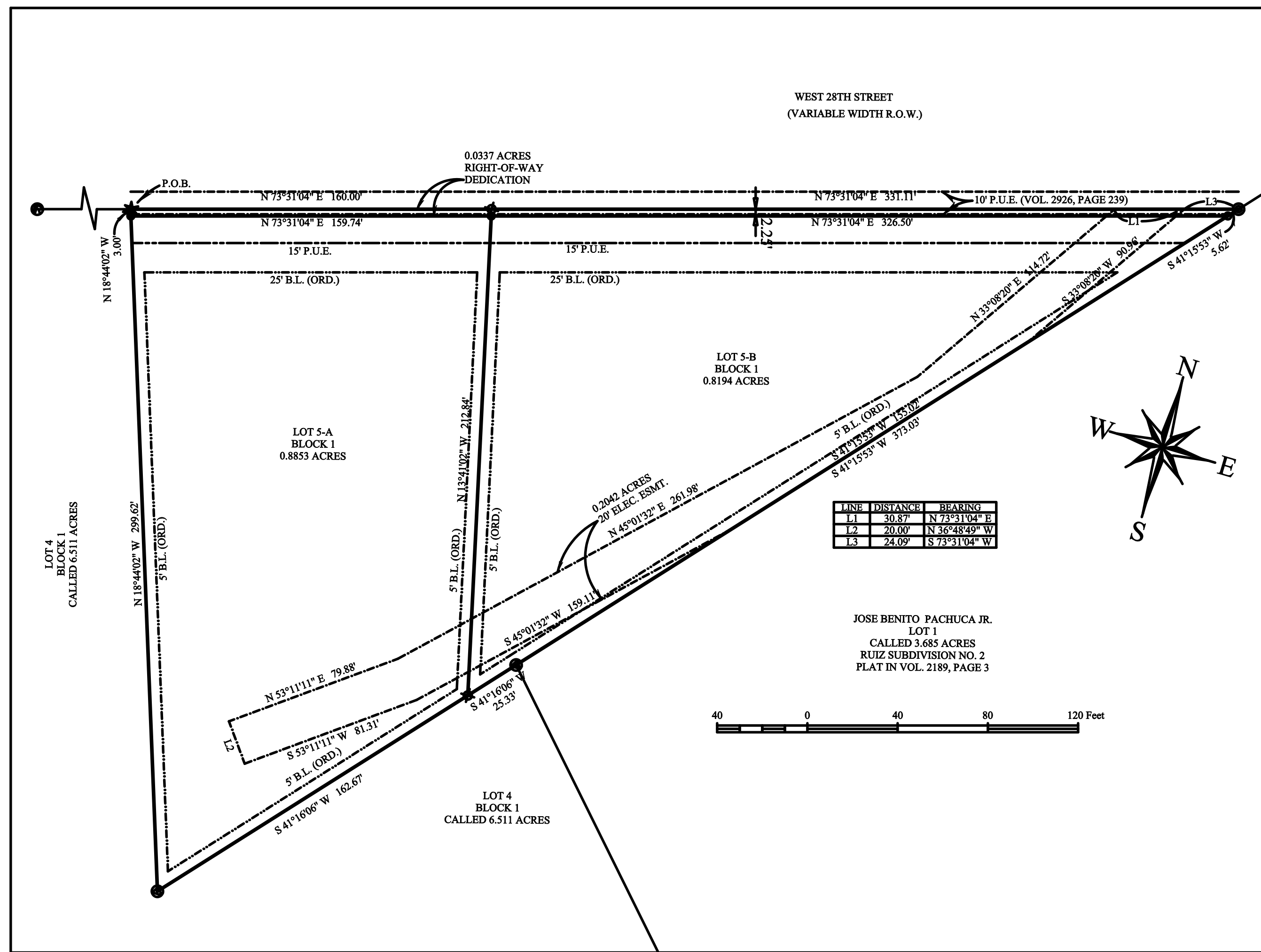
