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BRAZOS COUNTY CLERK
BRAZOS COUNTY COURTHOUSE
BRYAN, TEXAS
BY *Deborah Johnson*
CLERK

APPROVAL OF THE PLANNING AND ZONING COMMISSION
I, *Richard Perkins*, Chairman of the Bryan Planning and Zoning Commission, hereby certify that the attached plat was duly approved by the Commission of the City of Bryan on the 21st day of November, 1996.

Richard Perkins
Chairman of the Planning and Zoning Commission
City of Bryan, Texas

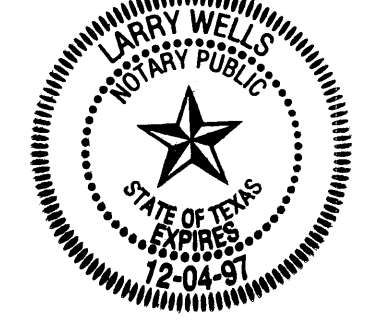
APPROVAL OF THE DEVELOPMENT ENGINEER
I, Linda Huff, P.E., Development Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan.
Linda Huff
Linda Huff, P.E., Development Engineer
City of Bryan, Texas

CERTIFICATE OF COUNTY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS
I, MARY ANN WARD, 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 8th day of September, 1996, in the Official Records of Brazos County, Texas, in Volume 2426, Page 197-232.
Witness my hand and official seal, at my office in Bryan, Texas.
Mary Ann Ward
Mary Ann Ward, County Clerk, Brazos County

CERTIFICATE OF CITY PLANNER
I, City Planner of the City of Bryan, hereby certify that this plat conforms to the City Master Plan, Major Street Plan, Land Use Plan, and the Standards and Specifications set forth in the applicable ordinances.
Debbie Johnson
City Planner
City of Bryan, Texas

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS
STATE OF TEXAS
COUNTY OF BRAZOS
We, Frank D. Cunningham and LaVern Cunningham, owners and developers of 0.62 acres and 0.75 acres, respectively, shown on this plat, as conveyed in Volume 1147, Page 605 of the Official Records of Brazos County, Texas, and designated herein as Lot 1 and Lot 2, respectively, Cunningham Subdivision, in Brazos County, Texas, and whose names are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.
Frank D. Cunningham
LaVern M. Cunningham
Owners

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Frank D. Cunningham & LaVern M. Cunningham known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein stated.
Given under my hand and seal this 24th day of February, 1998
Ann Wells
Notary Public in and for the State of Texas
Printed Name: Ann Wells
My Commission Expires: 12-24-97



CERTIFICATE OF SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS
I, A. W. Kessler, Registered Professional Land Surveyor No. 1852, in the State of Texas, hereby state that this plat is true and correct and accurately represents the lines and dimensions of the property, was prepared from an actual partial survey of the property made under my supervision on the ground, and that it indicates all easements as they are visible on the ground, and that there are no encroachments, conflicts or protrusions, except as shown hereon.
A. W. Kessler
A. W. Kessler
R.P.L.S. No. 1852



