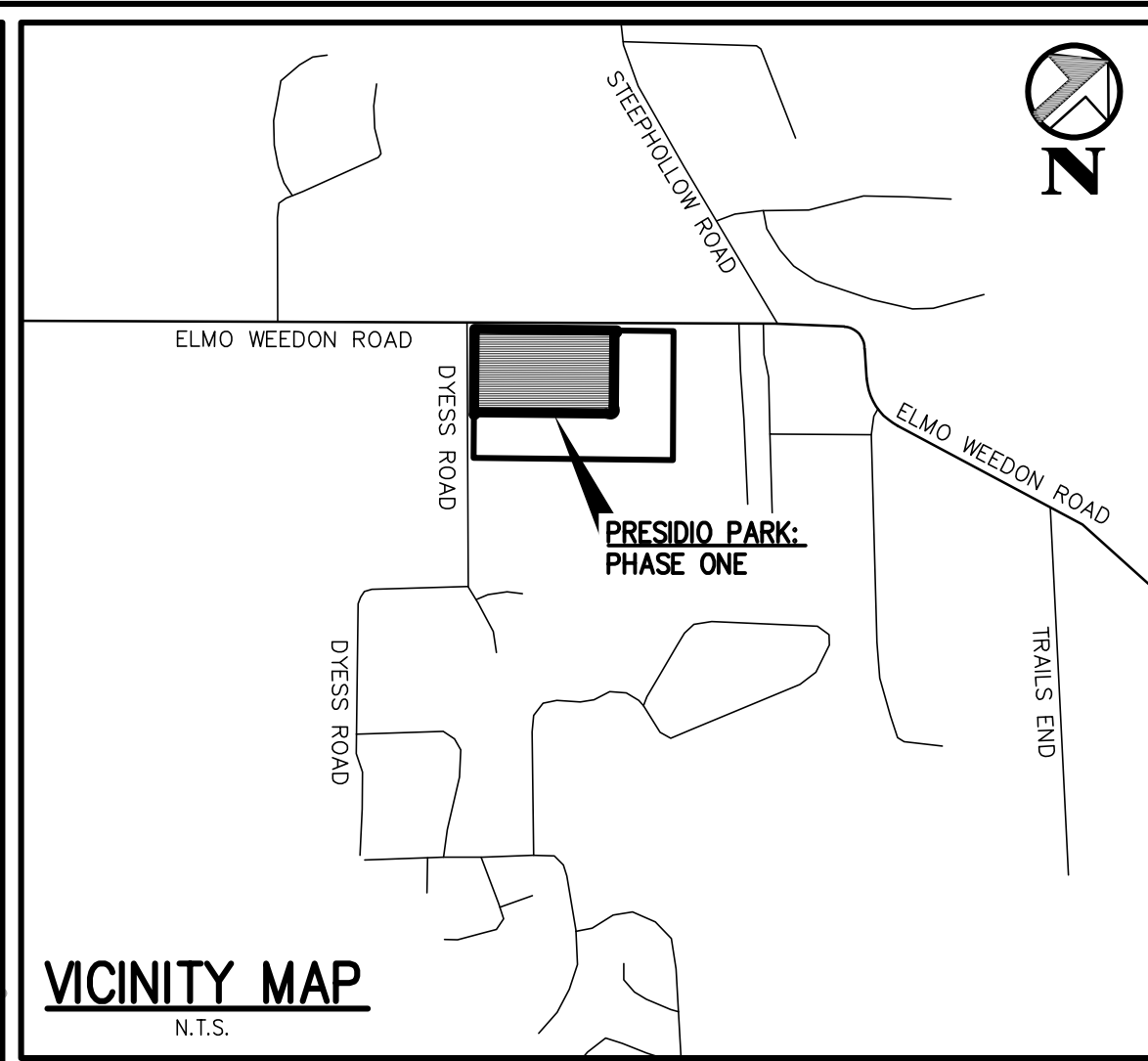
