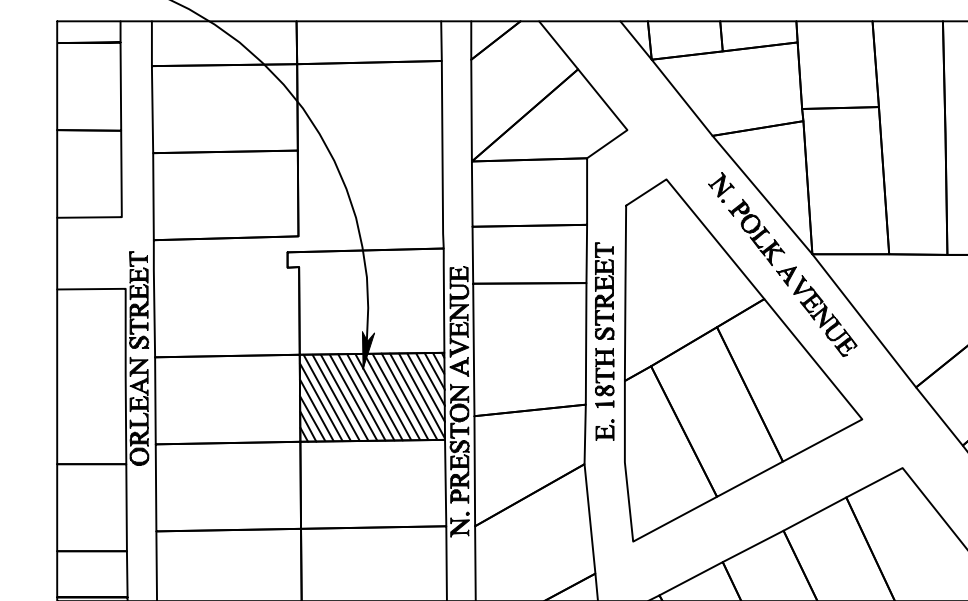


PROJECT LOCATION



VICINITY MAP  
N.T.S.

METES 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 as Lot 56, Block 7 of the unrecorded Halle 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:

**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 west 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;

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

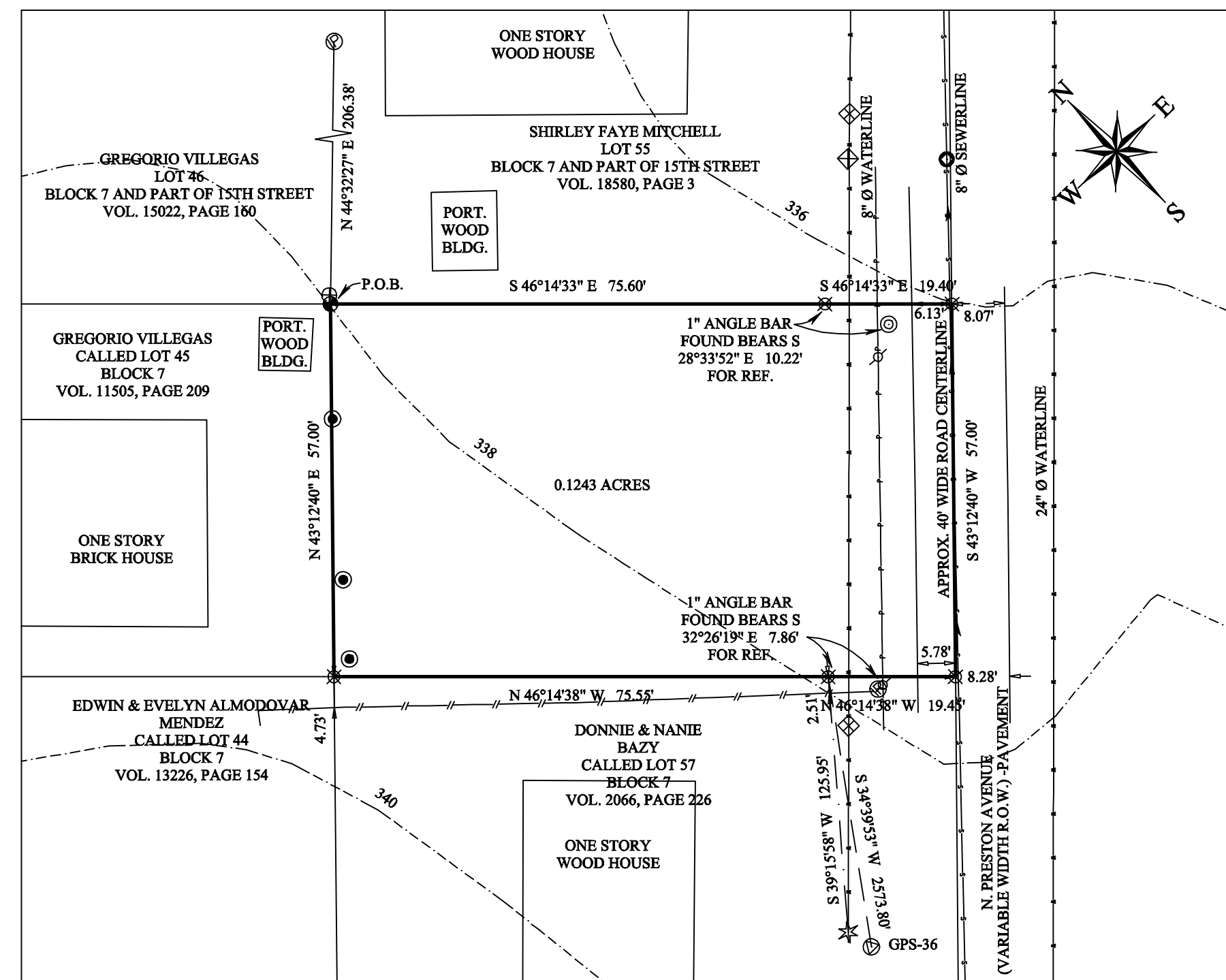
South 46°14'33" East, a distance of 19.40 feet to a point for corner for the calculated east corner of this tract, in the approximate centerline of North Preston Avenue (Variable Width R.O.W.);

