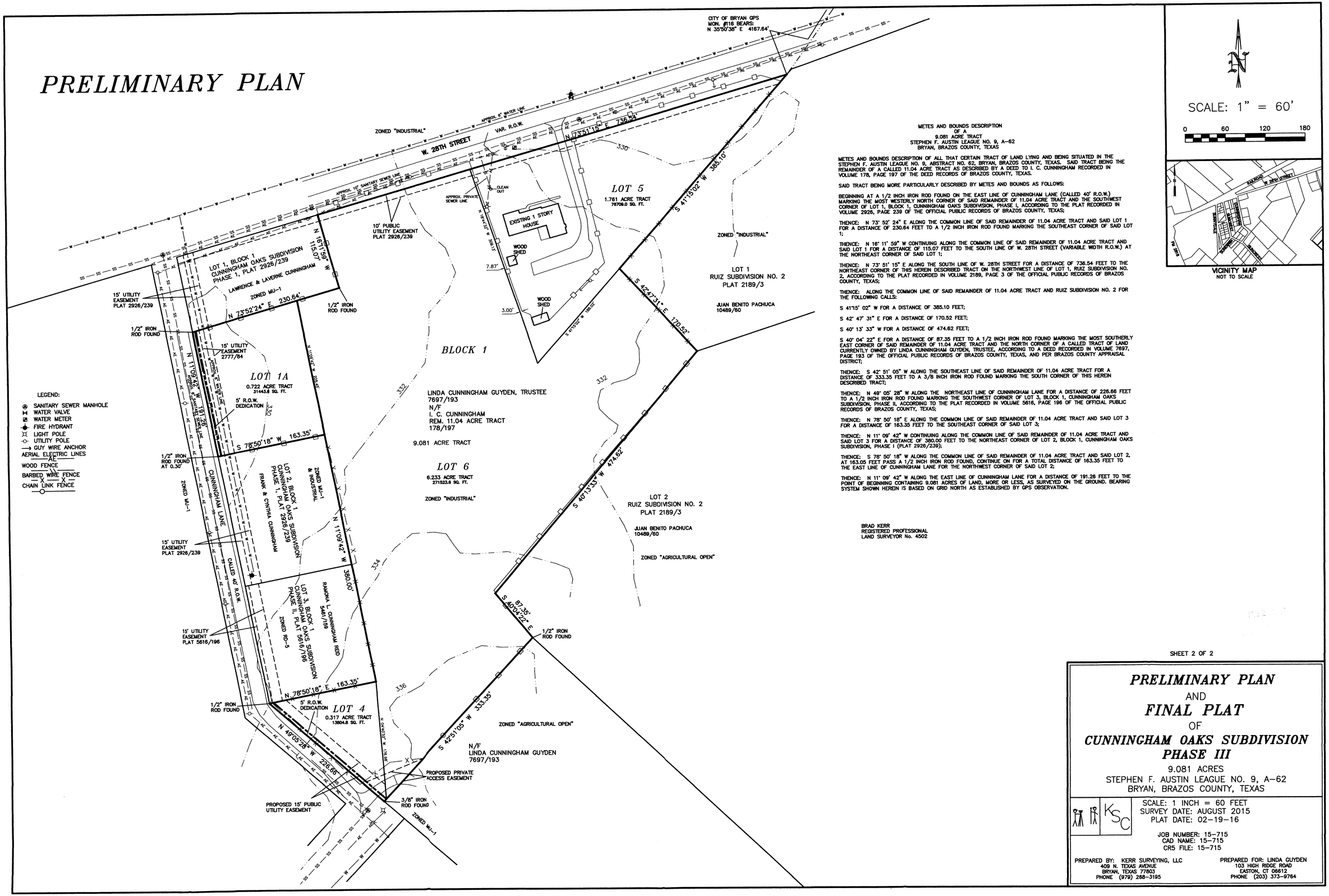
PRELIMINARY PLAN



LEGEND:

- SANITARY SEWER MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- LIGHT POLE
- UTILITY POLE
- GUY WIRE ANCHOR
- AERIAL ELECTRIC LINES
- WOOD FENCE
- BARBED WIRE FENCE
- CHAIN LINK FENCE

SCALE: 1" = 60'

0 60 120 180

VICINITY MAP
NOT TO SCALE

METES AND BOUNDS DESCRIPTION
OF A
9.081 ACRE TRACT
STEPHEN F. AUSTIN LEAGUE NO. 9, A-62
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE NO. 9, ABSTRACT NO. 62, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE REMAINDER OF A CALLED 11.04 ACRE TRACT AS DESCRIBED BY A DEED TO I. C. CUNNINGHAM RECORDED IN VOLUME 178, PAGE 197 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE EAST LINE OF CUNNINGHAM LANE (CALLED 40' R.O.W.) MARKING THE MOST WESTERLY NORTH CORNER OF SAID REMAINDER OF 11.04 ACRE TRACT AND THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, CUNNINGHAM OAKS SUBDIVISION, PHASE I, ACCORDING TO THE PLAT RECORDED IN VOLUME 2926, PAGE 239 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 73° 52' 24" E ALONG THE COMMON LINE OF SAID REMAINDER OF 11.04 ACRE TRACT AND SAID LOT 1 FOR A DISTANCE OF 230.64 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE: N 16° 11' 59" W CONTINUING ALONG THE COMMON LINE OF SAID REMAINDER OF 11.04 ACRE TRACT AND SAID LOT 1 FOR A DISTANCE OF 115.07 FEET TO THE SOUTH LINE OF W. 28TH STREET (VARIABLE WIDTH R.O.W.) AT THE NORTHEAST CORNER OF SAID LOT 1;