NOW OR FORMERLY
JOSEPH MARINO
VOLUME 479, PAGE 102

NOW OR FORMERLY
VIVIAN TAYLOR
VOL. 2486, PG. 162
6/16/95

NOW OR FORMERLY
ROLAND HICKMAN
VOL. 1147, PG. 605
10/13/89

NOW OR FORMERLY
FLORINE SHORTER
NO CITATION FOUND

NOW OR FORMERLY
ELLA REE HENDERSON
NO CITATION FOUND

NOW OR FORMERLY
JAMES A. CRAIG
VOLUME 338, PAGE 733

NOW OR FORMERLY
ISABELLA SHORTER
NO CITATION FOUND

NOW OR FORMERLY
ATLENE HODGES
VOL. 2245, PG. 80
11/15/94

NOW OR FORMERLY
ATLENE HODGES
VOL. 1101, PG. 508
2/15/82

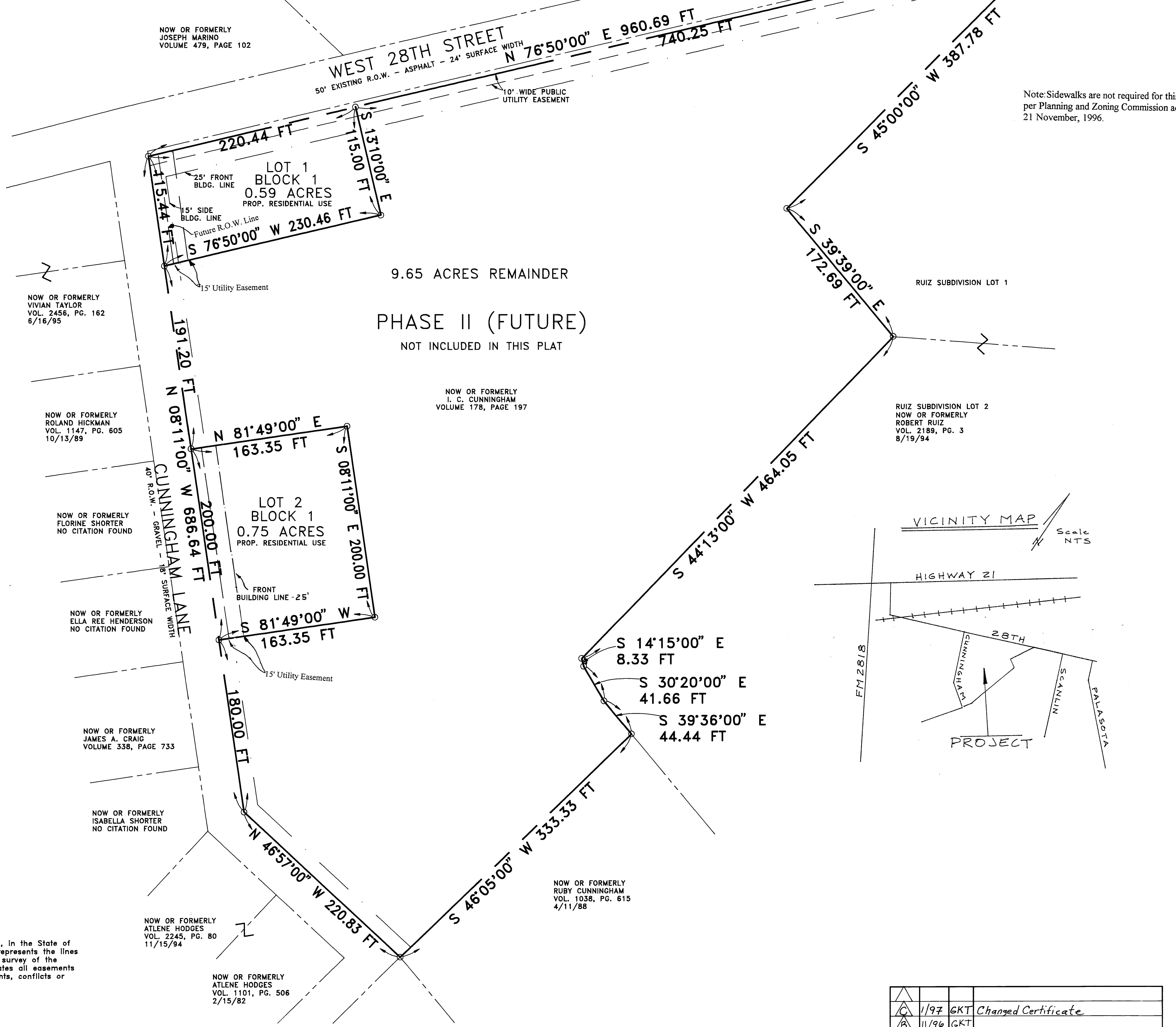
NOW OR FORMERLY
OLEGARIO CRUZ
VOL. 2412, PG. 286
8/7/95