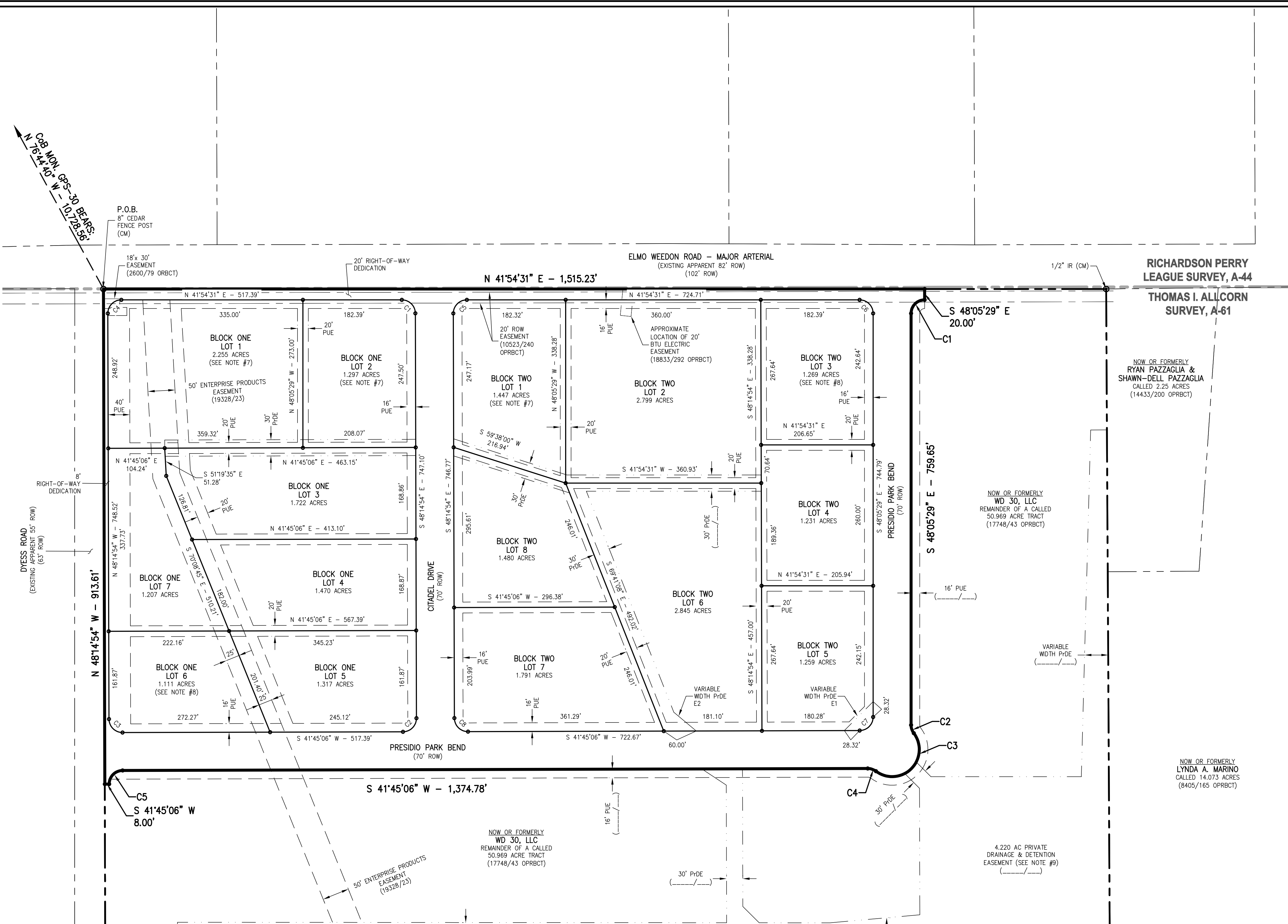