THENCE: N 73° 51' 15" E ALONG THE SOUTH LINE OF W. 28TH STREET FOR A DISTANCE OF 736.54 FEET TO THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT ON THE NORTHWEST LINE OF LOT 1, RUIZ SUBDIVISION NO. 2, ACCORDING TO THE PLAT RECORDED IN VOLUME 2189, PAGE 3 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 11.04 ACRE TRACT AND RUIZ SUBDIVISION NO. 2 FOR THE FOLLOWING CALLS:

S 41°15' 02" W FOR A DISTANCE OF 385.10 FEET;

S 42° 47' 31" E FOR A DISTANCE OF 170.52 FEET;

S 40° 13' 33" W FOR A DISTANCE OF 474.62 FEET;

S 40° 04' 22" E FOR A DISTANCE OF 87.35 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE MOST SOUTHERLY EAST CORNER OF SAID REMAINDER OF 11.04 ACRE TRACT AND THE NORTH CORNER OF A CALLED TRACT OF LAND CURRENTLY OWNED BY LINDA CUNNINGHAM GUYDEN, TRUSTEE, ACCORDING TO A DEED RECORDED IN VOLUME 7697, PAGE 193 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND PER BRAZOS COUNTY APPRAISAL DISTRICT;

THENCE: S 42° 51' 05" W ALONG THE SOUTHEAST LINE OF SAID REMAINDER OF 11.04 ACRE TRACT FOR A DISTANCE OF 333.35 FEET TO A 3/8 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 49° 05' 28" W ALONG THE NORTHEAST LINE OF CUNNINGHAM LANE FOR A DISTANCE OF 225.66 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF LOT 3, BLOCK 1, CUNNINGHAM OAKS SUBDIVISION, PHASE II, ACCORDING TO THE PLAT RECORDED IN VOLUME 5616, PAGE 196 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 78° 50' 18" E ALONG THE COMMON LINE OF SAID REMAINDER OF 11.04 ACRE TRACT AND SAID LOT 3 FOR A DISTANCE OF 163.35 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3;

THENCE: N 11° 09' 42" W CONTINUING ALONG THE COMMON LINE OF SAID REMAINDER OF 11.04 ACRE TRACT AND SAID LOT 3 FOR A DISTANCE OF 380.00 FEET TO THE NORTHEAST CORNER OF LOT 2, BLOCK 1, CUNNINGHAM OAKS SUBDIVISION, PHASE I (PLAT 2926/239);

THENCE: N 78° 50' 18" E ALONG THE COMMON LINE OF SAID REMAINDER OF 11.04 ACRE TRACT AND SAID LOT 2, AT 163.05 FEET PASS A 1/2 INCH IRON ROD FOUND, CONTINUE ON FOR A TOTAL DISTANCE OF 163.35 FEET TO THE EAST LINE OF CUNNINGHAM LANE FOR THE NORTHWEST CORNER OF SAID LOT 2;

THENCE: N 11° 09' 42" W ALONG THE EAST LINE OF CUNNINGHAM LANE FOR A DISTANCE OF 191.26 FEET TO THE POINT OF BEGINNING CONTAINING 9.081 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED BY GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

