

OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS

STATE OF TEXAS
COUNTY OF BRAZOS
I, We, Ramona Cunningham-Reid owners and developers of 1.675 acres, shown on this plat, as conveyed in Volume Page of the Official Records of Brazos County, Texas, and designated herein as Cunningham Oaks 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.

Owners

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared

Ramona Cunningham-Reid
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 16th day of July, 2003.

Notary Public in and for the State of Texas

Printed Name:
My Commission Expires:



APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Ron Flores, 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 16th day of July, 2003.

APPROVAL OF THE CITY ENGINEER

I, Linda Huff, P.E., 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.

Linda Huff, P.E., City Engineer
City of Bryan, Texas

CERTIFICATE OF 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 of Brazos County, Texas, in Volume Page, on the 16th day of July, 2003, in the Official Records of Brazos County, Texas, in Volume Page, 196.

Karen McQueen, County Clerk, Brazos County

CERTIFICATE OF PLANNING ADMINISTRATOR

I, Jim Dunn, Planning Administrator 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.

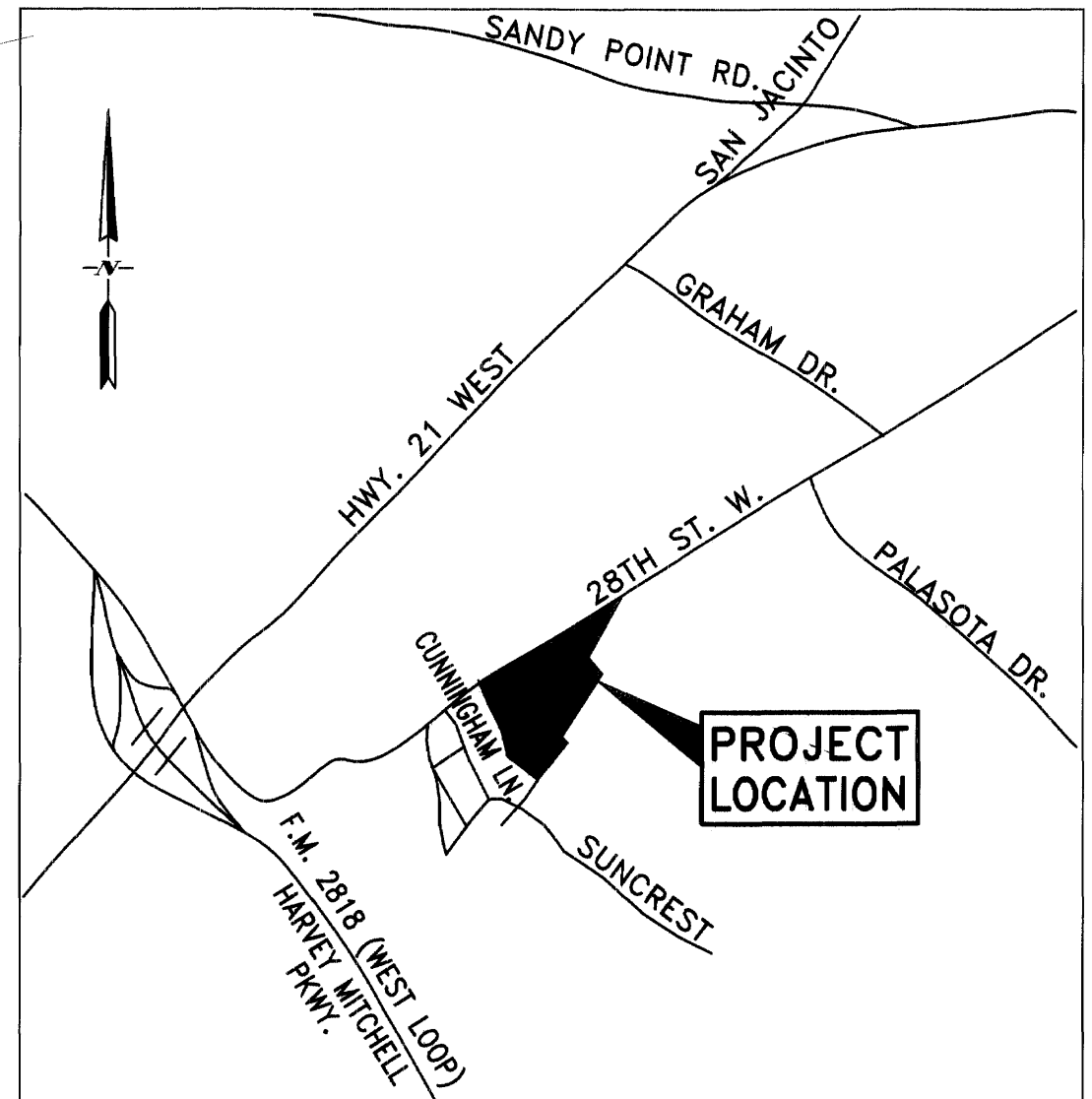
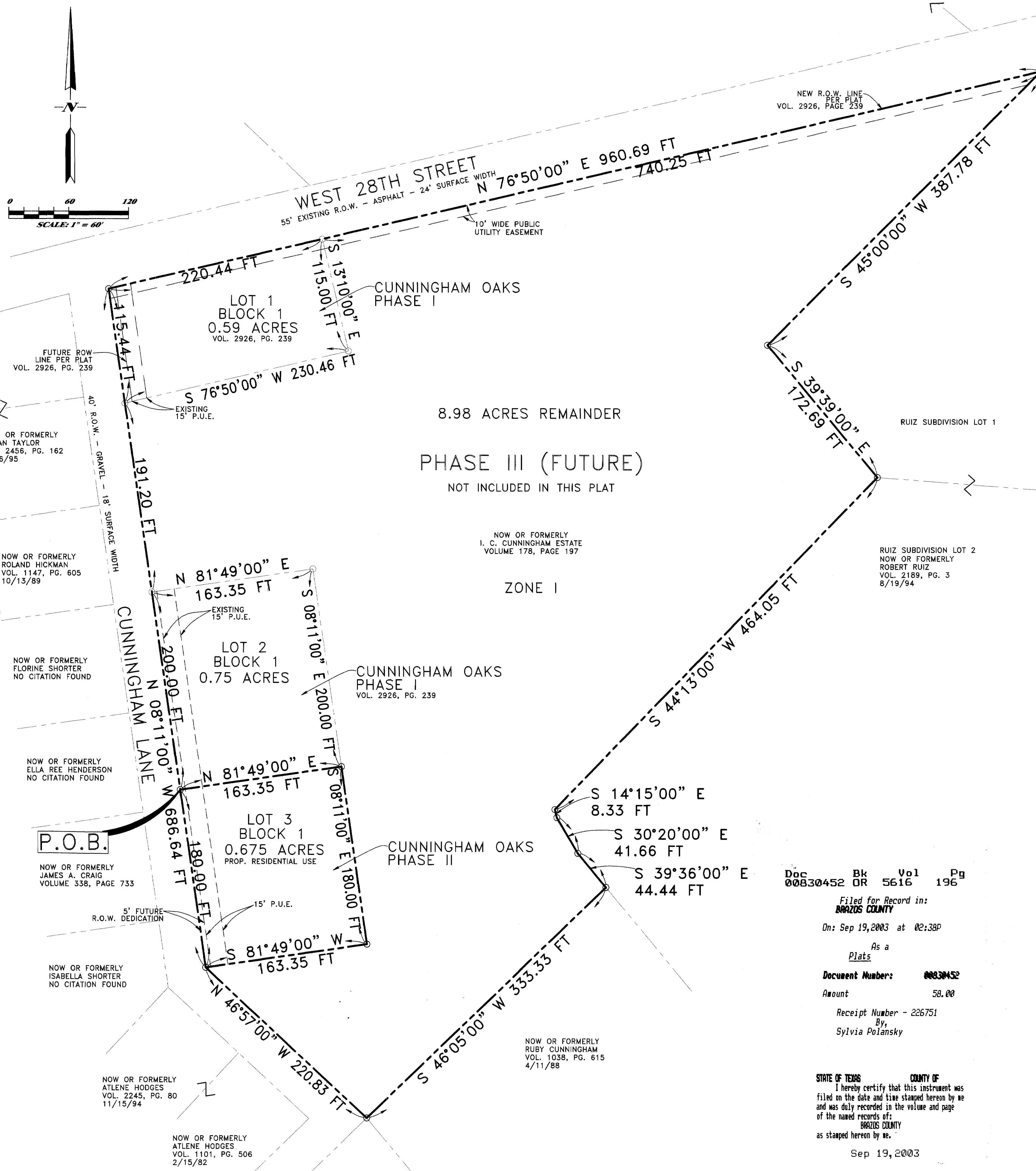
Jim Dunn, Planning Administrator
City of Bryan, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS
I, Gregory K. Taggart, Registered Professional Land Surveyor No. 5676, in the State of Texas, hereby state that this plat is true and correct and was prepared from an actual survey of the property and that the 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.