ABBREVIATIONS & LINE LEGEND

- EXISTING PROPERTY LINE
- EXISTING SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- EXISTING OR NEW UTILITY EASEMENT
- EXISTING OR NEW ACCESS EASEMENT
- EXISTING OR NEW DRAINAGE EASEMENT
- 100-YEAR FLOODPLAIN
- PUE PUBLIC UTILITY EASEMENT
- PAE PRIVATE ACCESS EASEMENT
- PyDE PRIVATE DRAINAGE EASEMENT
- IRF IRON ROD FOUND
- VOL VOLUME
- PG PAGE
- ROW RIGHT-OF-WAY
- DRBCT DEED RECORDS OF BRAZOS COUNTY, TEXAS
- ORBCT OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
- OPRBCT OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
- 123/456 VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
- (CM) CONTROLLING MONUMENT - FOUND & USED TO ESTABLISH PROPERTY LINES



DRIVEWAY CULVERT TABLE

BLOCK	LOT	CULVERT SIZE	ROADWAY FRONTAGE
BLOCK 1	1*	24"	DYESS ROAD
	2*	18"	CITADEL DRIVE
	3	24"	CITADEL DRIVE
	4	18"	CITADEL DRIVE
	5	18"	CITADEL DRIVE
BLOCK 2	1*	18"	CITADEL DRIVE
	2	18"	ELMO WEEDON ROAD
	3*	18"	PRESIDIO PARK BEND
	4	24"	PRESIDIO PARK BEND
	5	30"	PRESIDIO PARK BEND (NE)
	6	24"	PRESIDIO PARK BEND (SE)
	7	18"	CITADEL DRIVE
	8	2-24"	PRESIDIO PARK BEND

EXTERIOR CURVE DATA

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.27'	90°00'00"	S 3°05'29" E	35.36'
C2	25.00'	16.15'	37°00'08"	S 66°35'33" E	15.87'
C3	50.00'	143.05'	163°55'26"	S 3°07'54" E	99.02'
C4	25.00'	16.18'	37°04'43"	S 60°17'27" W	15.90'
C5	25.00'	39.27'	90°00'00"	S 3°14'54" E	35.36'

INTERIOR CURVE DATA

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.20'	89°50'34"	N 86°49'49" E	35.31'
C2	25.00'	39.27'	90°00'00"	S 3°14'54" E	35.36'
C3	25.00'	39.27'	90°00'00"	S 86°45'06" W	35.36'
C4	25.00'	39.34'	90°09'26"	N 3°10'11" W	35.40'
C5	25.00'	39.34'	90°09'26"	N 3°10'11" W	35.40'
C6	25.00'	39.27'	90°00'00"	N 86°54'31" E	35.36'
C7	25.00'	39.20'	89°50'34"	S 3°10'11" E	35.31'
C8	25.00'	39.27'	90°00'00"	S 86°45'06" W	35.36'

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E1	N 3°10'11" W	75.42'
E2	S 81°42'47" W	54.00'

CERTIFICATION OF THE ENGINEER
 I, RABON A. METCALF, PE (NO. 88583), REGISTERED ENGINEER, CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE IMPROVEMENTS DESCRIBED HEREIN.

RABON A. METCALF, PE NO. 88583

CERTIFICATION OF THE SURVEYOR
 I, NATHAN PAUL KERR, REGISTERED PUBLIC LAND SURVEYOR NO. 6834, 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 THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED GEOMETRIC FORM.

NATHAN PAUL KERR, RPLS NO. 6834

KERR SURVEYING, LLC
 409 NORTH TEXAS AVENUE
 BRYAN, TEXAS 77803
 PHONE (979) 268-3195
 TBPELS FIRM No. 10018500

**A FINAL PLAT OF
 PRESIDIO PARK
 SUBDIVISION
 PHASE ONE**
 BLOCK ONE, LOTS 1 - 7 & BLOCK TWO, LOTS 1 - 8
 5.861 AC R.O.W. DEDICATION
TOTAL = 30.363 ACRES
 BEING A PORTION OF A CALLED 50.969 ACRE TRACT
 VOLUME 17748, PAGE 43 OPRBCT
 THOMAS I. ALLCORN SURVEY, ABSTRACT No. 61
 BRYAN, BRAZOS COUNTY, TEXAS
 APRIL 2026

RME Consulting Engineers

LANDOWNER INFORMATION
 WD 30, LLC
 c/o JENNIFER DUNKIN
 1578 CRESCENT POINTE PKWY, SUITE 100
 COLLEGE STATION, TX 77845
 CELL: (979) 322-5544
 EMAIL: jennifer@cedarframe.com

