

FILED
 AUG - 9 PM 3:00
 BRAZOS COUNTY CLERK
 Ruby Cunningham
 586065

SUNSET ADDITION
 75/336

SUNDOWN STREET
 40' R.O.W. PAVEMENT WIDTH: 12.5' (ASPHALT)
 DEDICATED BY SUNSET ADDITION PLAT, VOLUME 75, PAGE 336

NORTHEAST - 173 (CALLED)
 N 43°00'00" E - 175.06 (ACTUAL)

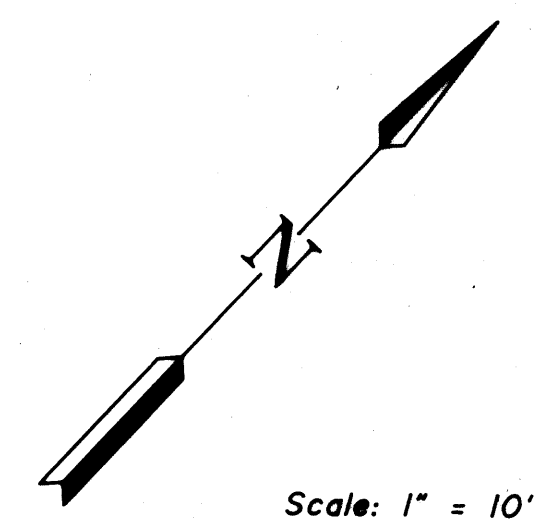
GRAVEL DRIVE (PRIVATE)
 NORTHWEST - 81.3 (CALLED)
 N 43°56'56" W - 80.60 (ACTUAL)

LOT 1, BLOCK 1
 .37 ACRES

S 46°42'43" W - 200.82 (ACTUAL)
 SOUTHWEST - 200' (CALLED)

Ramona Lee Cunningham
 34 Acres
 1352/197, 795/61

Field Notes
 Lot 1, Block 1
 .37 Acres



PROJECT LOCATION



VICINITY MAP n.t.s.

Ruby Cunningham
 Estate of I.C. Cunningham
 38.96 Acres
 Probate Cause #6836
 108/422 Probate Minutes

GENERAL NOTES

1. North Orientation is based on the Northwest Line being rotated to deed calls as recorded on the subdivision plat of Sunset Addition, of record in Volume 75, Page 336, of the Deed Records of Brazos County, Texas.
2. This Property does not lie in the flood plain according to Flood Insurance Rate Map No. 48041C0129 C, effective date July 2, 1992, as prepared by the Federal Emergency Management Agency.
3. There is a City of Bryan 20' Blanket Electrical Easement recorded in Volume 2297 Page 212 of the Official Records of Brazos County, Texas.
4. A minimum of 5' sideyard and rear building setbacks exists on all lots.
5. All drainage design to be in accordance with current City of Bryan ordinances and policies.
6. All improvements to the property are existing unless otherwise noted.
7. Any upgrade of Sundown Street will be the responsibility of the developer.

on Imobase
 WD 2/6/02

CERTIFICATE OF THE ENGINEER

I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

Donald D. Garrett
 Donald D. Garrett, P.E. No. 22790

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

John Coffey
 City Engineer, Bryan, Texas

CERTIFICATE OF SURVEYOR

I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972, of the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the metes and bounds describing said subdivision describe a closed geometric form.

Donald D. Garrett
 Donald D. Garrett, R.P.L.S. No. 2972

APPROVAL OF PLANNING & ZONING COMMISSION

I, *John Coffey*, Chairman of the City Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the 21st day of JULY, 1995, and same was duly approved on the 6th day of JULY, 1995, by said commission.

John Coffey
 Chairman of the Planning & Zoning Commission
 Bryan, Texas

CERTIFICATION OF THE CITY PLANNER

I, the undersigned, City Planner of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan, and the standards and specifications set forth in this ordinance.

Mark A. Smith for Ruben Sherman
 City Planner, Bryan, Texas

STATE OF TEXAS COUNTY OF BRAZOS CERTIFICATE OF THE COUNTY CLERK

I, Mary Ann Ward, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication were filed for record in my office the 21st day of JULY, 1995, in the Deed/Official Records of Brazos County, Texas, in Volume 2473, Page 20.

Mary Ann Ward by Barbara Johnson, Deputy Clerk
 County Clerk
 Brazos County, Texas

STATE OF TEXAS COUNTY OF BRAZOS

I, *Ruby Cunningham*, owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us, it) in the Probate Minutes of Brazos County in Volume 108, Page 422, and designated herein as the Cunningham Subdivision in the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, paths, water courses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

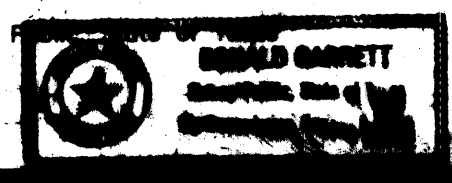
Ruby Cunningham
 Owner

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared *Ruby Cunningham*, 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 purpose and consideration therein stated.

Given under my hand and seal on this 21st day of JULY, 1995.

Donald D. Garrett
 Notary



FINAL PLAT
 OF
 CUNNINGHAM ADDITION
 .37 ACRES

S. F. AUSTIN LEAGUE, NO. 9
 BRYAN, BRAZOS COUNTY, TEXAS
 SCALE: 1" = 10'
 JUNE 1995

OWNER: Ruby Cunningham
 C/O Yvonne Cunningham Gordon
 2509 W. 28th St.
 Bryan, TX 77803