**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.;

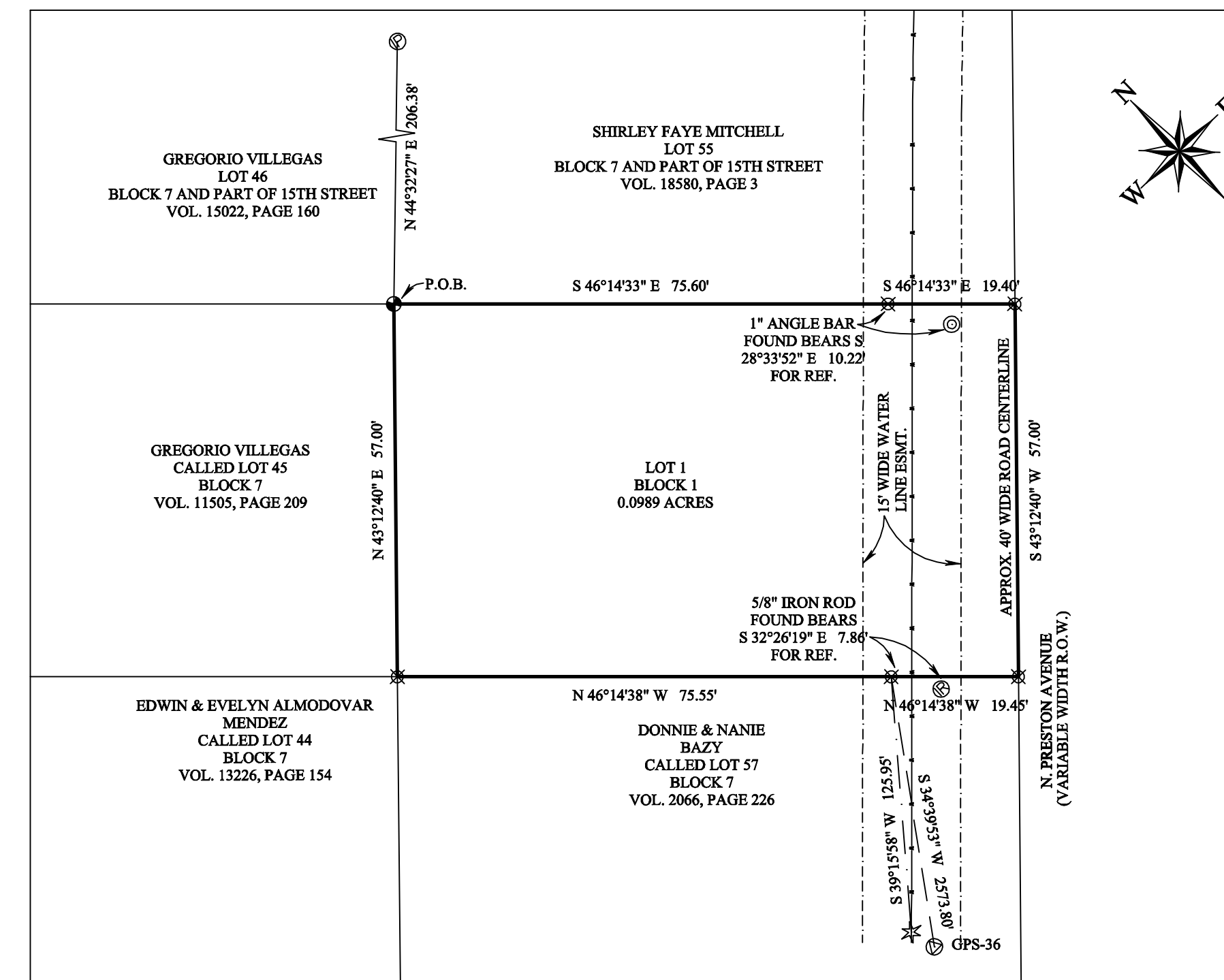
**THENCE** along the common line between this tract and said Bazy tract, for the following calls:  
North 46°14'38" West, a distance of 19.45 feet to a 1/2" iron rod with pink plastic cap marked "RPLS 6132 - ATM SURV" set for a point in the southwest line of this tract, from which a 5/8" iron rod found bears S 32°26'19" E, a distance of 7.86 feet for reference;

North 46°14'38" West, a distance of 75.55 feet to a 1/2" iron rod with pink plastic cap marked "RPLS 6132 - 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** 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.



PRELIMINARY PLAN



FINAL PLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Efrain Duran Garcia, member of MY ANGEL CLEAN PROPERTY SERVICE LLC, 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 18671, Page 266 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.

Owner: \_\_\_\_\_

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: \_\_\_\_\_

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

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 purpose stated. Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_. Notary Public, Brazos County, Texas:

Notary Public, Brazos County, 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**

— SUBTRACT PROPERTY LINE	□ WATER METER
- - - ADDING PROPERTY LINE	○ FIRE HYDRANT
--- PUBLIC UTILITY EASEMENT	□ ELECTRIC METER
- - - PLATTED BUILDING LINE	○ POWER POLE
--- SEWER LINE	□ GAS METER
--- WATER LINE	○ SEWER CLEANOUT
--- STORM SEWER LINE	○ SEWER MANHOLE

① 1/2" IRON ROD WITH PINK PLASTIC CAP MARKED UNREADABLE  
② 1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED UNREADABLE  
③ 2" IRON PIPE FOUND  
④ 1" ANGLE BAR FOUND  
⑤ 5/8" IRON ROD FOUND

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" and 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. 48041C01851 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, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.  
6) Zoned: Residential District- 5000 (RD-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 maintenance of these areas.

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

SCALE: 1"= 20'  
OCTOBER, 2023  
OWNER/DEVELOPER: Adam Wallace, RPLS 6132  
MY ANGEL CLEAN PROPERTY SERVICE LLC  
1403 Lemon Tree  
4677 ROCK PRAIRIE RD  
COLLEGE STATION, TX 77845  
ATM Surveying  
1403 Lemon Tree  
College Station TX 77840  
(979) 209-9291