POST OFFICE BOX 9253
 COLLEGE STATION, TEXAS 77842
 EMAIL: civil@rmengineer.com
 OFFICE - (979) 764-0704

TEXAS FIRM REGISTRATION No. F-4695

FILENAME: 0792FP1A | SCALE: 1"=60'
 SUBMITTED DATE: 4/6/26
 REVISIONS:
 DRAWN BY: R.A.M.
 CHECKED BY: NATHAN KERR
 KERR JOB No. 22-826, 24-195
 RME CONSULTING ENGINEERS
 CLIENT NO. PROJECT NO.
334 - 0792

PLAT NOTES:

- THIS TRACT LIES WITHIN FLOOD ZONE "X" UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0250E, REVISED DATE: 05-16-2012.
- BASIS OF BEARING:** BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).
DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00011289313524 (CALCULATED USING GEDD12B).
- ALL PROPERTY CORNERS ARE MONUMENTED BY 1/2" IRON RODS, WITH CAP (KERR SURVEYING), UNLESS OTHERWISE NOTED.
- BUILDING SETBACKS WILL BE IN ACCORDANCE WITH THE BRAZOS COUNTY SUBDIVISION & DEVELOPMENT REGULATIONS.
 - FRONT SETBACK = 50' ALONG ELMO WEEDON ROAD & 25' ALONG LOCAL STREETS.
 - REAR SETBACK = 20'
 - SIDE SETBACK = 10' BETWEEN LOTS & 25' ALONG LOCAL STREETS.
- DISTANCES SHOWN ON CURVES, AND LABELED AS "C", ARE CHORD LENGTHS.
- ALL UTILITY EASEMENTS MUST BE KEPT CLEAR OF ALL BRUSH, TREES, LANDSCAPING OR PERMANENT STRUCTURES. 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.
- BLOCK ONE, LOTS 1 & 2, AND BLOCK TWO, LOT 1 MAY ONLY TAKE DIRECT ROADWAY ACCESS TO DYESS ROAD OR CITADEL DRIVE (WHICHEVER APPLIES).
- BLOCK ONE, LOT 6 AND BLOCK TWO, LOT 3 MAY ONLY TAKE DIRECT ROADWAY ACCESS TO PRESIDIO PARK BEND.
- THE DETENTION POND WILL BE CONSTRUCTED WITH PHASE ONE IMPROVEMENTS AND LOCATED IN A PRIVATE DRAINAGE EASEMENT (PDE) UNTIL PHASE TWO HAS BEEN PLATTED. MAINTENANCE OF ALL PDE AND THE DETENTION POND SHALL BE THE RESPONSIBILITY OF THE LANDOWNER WHERE THE PDE IS LOCATED.
- THIS SUBDIVISION IS LOCATED WITHIN THE BRYAN I.S.D.
- COVENANTS, CONDITIONS, AND RESTRICTIONS FOR PRESIDIO PARK SUBDIVISION WILL BE RECORDED VIA A DECLARATION IN THE BRAZOS COUNTY DEED RECORDS.
- THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY AGGELAND TITLE COMPANY, OF NO. OP-38-TX1098-13704810. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
 - ITEM 6A: PIPELINE EASEMENT TO SANTA FE PIPELINE COMPANY RECORDED IN VOLUME 287, PAGE 411 (DRBCT) DOES APPLY TO THIS TRACT AND IS SHOWN HEREON WITH LOCATION DEFINED IN VOLUME 19328, PAGE 23 (OPRBC).
 - ITEM 6B: 18'X30' EASEMENT TO GTE SOUTHWEST INCORPORATED RECORDED IN VOLUME 2600, PAGE 79 (ORBCT) DOES APPLY TO THIS TRACT AND IS SHOWN HEREON.
 - ITEM 6C: 20' RIGHT-OF-WAY EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 10523, PAGE 240 (OPRBC) DOES APPLY TO THIS TRACT AND IS SHOWN HEREON.
 - 20' BTU ELECTRIC EASEMENT (18833/292 OPRBC) DOES CROSS THIS TRACT AS SHOWN HEREON.
 - ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

BRAZOS COUNTY SUBDIVISION REGULATION NOTES:

G.1 - DEVELOPMENT NOTE:
NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE BRAZOS COUNTY FLOODPLAIN ADMINISTRATOR.

THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE (1) FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE (5) FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR TWO (2) FEET ABOVE THE BASE FLOOD ELEVATION ("BFE"), WHICHEVER IS HIGHER.

G.2 - MAILBOXES:
RURAL MAILBOXES SHALL BE SET FIVE (5) FEET FROM THE EDGE OF PAVEMENT OR BEHIND CURBS, WHEN USED. ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHT-OF-WAY SHALL MEET THE CURRENT T&OT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY BRAZOS COUNTY.

FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS, MULTI-UNIT RESIDENTIAL DEVELOPMENTS OR MANUFACTURED HOME COMMUNITIES, NEIGHBOR DELIVERY AND COLLECTION BOX UNITS ("NDCBUS"), OR COMMUNITY MAILBOXES, SHALL BE REQUIRED. IF POSSIBLE, THESE MAILBOX UNITS SHOULD BE INSTALLED ON LOW VOLUME INTERSECTING ROADWAYS OR ON PRIVATE PROPERTY. LOCATIONS FOR THE NDCBUS SHALL BE SHOWN ON THE CONSTRUCTION PLANS.

G.3 - ROADWAY CONSTRUCTION:
IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, TEXAS. SAID COMMISSIONER'S COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTION ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.

G.4 - OWNER'S RESPONSIBILITIES:
IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY THE OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

OSSE NOTES:

SANITARY SEWER SERVICE WILL BE BY ON-SITE SANITARY SEWER FACILITIES (OSSF). ALL LOTS SERVED BY OSSF MUST COMPLY WITH COUNTY AND STATE OSSE REGULATIONS. ALL OSSE CONSTRUCTION MUST HAVE AN "AUTHORIZATION TO CONSTRUCT" PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT ENSURES COMPLIANCE WITH COUNTY ORDER ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE.

