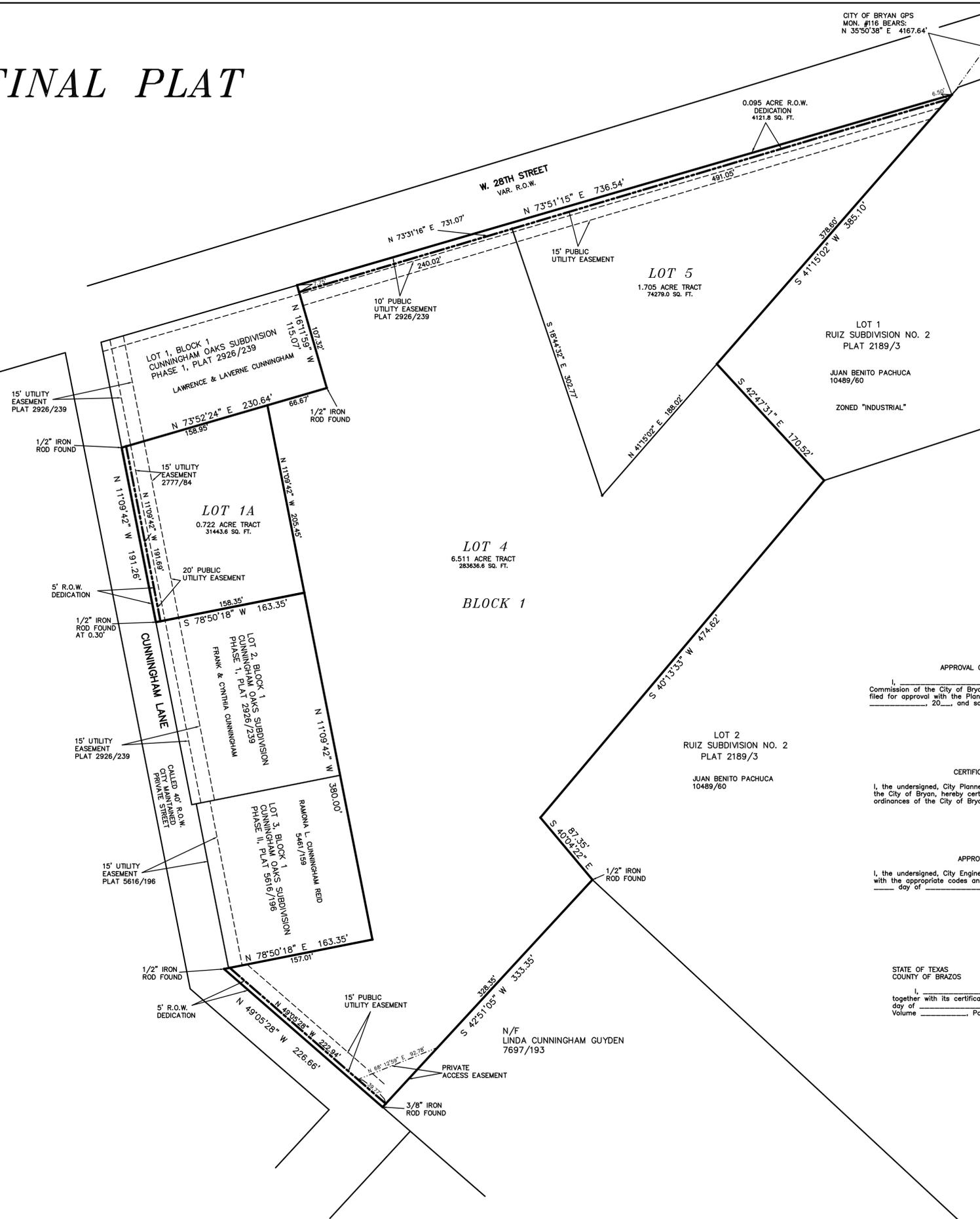


# FINAL PLAT



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/she/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\_\_\_\_.

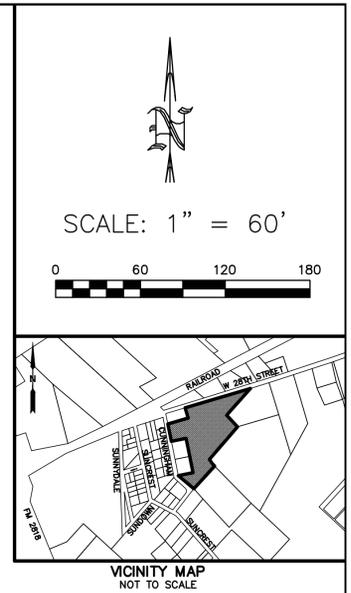
City Planner, City of Bryan

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 authentication 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



- 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. 480410195E LAST REVISED 07-07-14.
  3. SUBJECT PROPERTY IS ZONED RD-5 (RESIDENTIAL DISTRICT 5000).
  4. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN 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  
 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  
 REVISED: 04-12-16  
 JOB NUMBER: 15-715  
 CAD NAME: 15-715  
 CRS 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