

Preliminary Plan

PRELIMINARY PLAN LINE TABLE

NUM	BEARING	DISTANCE
L1	S65°22'44"E	81.72'
L2	N68°03'53"E	41.17'
L3	S70°46'57"W	108.30'
L4	N66°35'5"W	31.0' +/-
L5	S47°37'50"E	52.19'

PRELIMINARY PLAN CURVE TABLE

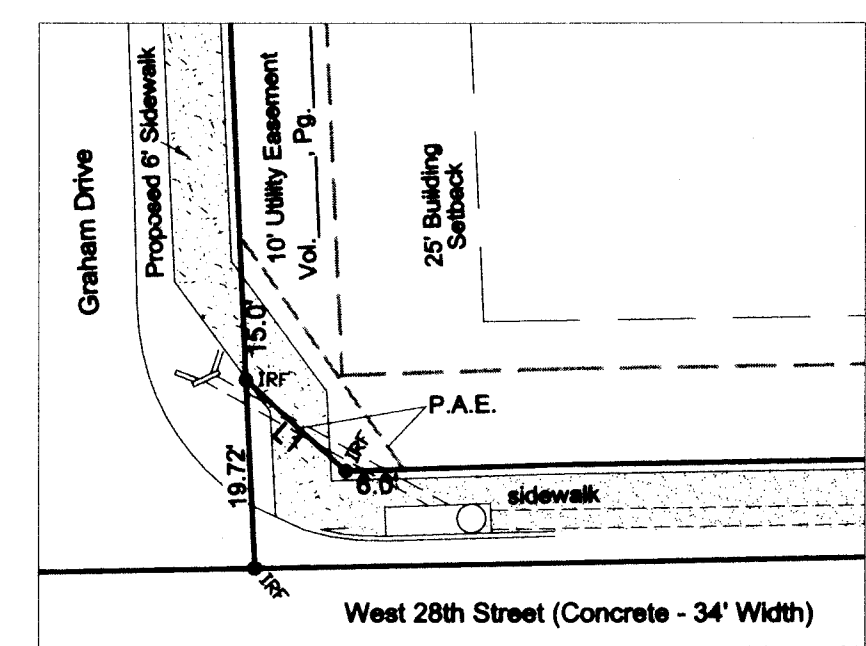
NUM	DELTA	ARC	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	26°19'58"	163.53'	355.81'	N34°28'26"W	162.09'