- ALL LOTS SERVED BY AN ON-SITE SEWAGE FACILITY (OSSF) MUST COMPLY WITH COUNTY AND STATE MINIMUM LOT SIZING REQUIREMENTS.
- ALL OSSE CONSTRUCTION REQUIRES AN APPLICATION FORM, FEE AND PLANNING MATERIALS BE SUBMITTED FOR REVIEW AND APPROVAL BY THE BOHD AND NO OSSE CONSTRUCTION MAY OCCUR PRIOR TO THE "AUTHORIZATION TO CONSTRUCT" PERMIT BEING ISSUED BY THE BOHD. THIS PERMIT ENSURES COMPLIANCE WITH THE COUNTY ORDER ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE.
- A SITE EVALUATION IS REQUIRED FOR EACH LOT WHERE AN OSSE IS PROPOSED. THE SITE EVALUATION MUST BE PERFORMED BY A STATE LICENSED SITE EVALUATOR OR PROFESSIONAL ENGINEER WHO VISITS THE PROPERTY AND CONDUCTS THE ANALYSIS REQUIRED IN SECTION §285.30. AND PRODUCES THE SITE DRAWING REQUIRED BY §285.5(A).
- NO OSSE DISPOSAL FIELD IS TO ENCRUCH ON THE 100' OR 150'-FEET SANITARY ZONE OF PRIVATE WATER WELLS OR PUBLIC WATER WELLS RESPECTIVELY. THE REQUIRED SANITARY ZONE MUST BE CLEARLY DELINEATED AROUND ALL EXISTING PRIVATE OR PUBLIC WELLS LOCATED ON THE SUBDIVISION PLAT OR WELLS LOCATED WITHIN 150 FEET OF A SUBDIVISION BOUNDARY ON ADJACENT PROPERTIES.
- NO OSSE TANK OR DISPOSAL FIELD MAY ENCRUCH ON THE SEPARATION DISTANCE TO SURFACE WATERS INCLUDING STREAMS, PONDS, LAKES, RIVERS, CREEKS, OR ANY OTHER SETBACK FEATURES INDICATED IN 30 TEXAS ADMINISTRATIVE CODE CHAPTER §285.91. (10) TABLE X.
- NO OSSE TREATMENT, DISTRIBUTION AND COLLECTION LINES, OR DISPOSAL FIELD MAY ENCRUCH INTO A PUBLIC UTILITY EASEMENTS (PIUE). ENCRUCHMENT INTO ANY UNDERGROUND OR OVERHEAD PIPELINE OR UTILITY EASEMENT WILL NOT BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF ALL EASEMENT HOLDERS. ALL UNDERGROUND AND OVERHEAD EASEMENTS MUST BE CLEARLY DELINEATED ON THE SUBDIVISION PLAT.
- AREAS OF GROUND WITH >30 PERCENT SLOPE ARE NOT SUITABLE FOR INSTALLATION OF OSSE TANKS OR DISPOSAL FIELDS (>15 PERCENT SLOPE FOR SURFACE APPLICATION). 30 TEXAS ADMINISTRATIVE CODE §285.4.(C) REVIEW OF SUBDIVISION PLANS SPECIFICS SUBDIVISION PLANNING MATERIALS (1) MUST INCLUDE INFORMATION ON (B) TOPOGRAPHY, (C) FLOODPLAIN, AND (G) SURFACE DRAINAGE. AREAS OF UNSUITABLE SLOPE, AREAS WITHIN SFHA ZONES A (FLOODPLAIN) OR COMPLEX DRAINAGE FEATURES AND DRAINAGE EASEMENTS SHOULD BE INDICATED ON THE SUBDIVISION PLAT FOR ANY PROPOSED LOTS WHERE THESE CONDITIONS EXIST AND MAY INTERFERE WITH CONSTRUCTION OF AN OSSE.

**FIELD NOTES DESCRIPTION
OF A
30.363 ACRE TRACT
THOMAS I. ALLCORN SURVEY, ABSTRACT 61
BRAZOS COUNTY, TEXAS**

A FIELD NOTES DESCRIPTION OF A 30.363 ACRE TRACT IN THE THOMAS I. ALLCORN SURVEY, ABSTRACT 61, IN BRAZOS COUNTY, TEXAS, BEING A PORTION OF A CALLED 50.969 ACRE TRACT OF LAND DESCRIBED IN A DEED TO WD 30, LLC RECORDED IN VOLUME 17748, PAGE 43 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBC); SAID 30.363 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN 8 INCH CEDAR FENCE POST FOUND ON THE SOUTHEAST MARGIN OF ELMO WEEDON ROAD (RIGHT-OF-WAY APPEARS TO BE PRESCRIPTIVE IN NATURE) AND THE NORTHEAST MARGIN OF DYESS ROAD (RIGHT-OF-WAY APPEARS TO BE PRESCRIPTIVE IN NATURE), FOR THE WEST CORNER OF SAID 50.969 ACRES AND THE WEST CORNER HEREOF, FROM WHICH CITY OF BRYAN MONUMENT GPS-30 BEARS N 76° 44' 40" W, A DISTANCE OF 10,728.56 FEET;

THENCE, ALONG THE SOUTHEAST MARGIN OF ELMO WEEDON ROAD AND WITH THE NORTHWEST LINE OF SAID 50.969 ACRES, N 41° 54' 31" E A DISTANCE OF 1,515.23 FEET TO A POINT ON SAID SOUTHEAST MARGIN OF ELMO WEEDON ROAD AND THE NORTHWEST LINE OF SAID 50.969 ACRES;

THENCE, SEVERING SAID 50.969 ACRES FOR THE FOLLOWING NINE (9) COURSES AND DISTANCES:

