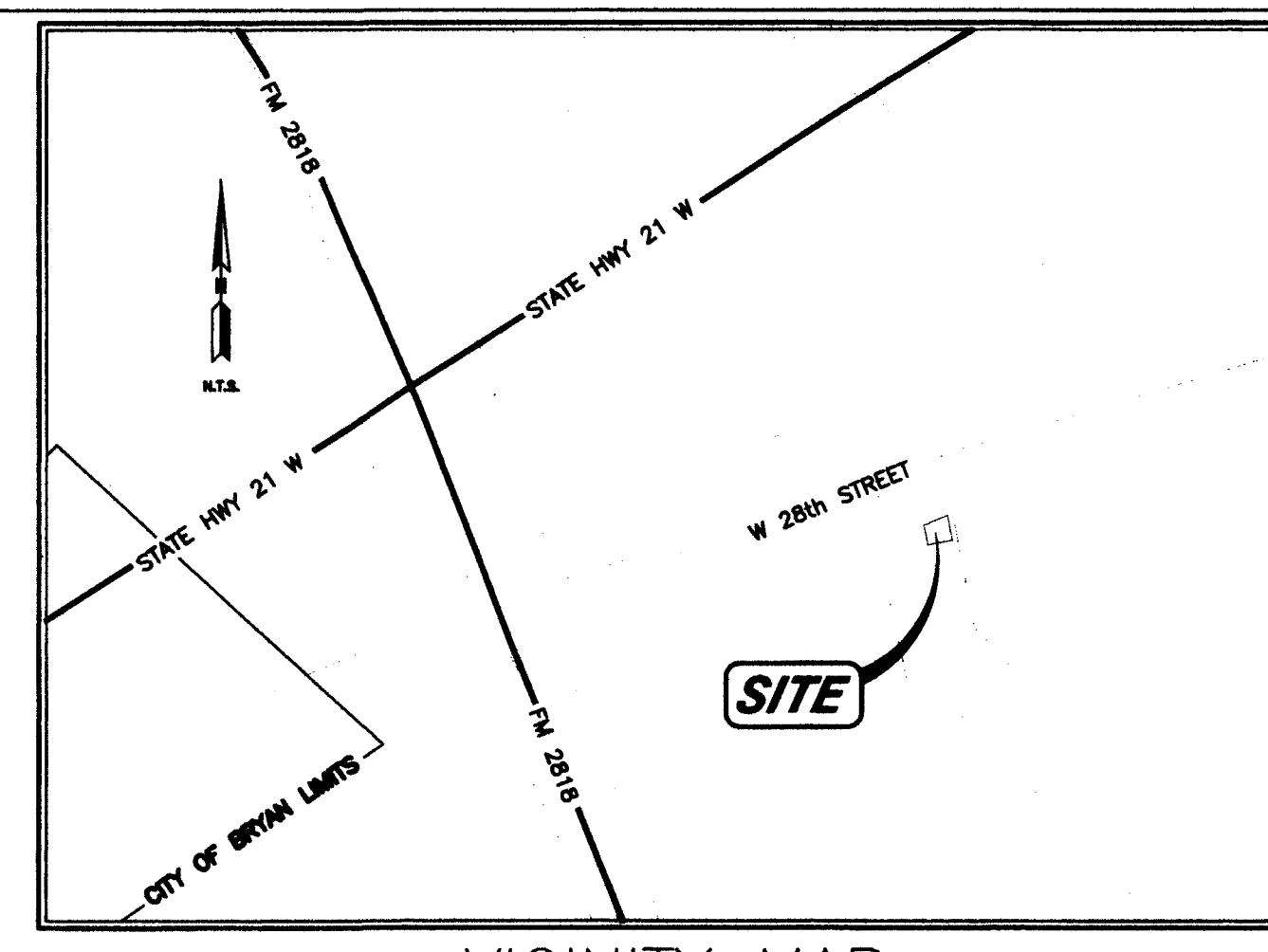
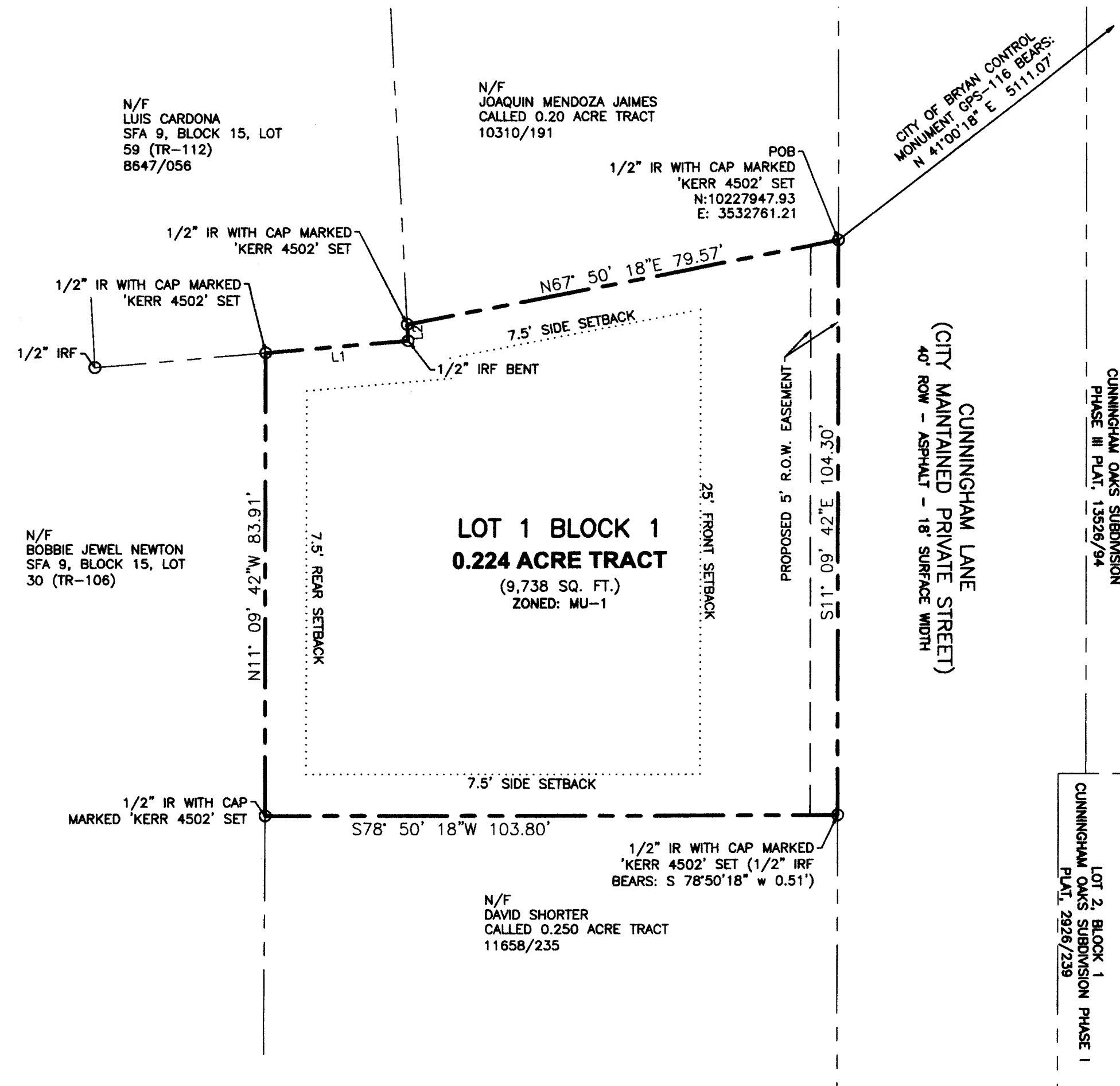


