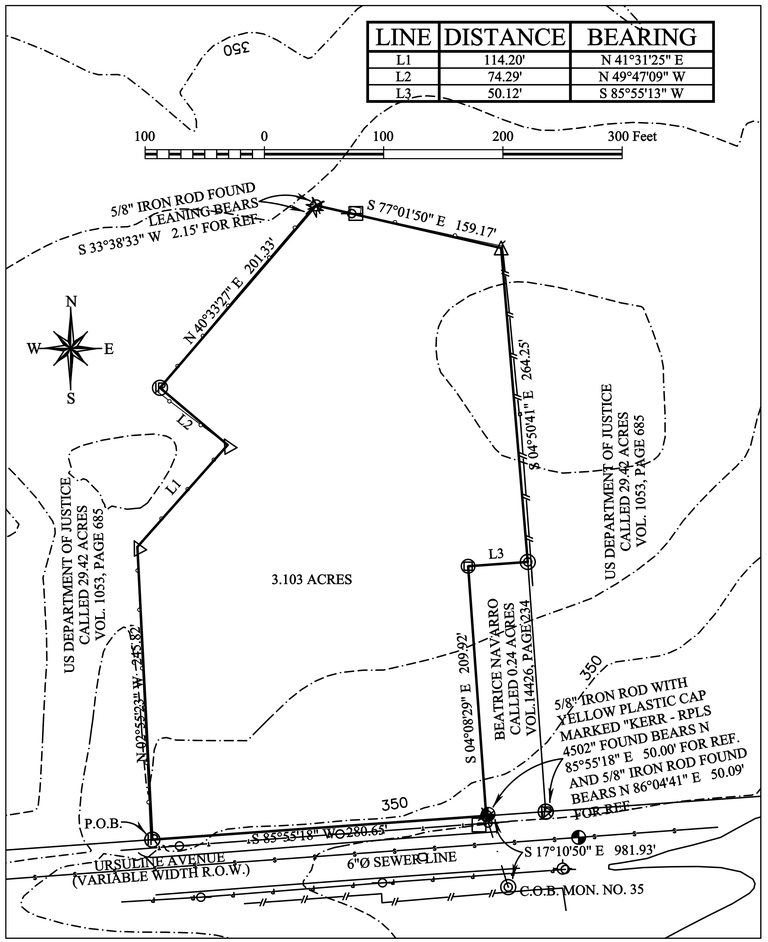
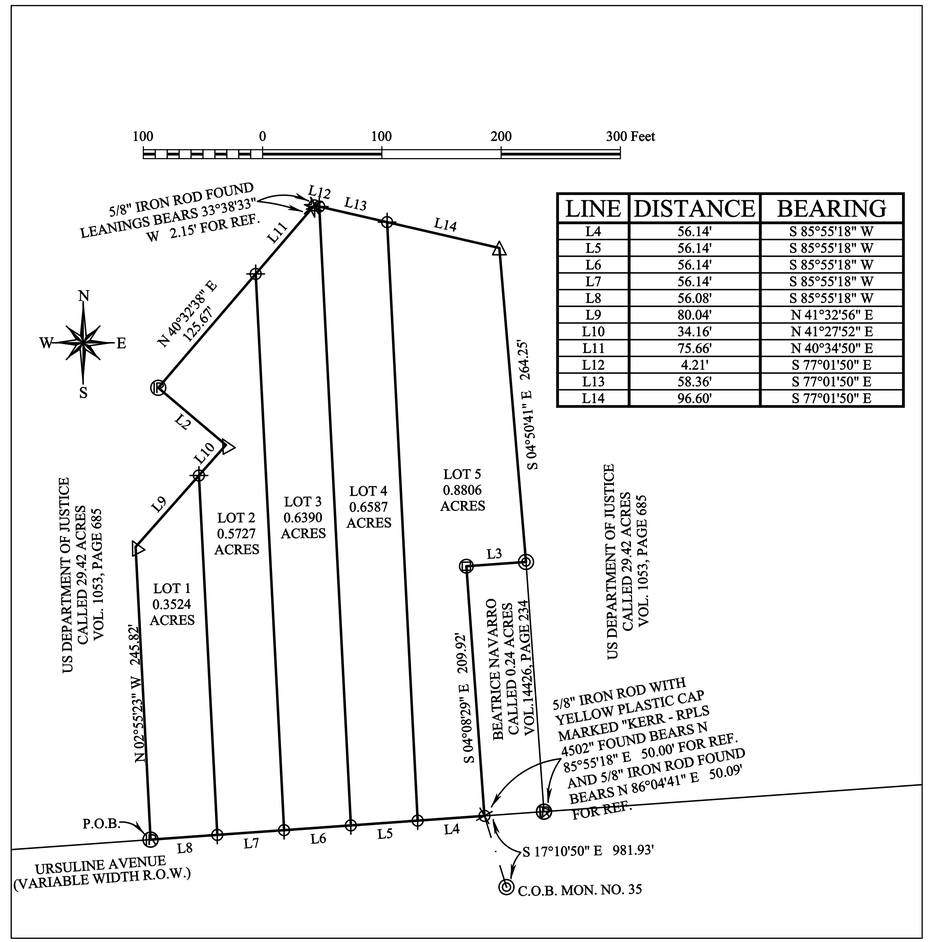
LINE	DISTANCE	BEARING
L1	114.20'	N 41°31'25" E
L2	74.29'	N 49°47'09" W
L3	50.12'	S 85°55'13" W