- S 48° 05' 29" E A DISTANCE OF 20.00 FEET;
- WITH A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, A DELTA ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS S 03° 05' 29" E A DISTANCE OF 35.36 FEET;
- S 48° 05' 29" E A DISTANCE OF 759.65 FEET;
- WITH A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 16.15 FEET, A DELTA ANGLE OF 37° 04' 08", AND A CHORD WHICH BEARS S 66° 35' 33" E A DISTANCE OF 15.87 FEET;
- WITH A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 143.05 FEET, A DELTA ANGLE OF 163° 55' 26", AND A CHORD WHICH BEARS S 03° 07' 54" E A DISTANCE OF 99.02 FEET;
- WITH A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 16.18 FEET, A DELTA ANGLE OF 37° 04' 43", AND A CHORD WHICH BEARS S 60° 17' 27" W A DISTANCE OF 15.90 FEET;
- S 41° 45' 06" W A DISTANCE OF 1,374.78 FEET;
- WITH A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, A DELTA ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS S 03° 14' 54" E A DISTANCE OF 35.36 FEET;
- S 41° 45' 06" W A DISTANCE OF 8.00 FEET TO A POINT ON SAID NORTHEAST MARGIN OF DYESS ROAD;

THENCE, ALONG THE NORTHEAST MARGIN OF DYESS ROAD AND WITH THE SOUTHWEST LINE OF SAID 50.969 ACRES, N 48° 14' 54" W A DISTANCE OF 913.61 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 30.363 ACRES OF LAND, MORE OR LESS, SURVEYED ON THE GROUND OCTOBER 2022 UNDER MY SUPERVISION.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE), _____, THE OWNER(S) AND DEVELOPER(S) OF THE LAND SHOWN ON THIS PLAT, BEING (PART OF) THE TRACT OF LAND AS CONVEYED TO ME (US, IT) IN THE DEEDS RECORDS OF BRAZOS COUNTY IN VOLUME 17748, PAGE 43, 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 HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

OWNER

OWNER

STATE OF TEXAS

COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20_____

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

APPROVAL OF THE CITY PLANNER

I, THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING & 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

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 PLANNING & ZONING COMMISSION

I, _____, CHAIRMAN OF THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN ON THE ___DAY OF _____, 20___ AND SAME WAS DULY APPROVED ON THE ___DAY _____, 20___ BY SAID COMMISSION.

CHAIRMAN, PLANNING & ZONING COMMISSION,
BRYAN, TEXAS

APPROVAL BY BRAZOS COUNTY COMMISSIONER'S COURT



THE SUBDIVISION PLAT WAS DULY APPROVED BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, TEXAS, AS THE FINAL PLAT OF SUCH SUBDIVISION ON THE _____, DAY OF _____, 20_____.

COUNTY JUDGE, BRAZOS COUNTY, TEXAS

CERTIFICATE OF THE COUNTY CLERK



COUNTY CLERK
BRAZOS COUNTY, TEXAS

 KERR SURVEYING, LLC 409 NORTH TEXAS AVENUE BRYAN, TEXAS 77803 PHONE (979) 268-3195 TBPELS FIRM No. 10018500	
A FINAL PLAT OF PRESIDIO PARK SUBDIVISION PHASE ONE BLOCK ONE, LOTS 1 - 7 & BLOCK TWO, LOTS 1 - 8 5.861 AC R.O.W. DEDICATION TOTAL = 30.363 ACRES BEING A PORTION OF A CALLED 50.969 ACRE TRACT VOLUME 17748, PAGE 43 OPRBCT THOMAS I. ALLCORN SURVEY, ABSTRACT No. 61 BRYAN, BRAZOS COUNTY, TEXAS APRIL 2026	
	LANDOWNER INFORMATION WD 30, LLC c/o JENNIFER DUNKIN 1578 CRESCENT POINTE PKWY, SUITE 100 COLLEGE STATION, TX 77845 CELL: (979) 922-5544 EMAIL: jennifer@cedarframe.com
POST OFFICE BOX 9253 COLLEGE STATION, TEXAS 77842 EMAIL: civil@rmengineer.com OFFICE - (979) 764-0704	
TEXAS FIRM REGISTRATION No. F-4695	
SHEET 2 OF 2	
RME CONSULTING ENGINEERS CLIENT NO. PROJECT NO. 334 - 0792	