Parcel Line Table

Line #	Length	Direction
L1	25.95	N73° 54' 36"E
L2	2.98	N14° 10' 30"W



PRELIMINARY PLAN

FINAL PLAT

GENERAL NOTES:

1. BASIS OF BEARINGS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, (NAD 83).
2. NO PORTION OF THIS PROPERTY IS WITHIN FLOOD ZONE ACCORDING TO MAP NO. 48041C0195E, EFFECTIVE JULY 7, 2014, ISSUED BY FEMA FOR BRAZOS COUNTY TEXAS. THEREFORE, NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN.

METES AND BOUNDS DESCRIPTION OF A 0.224 ACRE TRACT
STEPHEN F. AUSTIN NO. 9 LEAGUE, 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 NO. 9 LEAGUE, ABSTRACT NO. 62, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF THE TRACT OF LAND AS DESCRIBED BY A DEED TO FRANK D. CUNNINGHAM AND WIFE, CYNTHIA A. CUNNINGHAM RECORDED IN VOLUME 1046, PAGE 32 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF THE TRACT OF LAND AS DESCRIBED BY THE DEEDS TO FRANK D. CUNNINGHAM AND WIFE, CYNTHIA A. CUNNINGHAM RECORDED IN VOLUME 1397, PAGES 76, 79, & 82 OF THE OFFICIAL PUBLIC 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 WITH PLASTIC CAP MARKED 'KERR 4502' SET (N:10227947.93, E:3532761.21) ON THE SOUTHWEST LINE OF CUNNINGHAM LANE (40' R.O.W.) MARKING THE NORTH CORNER OF SAID CUNNINGHAM TRACT (104662) COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT QRS-116 (N:10242567.294, E:3549599.049) AND AS ESTABLISHED BY GPS OBSERVATION;