This The 6 day of July, 2003 A.D.

Gregory K. Taggart, R.P.L.S. No. 5676



VICINITY MAP
N.T.S.

METES AND BOUNDS DESCRIPTION
OF A
0.675 ACRE TRACT
STEPHEN F. AUSTIN LEAGUE NO. 9, A-62
BRYAN, BRAZOS COUNTY, TEXAS

Metes and bounds description of all that certain 0.675 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. Balsler, Administrator, to I.C. Cunningham as described by deed recorded in VOLUME 178 PAGE 197 of the Deed Records of Brazos County, Texas, said 0.675 acre tract being more particularly described as follows:

- BEGINNING at a 1/2" iron rod found marking the southwest corner of Lot 2, Block 1, Cunningham Oaks Subdivision, Phase I, as depicted by plat recorded in VOLUME 2926, PAGE 239 of the Official Records of Brazos County, Texas and lying in the northeast right-of-way line of Cunningham Lane;
THENCE N 81° 49' 00" E - 163.35 feet with the southeast line of said Lot 2 to a 1/2" iron rod found for corner;
THENCE S 08° 11' 00" E - 180.00 feet across the 9.65 acre remainder of said called 11.04 acre tract to a capped 1/2" iron rod set for corner;
THENCE S 81° 49' 00" W - 163.35 feet across said 9.65 acre tract to a capped 1/2" iron rod set in said Cunningham Lane right-of-way line;
THENCE N 08° 11' 00" W - 180.00 feet with said right-of-way line to the PLACE OF BEGINNING, and containing 0.675 acres of land.

Basis of Bearing: Plat of Cunningham Oaks, Phase I, as recorded in VOLUME 2926 PAGE 239.

Doc 00830452, Bk BR, Vol 5616, Pg 196

Filed for Record in: BRAZOS COUNTY
On: Sep 19, 2003 at 02:38P
As a Plats
Document Number: 00830452
Amount: 58.00
Receipt Number - 226751
By, Sylvia Polansky

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of BRAZOS COUNTY as stamped herein by me.
Sep 19, 2003

HONORABLE KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY

2551 TEXAS AVENUE SOUTH, SUITE A
COLLEGE STATION, TX 77740
Ph: (979) 693-5359 EMAIL: mdgctx@yahoo.com
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ENGINEERS, CONSULTANTS, MANAGERS

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Table with columns: REV., DATE, BY, COMMENT. Includes entries for City Comments, Revisions, and Initial Submission.

FINAL PLAT
OF
CUNNINGHAM OAKS SUBDIVISION, PHASE II
LOT 3, BLOCK 1,
0.675 ACRES
OUT OF A CALLED 9.65 ACRE REMAINDER TRACT
VOLUME 178 PAGE 197
AUSTIN LEAGUE NO. 9, A-62
BRYAN, BRAZOS COUNTY, TEXAS
MUNICIPAL DEVELOPMENT GROUP
FILE NUMBER
000643-3641
SHEET NO. 1

ON INSURANCE AND