FINAL PLAT LINE TABLE

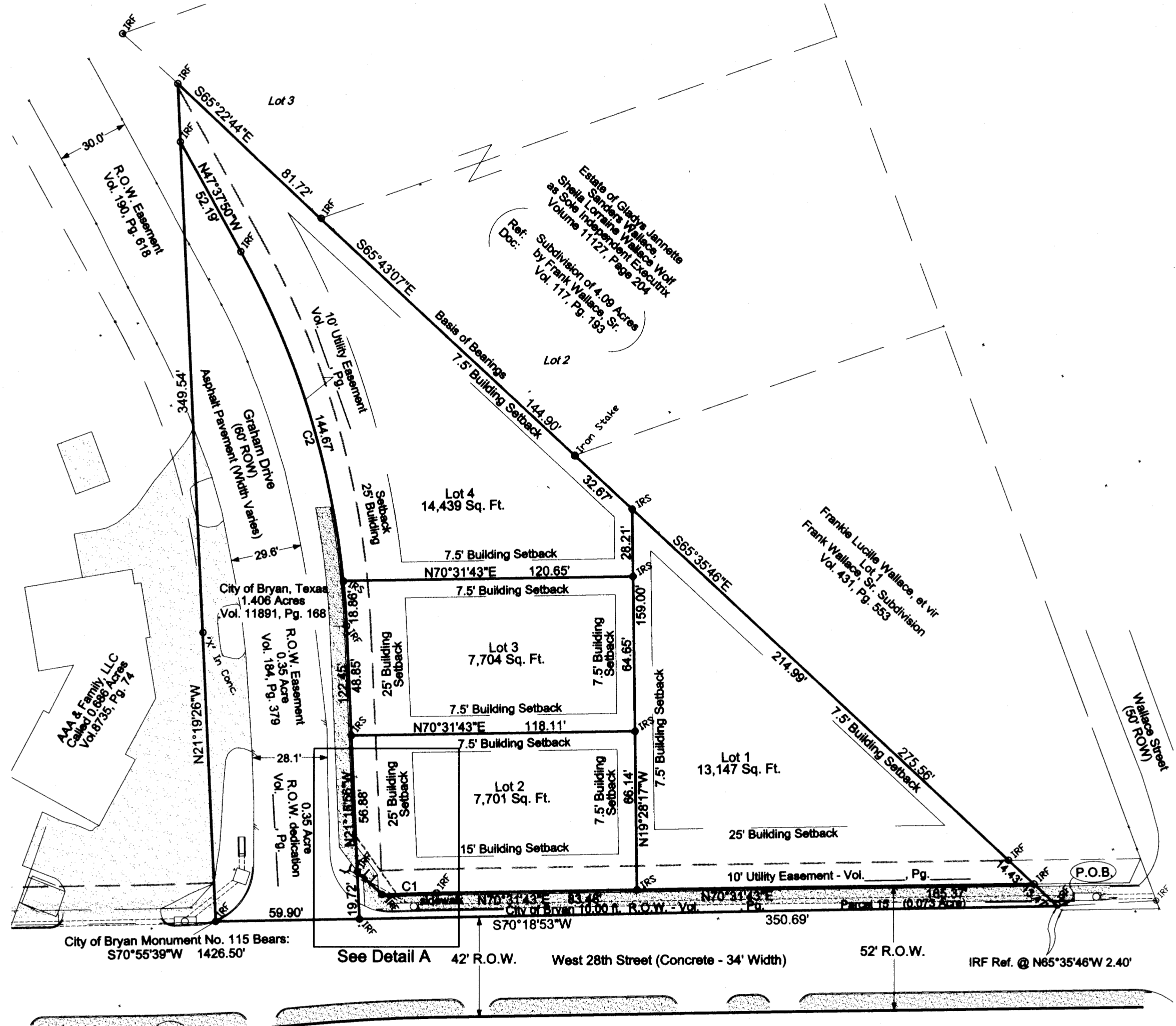
NUM	BEARING	DISTANCE
L1	N86°19'28"W	14.08'

FINAL PLAT CURVE TABLE

NUM	DELTA	ARC	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	01°43'37"	22.60'	749.74'	S69°39'55"W	22.60'
C2	26°19'58"	163.53'	355.81'	N34°28'26"W	162.09'



Detail A



Final Plat

Notes:

- The Basis of Bearings is between a 1/2 inch iron rod and an iron stake found on the Northeast line of the 1.406 acre referenced tract as recorded in Volume 11891, Pg. 188, Deed Records, Brazos County, Texas.
- All building setback lines are to be in accordance with the City of Bryan Land & Site Development Ordinance.
- Curve lengths shown along the boundary or R.O.W. lines are arc lengths.
- Easement excepted in University Title Company title report GF No. 140160 is shown hereon.
- This property is located outside the 1% annual chance of flood area in Zone "X" according to Flood Insurance Rate Map No. 48041CO195E, Dated May 16, 2012.
- The future development of each of these lots will require a layout that will provide adequate maneuvering space as vehicles will not be able to back directly into Graham or West 28th Streets.
- The current zoning for this property is Residential District - 5000 (RD-5).
- A 6-foot wide sidewalk will be constructed along Graham Drive. This sidewalk will be built to BCS United standard details and specifications.

Field notes to all that certain lot, parcel or tract situated in the Stephen F. Austin Survey No. 9, A-62, Brazos County, Texas, being 1.406 acres (61,245 sq. ft.), more or less, and being all of a called 1.406 acre tract conveyed from Richard Pena to the City of Bryan, Texas recorded as Volume No. 11891, Page 188, Deed Records, Brazos County, Texas to which reference is hereby made to for any and all purposes. Said tract described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch iron rod found at the East corner of said 1.406 acre tract and the South corner of a certain Lot 1 of the Frank Wallace Sr. Subdivision of 4.09 acres conveyed to Frankie Lucille Wallace, et vir and recorded as Volume 431, Page 553, Deed Records, Brazos County, Texas. Said iron rod being in the Northern line of West 28th Street and being the Point of Beginning of hereafter described tract;