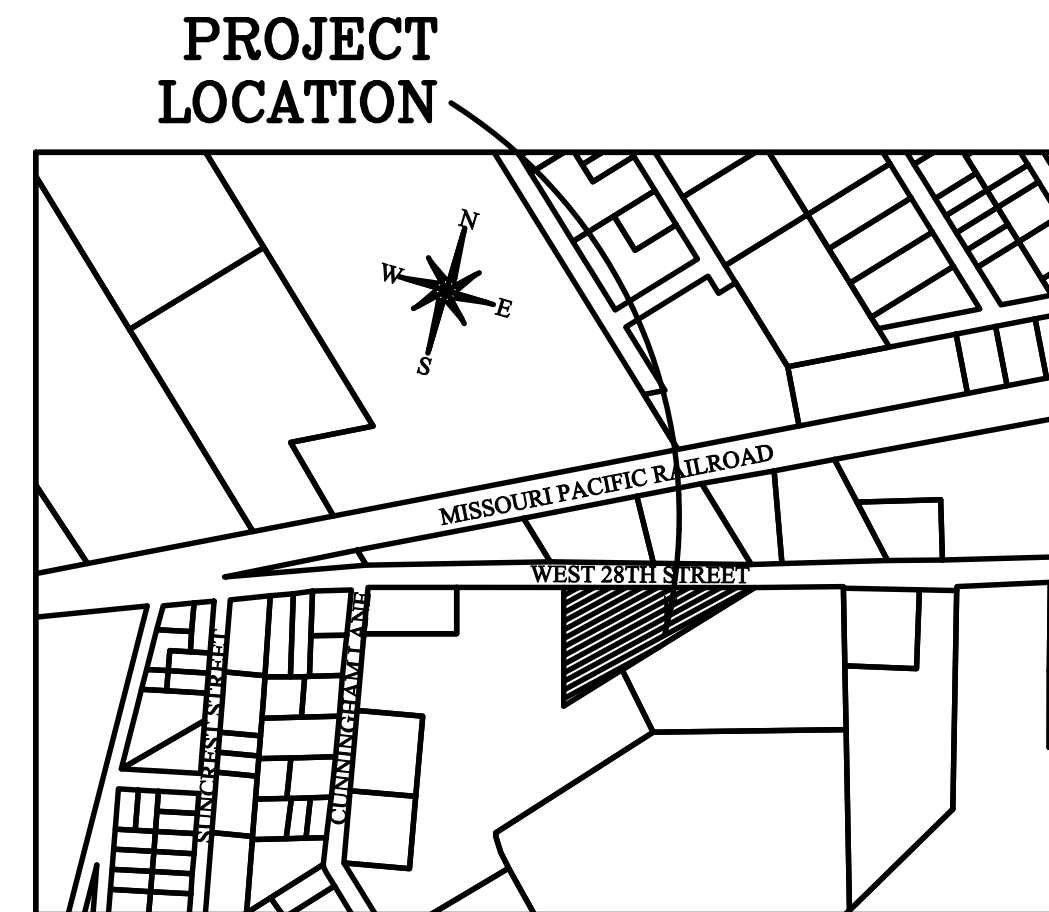