NOW OR FORMERLY
I. C. CUNNINGHAM
VOLUME 178, PAGE 197

RUIZ SUBDIVISION LOT 2
NOW OR FORMERLY
ROBERT RUIZ
VOL. 2189, PG. 3
8/19/94

NOW OR FORMERLY
RUBY CUNNINGHAM
VOL. 1036, PG. 615
4/11/88

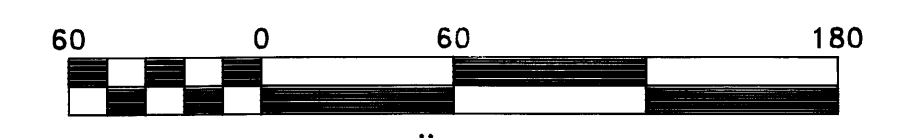
LOT 24, TR101
NOW OR FORMERLY
ATLENE HODGES
VOL. 2245, PG. 80
11/15/94



NOTE: THIS TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS GRAPHICALLY DEPICTED BY F.E.M.A. - FIRM COMMUNITY PANELS NO. 48041C0133 C AND 48041C0129 C, JULY 2, 1992.

NOTE: BASIS OF BEARING IS THE SOUTHEAST RIGHT-OF-WAY LINE OF WEST 28TH STREET, CALLED N76°50'E - 348.0 VARAS IN VOL. 178, PG. 197.

REFERENCE BENCHMARK: TOP OF FIRE HYDRANT AT THE CORNER OF WEST 28TH ST. AND SUNCREST; ELEV.=327.92; SET BY CITY OF BRYAN
SITE BENCHMARK: NAIL IN POWER POLE AT THE CORNER OF WEST 28TH ST. AND CUNNINGHAM; ELEV.=330.22; SET BY MDG



Scale 1" = 60 ft

Note: All side and rear building lines in this subdivision are 5 feet, except as otherwise noted.

Note: Sidewalks are not required for this subdivision per Planning and Zoning Commission action dated 21 November, 1996.

METES AND BOUNDS DESCRIPTION
OF A
0.621 ACRE TRACT
PROPOSED LOT 1
STEPHEN F. AUSTIN LEAGUE NO. 9, ABSTRACT NO. 62
BRYAN, BRAZOS COUNTY, TEXAS

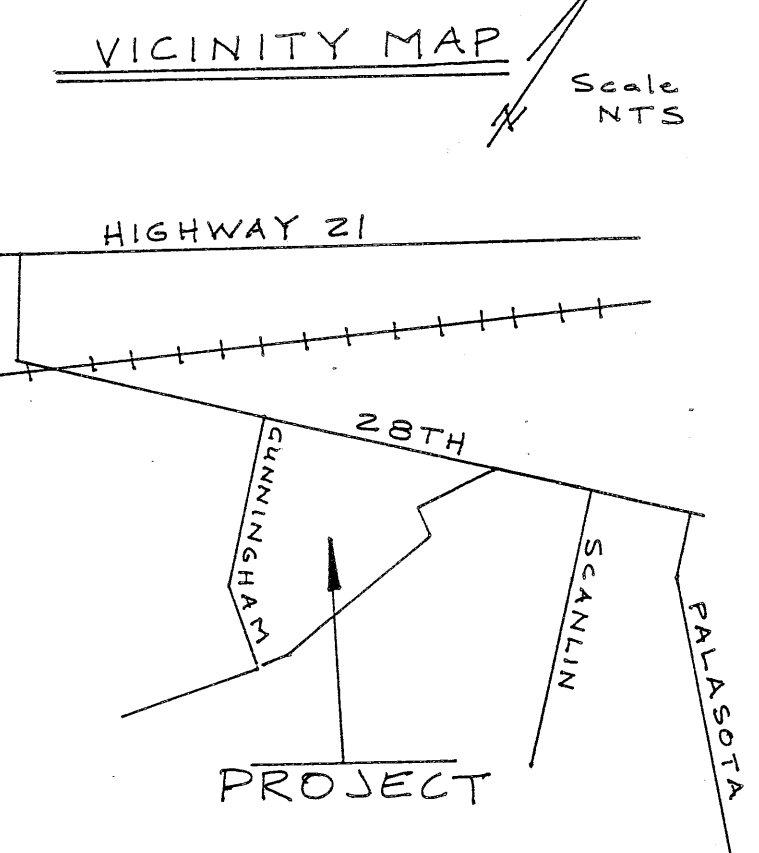
Metes and bounds description of all that certain 0.621 acre tract or parcel of land, lying and being situated in the Stephen F. Austin League No. 9, Abstract No. 62, Bryan, Brazos County, Texas, and being a portion out of that same called 11.04 acre tract conveyed from C.O. Balser, Administrator, to I.C. Cunningham as described by deed recorded in VOLUME 178 PAGE 197 of the Deed Records of Brazos County, Texas, said 0.621 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod at a fence post marking the west corner of said 11.04 acre tract, said corner being the intersection of the northeast right-of-way line of a public road commonly known as Cunningham Lane and the southeast right-of-way line of West 28th Street.
THENCE N 76° 50' 00" E - 220.00 feet with said West 28th Street right-of-way line to a 1/2" iron rod set for corner.
THENCE S 13° 10' 00" E - 120.00 feet across said 11.04 acre tract to a 1/2" iron rod set for corner.
THENCE S 76° 50' 00" W - 230.46 feet across said 11.04 acre tract to a 1/2" iron rod set for corner in said Cunningham Lane right-of-way line.
THENCE N 08° 11' 00" E - 120.46 feet with said right-of-way line to the PLACE OF BEGINNING, and containing 0.621 acres of land.