THENCE NORTH 21°19'28" WEST 350.69 feet with the common line of said referenced tract and said West 28th Street to a 5/8 inch iron rod (capped Kerr) found at the South corner of said referenced tract. Said iron rod being at the intersection of the Western right of way of Graham Street and the Northern right of way of said West 28th Street and the East corner of a certain 0.886 acre tract conveyed to AAA & Family, LLC, in Volume 8735, Page 74, Deed Records, Brazos County, Texas. From said point a 1/2 inch iron rod found in the eastern limit Graham Drive for the eastern margin of a right of way easement, of record in Volume 184, Page 378, bears N70°18'53"E 59.90 feet;

THENCE NORTH 21°19'28" WEST with the common line of said 0.886 acre tract and said referenced tract passing an "X" found in concrete at 120.75 feet, leaving the 0.886 acre tract and continuing across said Graham Drive a total distance of 349.54 feet to a 1/2 inch iron rod (capped Goodwin-Laster) found at the North corner of the referenced tract. Said iron rod being in the S' ultrawest line of the Estate of Gladys Jennette Sanders Wallace, Sheila Lorraine Wallace Wolf as Sole Independent Executrix, recorded as Volume 11127, Page 204 (Reference Document: Subdivision of 4.09 acres of Frank Wallace, Sr., recorded as Volume 117, Page 193), Deed Records, Brazos County, Texas;

THENCE SOUTH 65°22'44" EAST 81.72 feet with the common line of the referenced tract and said Frank Wallace, Sr. Subdivision to a 1/2 inch iron rod found at the West corner of Lot 2 of the said Frank Wallace, Sr. Subdivision;

THENCE SOUTH 65°43'07" EAST 144.90 feet with the common line of the referenced tract and said Frank Wallace, Sr. Subdivision to an iron stake found at the West corner of said Lot 1 of the Frank Wallace, Sr. Subdivision (this is the basis of bearings);

THENCE SOUTH 65°35'46" EAST 275.56 feet with the common line of the referenced tract and said Frank Wallace Subdivision Lot 1 to the Point of Beginning of this tract, containing 1.406 acres (61,245 sq. ft.), more or less, as shown on the accompanying survey plat of this even date hereon.

- Legend
- 1/2" IR - Set 1/2" Iron Rod (capped Goodwin-Laster)
 - IR - Found Iron Rod (capped Kerr)
 - IR - Found Iron Rod (capped Goodwin-Laster)
 - D.R.B.C.T. - Deed Records, Brazos County, Texas
 - EL - Electric Line
 - WL - Water Line
 - GL - Gas Line
 - PP - Power Pole
 - S - Sign
 - PH - Fire Hydrant - Proposed
 - GM - Gas Meter
 - GV - Gas Valve
 - TP - Telephone Pedestal
 - P.A.E. - Public Access Easement

Filed for Record in
BRAZOS COUNTY
On Nov 05 2017 at 01:43:59
As a
Final
Document Number: 01296439
Amount: 73.00
Receipt Number: 901372
By: Lisa Peters-Bowen
STATE OF TEXAS COUNTY OF BRAZOS
I, James R. Stephens, Registered Professional Land Surveyor, No. 6293, 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.
BRAZOS COUNTY
08 stamped hereon by me.
Nov 05 2017
Kaman McQueen, Brazos County Clerk
BRAZOS COUNTY

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS §
COUNTY OF BRAZOS §

The City of Bryan, owners and developers of the land shown on this plat, being the tract of land as conveyed to the City of Bryan in the Deed Records of Brazos County in Volume 11891, Page 188, 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.

Andrew Nelson
Andrew Nelson, Mayor
Bryan, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS §
COUNTY OF BRAZOS §

I, James R. Stephens, Registered Professional Land Surveyor, No. 6293, 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.

James R. Stephens
James R. Stephens, R.P.L.S. 6293

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS §
COUNTY OF BRAZOS §

I, Kaman 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 the 5th day of November, 2017, in the Deed Records of Brazos County, Texas, in Volume 1406 Page 1 of 1.