ORIGINAL PLAT



REPLAT



VICINITY MAP
N.T.S.

METES AND BOUND DESCRIPTION

Being a tract of land containing 1.705 acres, being Lot 5, Block 1 of the Cunningham Oaks, Phase III, Brazos County, Texas, as plat recorded in Vol. 13526, Page 94, of the Brazos County Official Records (B.C.O.R.). All bearings of this survey are referred to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary referenced to 1/2" iron rods called for and found as noted in the previously recorded plat, and as surveyed on the ground on January 17th of 2025. This description is also referred to the plat prepared by ATM Surveying, Project No. 2024-06860, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found with busted yellow plastic cap for the west corner of this tract, also being a north corner of Lot 4, Block 1 called 6.511 acres, also being a point in the southeast right-of-way line of West 28th Street (Variable Width R.O.W.);

THENCE along the common line between this tract and said West 28th Street, for the following calls:

North 73°31'04" East, a distance of 160.00 feet to a point;

North 73°31'04" East, a distance of 331.11 feet to a 1/2" iron rod found bent for the northeast corner of this tract, also being a point in the northwest line of Lot 1 called 3.685 acres, of the Ruiz Subdivision No. 2, as recorded in Vol. 2189, Page 3 of the B.C.O.R.;

THENCE along the common line between this tract and said Lot 1, for the following calls:

South 41°15'53" West, a distance of 5.62 feet to a point;

South 41°15'53" West, a distance of 373.03 feet to a 1/2" iron rod with yellow plastic cap marked "KERR 4502" found for a point in the southeast line of this tract, also being a north corner of the said Lot 4;

THENCE along the common line between this tract and said Lot 4, for the following calls:

South 41°16'06" West, a distance of 25.33 feet to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" set for a point in the south line of this tract;

South 41°16'06" West, a distance of 162.67 feet to a 1/2" iron rod with yellow plastic cap marked "KERR 4502" found for the south corner of this tract;

North 18°44'02" West, a distance of 299.62 feet to a point for the southwest line of this tract;

North 18°44'02" West, a distance of 3.00 feet to the PLACE OF BEGINNING containing 1.705 acres.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, YVONNE CUNNINGHAM EVANS, the owner and developer of the land shown on this plat, being the tract of land as conveyed to us, in the Deed Records of Brazos County in Volume 13785, Page 11 of the B.C.O.R., whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purpose identified.

Owner: _____

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes stated. Given under my hand and seal of office this _____ day of _____, 20____, Notary Public, Brazos County, Texas.

Notary Public, Brazos County, Texas

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, Bryan, Texas: _____

APPROVAL OF THE CITY PLANNER

I, _____, 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 _____ day of _____, 20____.

City Planner, Bryan, Texas: _____

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS



CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Adam Wallace, Registered Professional Land Surveyor No. 6132, 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 the metes and bounds describing said subdivision all describe a closed geometric form.

Adam Wallace
Texas Registered Professional
Land Surveyor, Number 6132

SURVEY LEGEND

- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- UTILITY GAS/SEWER
- PLATTED BUILDING LINE
- SEWER LINE
- WATER LINE
- GAS LINE
- STORM SEWER LINE
- CREEK LINE
- SEWER MANHOLE
- WATER METER
- WATER WELL PUMP
- FIRE HYDRANT
- ELECTRIC METER
- POWER POLE
- GAS METER
- ATMOSPHERIC PEELING MARKER
- SEWER CLEANOUT

- 1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED "KERR 4502" FOUND
- 1/2" IRON ROD FOUND BENT
- 1/2" IRON ROD FOUND WITH BUSTED YELLOW PLASTIC CAP
- 1/2" IRON ROD FOUND

Survey Notes:

- 1) The bearings of this survey are based on the Texas State Plane Coordinate System, Central Zone, NAD83(2011) EPOCH 2010, and boundary referenced to 1/2" iron rods called for and found as noted on the previous recorded plat.
- 2) Drawing Scale is 1"=40'
- 3) Drawn by: Adam Wallace
- 4) Said lot does not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041C0195E effective date, 05-16-2012.
- 5) Zoning is Residential District -5000 (RD-5).
- 6) Building setback:
Front - 25' Side and Rear - 5' Side Street - 15'

ATM Surveying

P.O. Box 10313, College Station, TX 77840
PHONE: (979) 929-9291 email: Adam@ATMSurveying.com
www.ATMSurveying.com - FIRM #101784-00

FINAL PLAT
LOTS 5-A AND 5-B
BLOCK 1
OF
CUNNINGHAM OAKS,
PHASE III
BEING A REPLAT OF
LOT 5
BLOCK 1
CUNNINGHAM OAKS,
PHASE III
VOL. 13526, PAGE 94
Bryan, Brazos County, Texas

FEBRUARY, 2025

SCALE: 1"= 40'
OWNER/DEVELOPER:
YVONNE CUNNINGHAM EVANS
2509 WEST 28TH
BRYAN, TX 77803

SURVEYOR:
Adam Wallace, RPLS 6132
ATM Surveying
1403 Lemon Tree
College Station TX 77840
(979) 208-9291