



PROJECT LOCATION

ORLEANS STREET

N. PRESTON AVENU

E. 18TH STREET

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.

North 46°14'38" West, a distance of 75.55 feet to a 1/2" iron rod with pink plastic cap marked "RPLS 5132 - ATM SURV" set for the west corner of this tract, also being the east corner of the Edwin and Evelyn Almodovar Mendez called Lot 44, Block 7, as recorded in Vol. 13226, Page 154 of the B.C.O.R.;

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

**THENCE** South 43°12'40" West, a distance of 57.00 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 Donnie and Nanie Bazy called Lot 57, Block 7, as recorded in Vol. 2066, Page 226 of the B.C.O.R.;

South 46°14'33" East, a distance of 19.40 feet to a point for corner for the calculated east corner of this ract, in the approximate centerline of North Preston Avenue (Variable Width R.O.W.);

North 46°14'38" West, a distance of 19.45 feet to a 1/2" iron rod with pink plastic cap marked "RPLS 5132 - ATM SURV" set for a point in the southwest line of this tract, from which a 5/8" iron rod found bears S 32°26'19" E, a distance of 7.86 feet for reference;

South 46°14'33" East, a distance of 75.60 feet to a 1/2" iron rod with pink plastic cap marked "RPLS 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;

HENCE along the con

on line between this tract and said Mitchell tract, for the following calls:

BEGINNING at a 1/2" iron rod found with yellow plastic cap marked unreadable for the north corner of this tract, also being the east corner of the Gregorio Villegas 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 Villegas called Lot 46, Block 7 and part of 15th Street, as recorded in Vol. 15022, Page 160 of the B.C.O.R., also being the we corner of the Shirley Faye 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;

Being a tract of land containing 0.1243 acres in the S.F. Austin League #10, A-63, Brazos County, Texas, being called as Lot 56, Block 7 of the unrecorded Halls Addition, also being the same tract as recorded in Vol. 10673, Page 152, 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" and 5/8" iron rods, 2" iron pipe and 1" iron bar found and as referred to in the previously recorded deed, and as surveyed on the ground on June 26th of 2023. This description is also referred to the plat prepared by ATM Surveying, Project No. 2023-05372, and being more particularly described as follows:

METES AND BOUND DESCRIPTION

VICINITY

MAP

STATE OF TEXAS COUNTY OF BRAZOS DEDICATION rtificates of authentication was filed for in the Official Records of said County, do hereby certify that this plat record in my office the \_\_\_\_\_ day of Brazos County in Volume \_\_\_\_\_, Page

hereby certify that the City of Bryan of the \_\_\_\_\_\_ c at the attached plat n on the \_\_\_\_\_ day of \_\_\_ the Planning and Zoning Commission of the City of Bryan, State of Texas, t was duly filed for approval with the Planning and Zoning Commission of \_\_\_\_\_\_ day of \_\_\_\_\_\_, 20\_\_\_\_\_ and same was duly approved on \_\_\_\_\_ by said Commission.

l, \_\_\_\_\_, the undersigned, City Planner and/or designated Secretary of the Planning and Zon Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate and ordinances of the City of Bryan and was approved on the \_\_\_\_\_ day of \_\_\_\_\_\_, 20\_\_\_\_\_,

OF THE CITY PLANNER

City Engineer,

Bryan,

OF THE CITY ENGINEER

with the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in with the appropriate codes and ordinances of the City of Bryan and was approved on the day of \_\_\_\_\_, 20\_\_\_\_\_.

signed authority, on this day personally appeared \_\_\_\_\_\_, notation and acknowledged responsions whose names are subscribed to the foregoing instrument, and acknowledged executed the same for the purpose stated. Given under my hand and seal of office of \_\_\_\_\_\_, 20\_\_\_\_\_. Notary Public, Brazos County, Texas:

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.

File name: 23 - 05372 - N PRESTON AVE - 910-REPLAT.DWG.DWG Plot date: 06/27/23

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" & 5/8" iron rods, 2" iron pipe and 1" iron bar found and referred to the previous recorded deed.

2). Drawing Scale is 1"=20'

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. 48041C0185E effective date, 05-16-2012.

5). 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 to access electric facilities.

6). Zoning - Residential District 5

7). Setback lines: 25' - Front 5' - Side 25' - Side Street Arterial 15' - Side Street 5' - Rear

8). Subdivision's Homeowner's Association (HOA) is responsible for maintenance of sidewalks, and private drainage easements, including storm sewer, drainage ways, detention areas and landscape areas. The City of Bryan shall not be responsible for any operation, repair and SURVEY LEGEND

BUCT PROPERTY LINE

DOINING PROPERTY LINE

BLECTRIC METER
ATTED BUILDING LINE

ATTED BUILDING LINE

ATTER LINE
ATTER LINE

STATE OF SEWER CLEANOUT

STAN SEWER LINE

O SEWER MATER

SEWER MANIOLE

O SEWER MANIOLE

S.F. AUSTIN LEAGUE #10, BEING A FINAL PLAT OF 9 P OF THE PRESTON LOT 1 BLOCK 1 A 0.1243 ACRES **ESTATES** A-63

FINAL

**PLAT** 

SURVEYOR:
Adam Wallace, RPLS 6132
ATM Surveying
1403 Lemon Tree
College Station TX 77840
(979) 209-9291 2023

SCALE: Bryan, Brazos County, 20' Texas

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