PRELIMINARY PLAN
AND
FINAL PLAT
OF
CUNNINGHAM OAKS SUBDIVISION PHASE III

9.081 ACRES
STEPHEN F. AUSTIN LEAGUE NO. 9, A-62
BRYAN, BRAZOS COUNTY, TEXAS

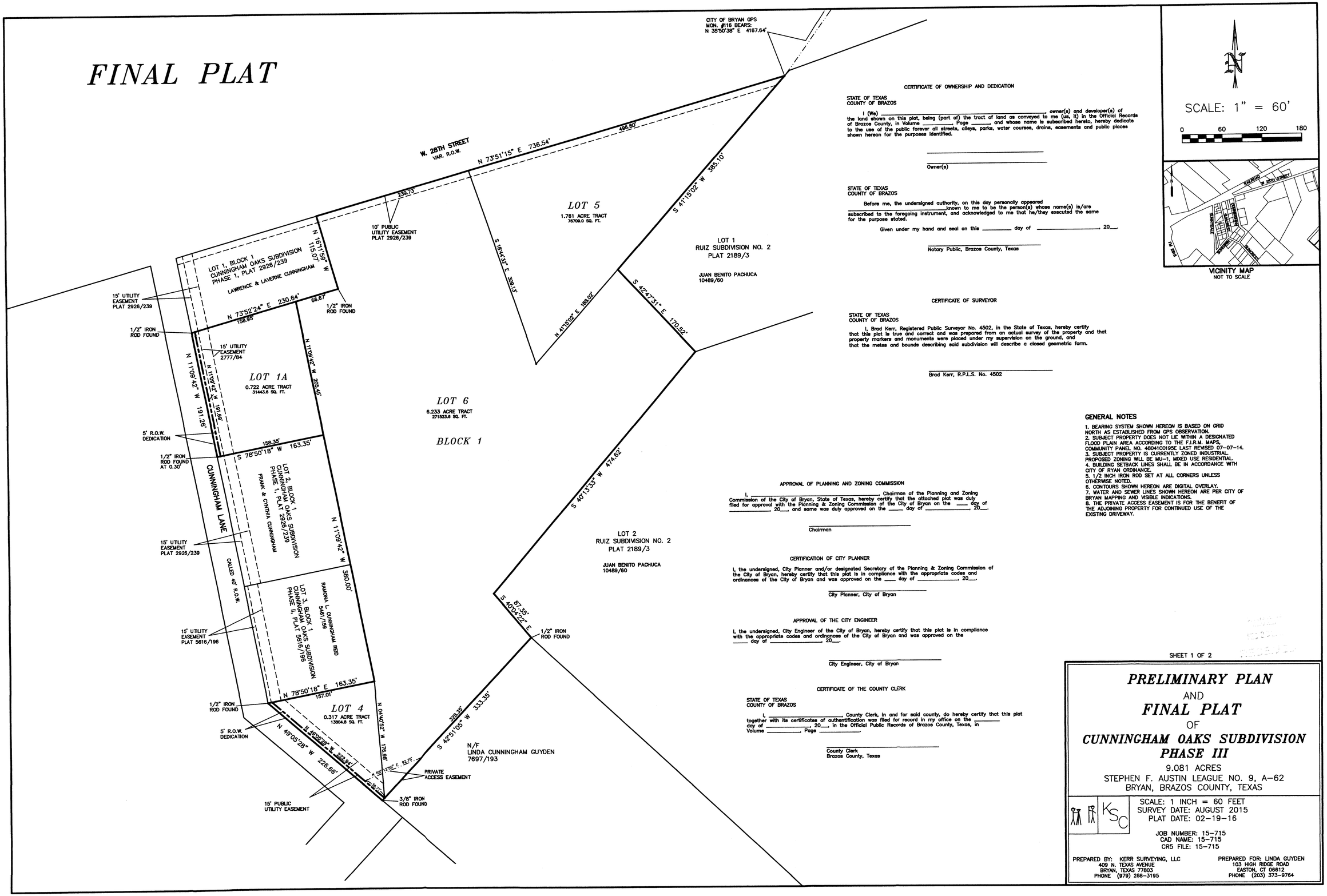
SCALE: 1 INCH = 60 FEET
SURVEY DATE: AUGUST 2015
PLAT DATE: 02-19-16

JOB NUMBER: 15-715
CAD NAME: 15-715
CR5 FILE: 15-715

PREPARED BY: KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195

PREPARED FOR: LINDA GUYDEN
103 HIGH RIDGE ROAD
EASTON, CT 06612
PHONE (203) 373-9764

FINAL PLAT



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We) _____ 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 Official Records of Brazos County, in Volume _____ Page _____, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

_____
Owner(s)

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/they executed the same for the purpose stated.

Given under my hand and seal on this _____ day of _____, 20___.

_____
Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4502, 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.

_____
Brad Kerr, R.P.L.S. No. 4502

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and 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 of _____, 20___.

_____
Chairman

CERTIFICATION OF 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, City of Bryan

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, City of Bryan

CERTIFICATE OF 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 authentification was filed for record in my office on the _____ day of _____ 20___, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

_____
County Clerk
Brazos County, Texas

SCALE: 1" = 60'

0 60 120 180

VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0195E LAST REVISED 07-07-14.
3. SUBJECT PROPERTY IS CURRENTLY ZONED INDUSTRIAL. PROPOSED ZONING WILL BE MU-1, MIXED USE RESIDENTIAL.
4. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF RYAN ORDINANCE.
5. 1/2 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
6. CONTOURS SHOWN HEREON ARE DIGITAL OVERLAY.
7. WATER AND SEWER LINES SHOWN HEREON ARE PER CITY OF BRYAN MAPPING AND VISIBLE INDICATIONS.
8. THE PRIVATE ACCESS EASEMENT IS FOR THE BENEFIT OF THE ADJOINING PROPERTY FOR CONTINUED USE OF THE EXISTING DRIVEWAY.

SHEET 1 OF 2

PRELIMINARY PLAN
AND
FINAL PLAT
OF
CUNNINGHAM OAKS SUBDIVISION PHASE III
9.081 ACRES
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