Kaman McQueen
County Clerk
Brazos County, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, *Bobby Chavez*, Chair 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 and Zoning Commission of the City of Bryan on the 10th day of February, 2017 and same was duly approved on the 16th day of April, 2017 by said Commission.

Bobby Chavez
Chair, Planning and Zoning Commission
Bryan, Texas

APPROVAL OF THE CITY PLANNER

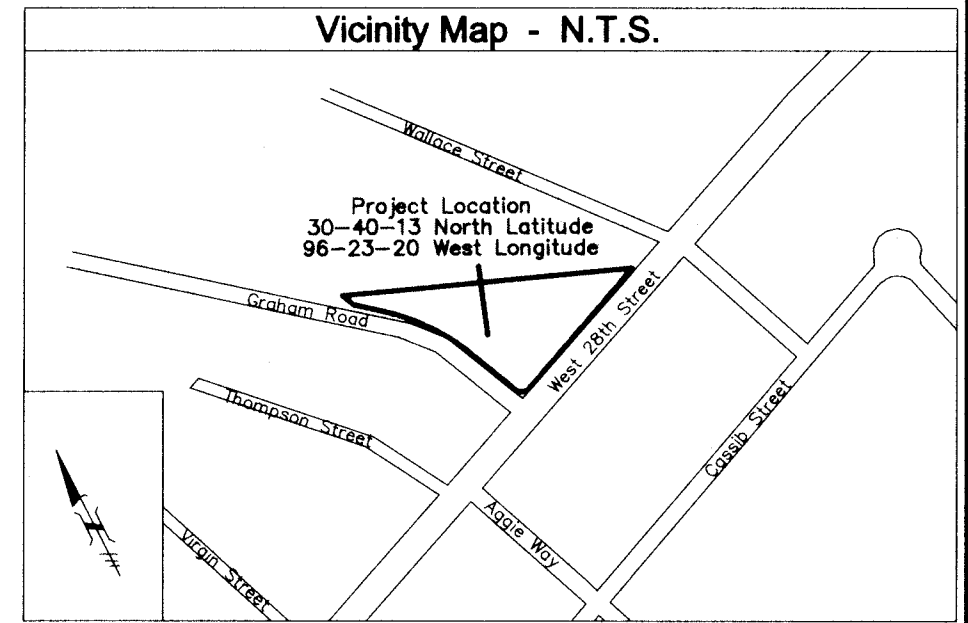
I, *Maria Zimmmerman*, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 16th day of May, 2017.

Maria Zimmmerman
City Planner
Bryan, Texas

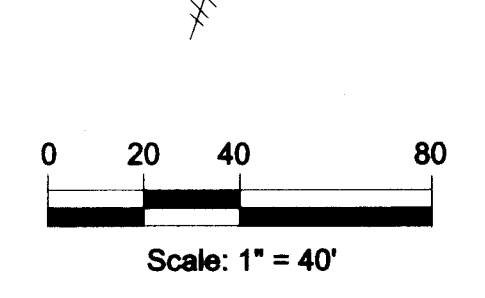
APPROVAL OF THE CITY ENGINEER

I, *W. Paul Kasper*, 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 May, 2017.

W. Paul Kasper
City Engineer
City of Bryan



PRELIMINARY PLAN / FINAL PLAT OF
Heaven's Way Subdivision
Lot 1-4
Being 1.406 acres
out of S.F. Austin Survey No. 9, A-62
City of Bryan, Brazos County, Texas.



SCALE 1:40
March 28, 2017

OWNER/DEVELOPER: City of Bryan, 300 South Texas Avenue, Bryan, TX 77803, (979) 778-9700, 979-204-8134

SURVEYOR: Goodwin Laster, Inc., 4077 Cross Park Drive, #100, Bryan, TX 77802, (979) 778-9700, (979) 778-9700, T.B.P.L.S. Firm No. 10119001

ENGINEER: Goodwin Laster, Inc., 4077 Cross Park Drive, #100, Bryan, TX 77802, (979) 778-9700, (979) 778-9700, T.B.P.L.S. Firm No. 413

Job No. 600100 Sheet 1 of 1