THENCE: S 11° 09' 42" E ALONG THE SOUTHWEST LINE OF CUNNINGHAM LANE FOR A DISTANCE OF 104.30 FEET (DEED CALL: S 09° 30' 00" E - 104.30 FEET, 104662) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET MARKING THE SOUTHEAST CORNER OF SAID CUNNINGHAM TRACT (104662) AND THE NORTHEAST CORNER OF A CALLED 0.250 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO DAVID SHORTER RECORDED IN VOLUME 1168, PAGE 235 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A POINT ON THE NORTHEAST CORNER OF LOT 1A BLOCK 1, CUNNINGHAM OAKS SUBDIVISION, PHASE I (PLAT, 1325694) BEARS: N 11° 09' 42" W FOR A DISTANCE OF 199.09 FEET AND A POINT MARKING THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, CUNNINGHAM OAKS SUBDIVISION, PHASE I BEARS: S 11° 09' 42" E FOR A DISTANCE OF 372.60 FEET, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS: S 78° 50' 18" W FOR A DISTANCE OF 5.00 FEET;

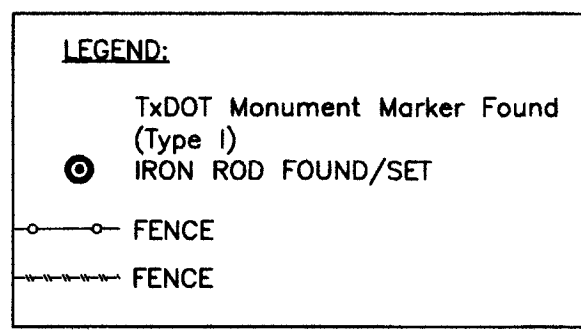
THENCE: S 78° 50' 18" W ALONG THE COMMON LINE OF SAID CUNNINGHAM TRACTS AND SAID SHORTER TRACT, AT 0.51 FEET PASS A 1/2 INCH IRON ROD FOUND, CONTINUE ON FOR A TOTAL DISTANCE OF 103.80 FEET (DEED CALL: S 80° 30' 00" W - 103.80 FEET, 104662) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET MARKING THE SOUTHWEST CORNER OF SAID CUNNINGHAM TRACT (104662) AND THE WEST CORNER OF SAID SHORTER TRACT;

THENCE: N 11° 09' 42" W ALONG THE SOUTHWEST LINE OF SAID CUNNINGHAM TRACT FOR A DISTANCE OF 83.91 FEET (DEED CALL: BEARINGS: N 09° 30' 00" W, 104662) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET; FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BEARS: S 73° 54' 36" W FOR A DISTANCE OF 31.06 FEET;

THENCE: N 73° 54' 36" E FOR A DISTANCE OF 25.95 FEET TO A 1/2 INCH IRON ROD FOUND BENT;

THENCE: N 14° 10' 30" W FOR A DISTANCE OF 2.98 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET ON THE NORTHWEST LINE OF SAID CUNNINGHAM TRACT (139976-82);

THENCE: N 67° 50' 18" E ALONG THE NORTH LINE OF CUNNINGHAM TRACTS FOR A DISTANCE OF 79.57 FEET (DEED CALL: BEARINGS: N 69° 30' 00" E, 104662) TO THE POINT OF BEGINNING CONTAINING 0.224 OF AN ACRE OF LAND (0.224 SQUARE FEET), AS SURVEYED ON THE GROUND SEPTEMBER, 2016. SEE PLAT PREPARED JUNE, 2017, FOR MORE DESCRIPTIVE INFORMATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES TO DISTORTION SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.000102547445 (CALCULATED USING GRID/DA).



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
I, Frank Douglas Cunningham II, owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Deeds of Records of Brazos County in Volume 1422, Page 291, Volume 1422, Page 291, Volume 1422, Page 291, and Volume 1422, Page 291, 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.

Frank Douglas Cunningham II
Owner

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Frank Douglas Cunningham II, the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal on this 31st day of October, 2017

Don L. Wellwith
Notary Public, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

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 THE CITY PLANNER

I, Madie Zimmerman, the undersigned, City Planner and/or designed 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 ordinance of the City of Bryan and was approved on the 14th day of October, 2017.

Madie Zimmerman
City Planner
City of Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS
I, Karen McQueen, 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 on the 14th day of November, 2017, in the Official Public Records of Brazos County, Texas, in Volume 14310, Page 300.

Karen McQueen
County Clerk
Brazos County, Texas

APPROVAL OF THE CITY ENGINEER

I, W. Paul Kappas, the undersigned, City Engineer of the City of Bryan, Texas, hereby certify that this Plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 14th day of November, 2017.

W. Paul Kappas
City Engineer
City of Bryan, Texas



PRELIMINARY PLAN AND FINAL PLAT
OF
Lot 1 Block 1 CUNNINGHAM HEIGHS SUBDIVISION
Being 0.224 ACRES
Out of S.F. Austin #9, A-62
Bryan, Brazos County, Texas

SCALE 1"=20'

FINAL PLAT PREPARED AND SUBMITTED SEPTEMBER 2017

OWNER:
FRANK D. CUNNINGHAM II
1305 CUNNINGHAM LANE
BRYAN, TEXAS 77803
(979) 324-6319

ENGINEER:
MITCHELL & MORGAN, L.L.P.
3204 EARL RUDDER FWY. SOUTH
COLLEGE STATION, TX 77845
PHONE (979) 260-6963

SURVEYOR:
BRAD KERR, RPLS
KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TX 77803
(979) 268-3195