R., also being the east corner of the Sibley Paine Mitchell called Lot 55, Block 7 and part of 15th Street, as recorded in Vol. 18580, Page 3 of the B.C.O.R., from which a 2" iron pipe found bears N 44° 32' 27" E, a distance of 206.38 feet for reference.

THENCE along the common line between this tract and said Mitchell tract, for the following call: South 46° 14' 33" East, a distance of 75.60 feet to a 1/2" iron rod with pink plastic cap marked "R.P.S. 6132 - ATM SURV" set for a point in the northeast line of this tract, from which a 1" angle bar found bears S 28° 33' 52" E, a distance of 10.22 feet for reference;

South 46° 14' 33" East, a distance of 19.40 feet to a point for corner for the calculated east corner of this tract, in the approximate continuation of North Preston Avenue (Variable Width R.O.W.); THENCE South 43° 12' 40" West, a distance of 27.00 feet along the said North Preston Avenue to a point for corner for the calculated south corner of this tract, also being the east corner of the Donne and Bayz called Lot 57, Block 7, as recorded in Vol. 2066, Page 236 of the B.C.O.R.;

THENCE along the common line between this tract and said Bayz tract, for the following call: North 46° 14' 38" West, a distance of 19.45 feet to a 1/2" iron rod with pink plastic cap marked "R.P.S. 6132 - ATM SURV" set for the east corner of this tract, also being the east corner of the Edwyn and Mendez called Lot 44, Block 7, as recorded in Vol. 13226, Page 154 of the B.C.O.R.,

THENCE North 43° 12' 40" East, a distance of 57.00 feet along the common line between this tract and said called Lot 45 to the PLACE OF BEGINNING containing 0.1243 acres.

FINAL PLAT

PRELIMINARY PLAN

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
I, Efron Burton Garcia, member of AN ANGEL CLEAN PROPERTY SERVICE LLC, the owner and developer of the land shown on this plat, being the first plat of land as conveyed to us, in the Deed Records of Brazos County in Volume 18671, Page 286 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.

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 this _____ day of _____, 20____, in the Official Records of Brazos County in Volume _____, Page _____.

OWNER: _____

County Clerk, Brazos County, 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 purposes and consideration therein expressed.

Notary Public, Brazos County, Texas

Approval of the planning and zoning commission.
I, _____, Chair of the Planning and Zoning Commission of the City of Bryon, State of Texas, hereby certify that the attached plat was approved on _____ day of _____, 20____, by said Commission, and same was duly approved on _____ day of _____, 20____, by said Commission.

Chair, Planning & Zoning Commission Bryon, 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 Bryon, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryon and was approved on _____ day of _____, 20____.

City Planner, Bryon, Texas: _____

CERTIFICATE OF SURVEY

STATE OF TEXAS
COUNTY OF BRAZOS
I, _____, Registered Professional Land Surveyor No. 6120, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the land shown thereon, and that the same conform to the requirements of the laws of the State of Texas and that the survey was conducted in accordance with the laws of the State of Texas and that the survey was conducted in accordance with the laws of the State of Texas.

Adam Wojcik
Professional Land Surveyor, License #152

APPROVAL OF THE CITY ENGINEER
I, _____, the undersigned, City Engineer of the City of Bryon, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryon and was approved on _____ day of _____, 20____.

City Engineer, Bryon, Texas: _____

SURVEY LEGEND table with columns for symbols and descriptions for various survey points and markers.

FINAL PLAT OF LOT 1 BLOCK 1 OF THE PRESTON ESTATES BEING A FINAL PLAT OF OF A 0.1243 ACRES S.F. AUSTIN LEAGUE #10, A-63 Bryan, Brazos County, Texas

Scale: 1" = 20'
JULY, 2023
OWNER/DEVELOPER: Adam Wojcik, RPLS 6132
SERVICE LLC
4677 ROCK PRAIRIE RD
COLLEGE STATION, TX 77840