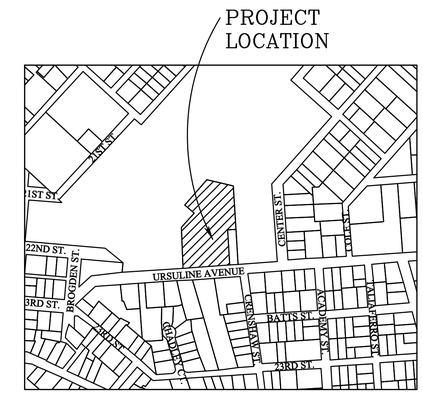


PRELIMINARY PLAN

LINE	DISTANCE	BEARING
L4	56.14'	S 85°55'18" W
L5	56.14'	S 85°55'18" W
L6	56.14'	S 85°55'18" W
L7	56.14'	S 85°55'18" W
L8	56.08'	S 85°55'18" W
L9	80.04'	N 41°32'56" E
L10	34.16'	N 41°27'52" E
L11	75.66'	N 40°34'50" E
L12	4.21'	S 77°01'50" E
L13	58.36'	S 77°01'50" E
L14	96.60'	S 77°01'50" E



FINAL PLAT



VICINITY MAP

N.T.S.

METES AND BOUNDS DESCRIPTION

Being a tract of land containing 3.103 acres in the John Austin League No. 8, A-2, in the City of Bryan, Brazos County, Texas, being the same tract, as recorded in Vol. 20337, Page 172, 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" iron rod, 1/2" iron pipe and metal leaf spring found and referred to the previously recorded deed, and as surveyed on the ground on February 12th of 2026. This description is also referred to the plat prepared by ATM Surveying, Project No. 2026-08007, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for the southwest corner of this tract, also being a point in the north right-of-way line of Ursuline Avenue (Variable Width R.O.W.), also being a southeast corner of the US Department of Justice called 29.42 acre tract, as recorded in Vol. 1053, Page 685 of the B.C.O.R.;

THENCE along the common line between this tract and said 29.42 acre tract, for the following calls:

North 2°55'23" West, a distance of 245.82 feet to a nail found in concrete for a bend in this tract;

North 41°31'25" East, a distance of 114.20 feet to a nail found in concrete for a bend in this tract;

North 49°47'09" West, a distance of 74.29 feet to a 5/8" iron rod found for a west corner of this tract;

North 40°33'27" East, a distance of 201.33 feet to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" set for a north corner of this tract, from which a 5/8" iron rod found leaning bears S 33°38'33" W, a distance of 2.15 feet for reference;

South 77°01'50" East, a distance of 159.17 feet to a 60D nail found for a northeast corner of this tract;

South 4°50'41" East, a distance of 264.25 feet to a 5/8" iron rod found in concrete for a southeast corner of this tract, also being the northeast corner of the Beatrice Navarro called 0.24 acre tract, as recorded in Vol. 14426, Page 234 of the B.C.O.R.;

THENCE along the common line between this tract and said 29.42 acre tract, for the following calls:

South 85°55'13" West, a distance of 50.12 feet to a 1/2" iron rod with yellow plastic cap marked "2972" found in concrete for a bend in this tract;

South 4°08'29" East, a distance of 209.92 feet to a 1/2" iron rod with yellow plastic cap marked "ATM SURVEY" set for the southeast corner of this tract, also being a point in the north right-of-way line of Ursuline Avenue, from which a 5/8" iron rod with yellow plastic cap marked "KERR - RPLS 4502" found bears N 85°55'18" E, a distance 50.00 feet for reference, also from which a 5/8" iron rod found bears N 86°04'41" E, a distance of 50.09 feet for reference;

THENCE South 85°55'18" West, a distance of 280.65 feet along the common line between this tract and said Ursuline Avenue to the **PLACE OF BEGINNING** containing 3.103 acres

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, JOSE LUIS OLVERA JR. & STEPHANIE CASTILLO ZAMARRIPA, the owners and developers 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 20337, Page 172 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:_____
JOSE LUIS OLVERA JR.

Owner:_____
STEPHANIE CASTILLO ZAMARRIPA

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

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

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, _____, County Clerk in and for said County, do hereby certify 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

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 monumentis 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
- UTILITY EASEMENT
- ORDINANCE BUILDING LINE(B.L.)
- RESTRICTIONS BUILDING LINE(B.L.)
- ELECTRICAL LINE
- WOOD FENCE

METAL LEAF SPRING FOUND
1/2" IRON ROD WITH PINK PLASTIC CAP MARKED "TICE ENG. 101094027" FOUND
1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED "RPLS 5745" FOUND
1/2" IRON ROD W/ BLUE PLASTIC CAP MARKED "OPFOST - RPLS 6132" SET
1/2" IRON ROD W/ PINK PLASTIC CAP MARKED "ATM SURVEY" SET
CALCULATED CORNER 5/8" IRON RODS FOUND
1/2" IRON PIPE FOUND COVERED CONC.

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" iron rod, 1/2" iron pipe and metal leaf spring found and referred to on the unrecorded plat.
2). Drawing Scale is 1"=100'
3). Drawn by: Adam Wallace
4). Said tract does not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041C0215F effective date, 04-02-2014
5). All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
6). Property's current zoning district is Residential District - 5000 (RD-5)
7). Access will not be granted to N. Preston Avenue.
8). 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.

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
LOTS 1-5
OAKTREE SUBDIVISION
BEING A FINAL PLAT OF
3.12 ACRES
JOHN AUSTIN LEAGUE NO. 8, A-2
VOL. 20337, PAGE 172
Bryan, Brazos County, Texas

MARCH, 2026

SCALE: 1"= 100'

OWNER/DEVELOPER:
JOSE LUIS OLVERA JR &
STEPHANIE CASTILLO ZAMARRIPA
19115 SHAY LANE
HUMBLE, TX 77346

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

File name: 26-08007-URSULINE AVE-1120--REPLAT.DWG
Plot date: 02/12/25