



ORIGINAL PLAT

REPLAT

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 dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes 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 purpose 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 will describe a closed geometric form.

Adam Wallace
Texas Registered Professional
Land Surveyor, Number 6132

SURVEY LEGEND

--- SUBJECT PROPERTY LINE	○ SEWER MANHOLE
- - - ADJOINING PROPERTY LINE	□ WATER METER
- - - PUBLIC UTILITY EASEMENT	□ WATER PUMP
- - - PLATTED BUILDING LINE	○ FIRE HYDRANT
- - - SEWER LINE	○ ELECTRIC METER
- - - WATER LINE	○ POWER POLE
- - - GAS LINE	○ GAS METER
- - - STORM SEWER LINE	○ ATMOS PIPELINE MARKER
- - - CHECK LINE	○ SEWER CLEANOUT

1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED "KERR 4500" FOUND
1/2" IRON ROD FOUND WITH BUSTED YELLOW PLASTIC CAP
1/2" IRON ROD FOUND

Survey Notes:

- 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.
- Drawing Scale is 1"=60'
- Drawn by: Adam Wallace
- 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.
- Zoning is Residential District -5000 (RD-5).
- Building setback:
Front - 25' Side and Rear - 5' Side Street - 15'

ATM Surveying

P.O. Box 10319, College Station, TX 77840
PHONE: (979) 929-9221 email: Adam@ATMSurveying.com
www.ATMSurveying.com - FIRM #101784-00

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

SCALE: 1" = 40'

OWNER/DEVELOPER:
YVONNE CUNNINGHAM EVANS
2509 WEST 28TH
BRYAN, TX 77803

FEBRUARY, 2025

SURVEYOR:
Adam Wallace, RPLS 6132
ATM Surveying
1403 Lemon Tree
College Station TX 77840
(979) 209-9291