METES AND BOUNDS DESCRIPTION
OF A
0.75 ACRE TRACT
PROPOSED LOT 2
STEPHEN F. AUSTIN LEAGUE NO. 9, ABSTRACT NO. 62
BRYAN, BRAZOS COUNTY, TEXAS

Metes and bounds description of all that certain 0.75 acre tract or parcel of land, lying and being situated in the Stephen F. Austin League No. 9, Abstract No. 62, Bryan, Brazos County, Texas, and being a portion out of that same called 11.04 acre tract conveyed from C.O. Balser, Administrator, to I.C. Cunningham as described by deed recorded in VOLUME 178 PAGE 197 of the Deed Records of Brazos County, Texas, and being also Lot 1, Block 2, of the proposed Cunningham Oaks Subdivision, said 0.75 acre tract being more particularly described as follows:

COMMENCING at the west corner of said 11.04 acre tract, said corner being the intersection of the northeast right-of-way line of a public road commonly known as Cunningham Lane and the southeast right-of-way line of West 28th Street.
THENCE S 08° 11' 00" E - 306.64 feet with said Cunningham Lane right-of-way line to a 1/2" iron rod set for the PLACE OF BEGINNING.
THENCE N 81° 49' 00" E - 163.35 feet across said 11.04 acre tract to a 1/2" iron rod set for corner.
THENCE S 08° 11' 00" E - 200.00 feet across said 11.04 acre tract to a 1/2" iron rod set for corner.
THENCE S 81° 49' 00" W - 163.35 feet across said 11.04 acre tract to a 1/2" iron rod set for corner in said Cunningham Lane right-of-way line.
THENCE N 08° 11' 00" W - 200.00 feet with said right-of-way line to the PLACE OF BEGINNING, and containing 0.75 acres of land.



Rev.	Date	By	Comment
1	1/97	GKT	Changed Certificate
2	11/96	GKT	
3	8/25	S.H.	FOR APPROVAL

MDG MUNICIPAL DEVELOPMENT GROUP
203 HOLLEMAN DRIVE EAST
COLLEGE STATION, TEXAS 77840
(409)893-5359
Engineering • Planning • Surveying

A FINAL PLAT
OF THE
CUNNINGHAM OAKS SUBDIVISION, PHASE I
1.34 ACRES
OUT OF A CALLED 11.04 ACRE TRACT
STEPHEN F. AUSTIN LEAGUE NO. 9, A - 62
BRYAN, BRAZOS COUNTY, TEXAS

Prepared for:
LAVERNE CUNNINGHAM
2511 WEST 28TH STREET
BRYAN, TEXAS 77803 (409)779-6013

Scale: 1" = 60' Sheet: 1 OF 1
Date: JUNE, 1998
Drawn By: SHARON HICKSON

M.D.G. No. 2728 - 000643

on how base wd 2162