

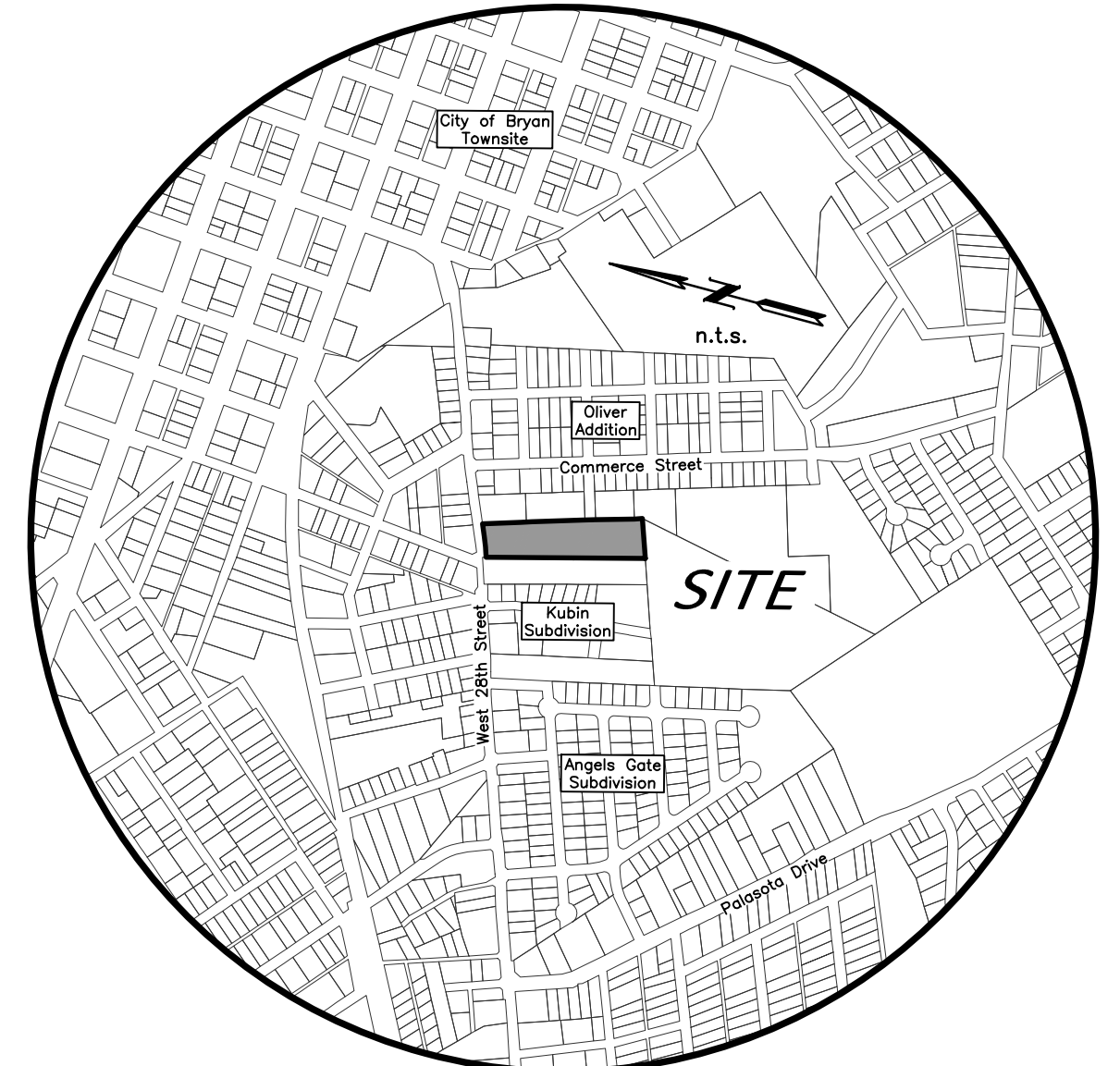
LINE TABLE

LINE	BEARING	DISTANCE	ADJOINER CALL
L1	N 70°32'10" E	49.17'	N 70°31'43" E
L2	N 66°52'32" E	62.57'	N 66°52'05" E
L3	S 70°32'10" W	50.31'	-
L4	N 66°52'32" E	61.15'	-
L5	N 72°40'00" E	22.00'	-
L6	S 17°20'00" E	21.14'	-
L7	S 72°40'00" W	22.00'	-
L8	S 17°20'00" E	17.78'	-

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	3°39'39"	726.00'	46.39'	23.20'	N 68°42'21" E	46.38'
C2	90°00'00"	80.00'	125.66'	80.00'	S 59°47'54" E	113.14'
C3	3°39'39"	740.00'	47.28'	23.65'	N 68°42'21" W	47.27'
C4	83°37'03"	25.00'	36.48'	22.36'	N 27°00'37" E	33.33'
C5	90°26'29"	30.00'	47.35'	30.23'	N 60°00'44" W	42.59'
C6	35°32'21"	26.00'	16.13'	8.33'	S 35°06'10" E	15.87'
C7	40°30'57"	26.00'	18.39'	9.60'	S 2°55'29" W	18.00'

- GENERAL NOTES:**
- ORIGIN OF BEARING SYSTEM: The bearing system is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observation.
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0195E, effective 5/16/2012, and LOMR Map Number 12-06-18389, effective May 18, 2012, this property is not located in a 100-year flood hazard area.
 - Land Use: 12 residential lots.
 - Zoning: RD-S and MU-2 as passed and approved by the Bryan Council on Ordinance No. 1459.
 - Building Setback Lines shall be per City of Bryan Code of Ordinances.
 - Unless otherwise indicated, all distances shown along curves are arc distances.
 - Homeowner's Association (H.O.A.) shall be established with direct responsibility to, and controlled by, the property owners involved to provide for operation, repair and maintenance of all common areas, private drainage easements, and private stormwater detention facilities which are part of this subdivision. The City of Bryan shall not be responsible for any operation, repair and maintenance of these areas.
 - The Common Area shown shall be owned and maintained by the Homeowners' Association.
 - Right-of-Way Acreage: 0.752 Ac.
 - Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the P.U.E., and the right of ingress and egress on property adjacent to the P.U.E. to access electric facilities.
 - Detached residential uses located on properties zoned Mixed-Use District (MU-2) will abide by the same standards as those for Residential District - 5000 (RD-S) per Sec. 130-20(1)(4) of the Bryan Code of Ordinances.
 - Except where otherwise indicated, 1/2-inch iron rods are set at each lot corner:
 - ⊙ - 1/2" Iron Rod Found (CM)
 - - 1/2" Iron Rod Set
 - Abbreviations:
 - P.A.E. - Public Access Easement
 - P.O.B. - Point of Beginning
 - P.U.E. - Public Utility Easement
 - U.E. - Utility Easement
 - Vw. - Variable Width
 - CM - Controlling Monument



VICINITY MAP

FINAL PLAT

28TH STREET SUBDIVISION

LOTS 1-9, BLOCK 1; LOTS 1-3, BLOCK 2
& 0.535 ACRE COMMON AREA

2.994 ACRES

STEPHEN F. AUSTIN LEAGUE NO. 9, A-62
BRYAN, BRAZOS COUNTY, TEXAS

FEBRUARY, 2025

SCALE 1" = 30'

Owner/Developer: Terra Nova Home Builders, LLC
1734 Bridge Meadow Lane
Bryan, Texas 77803

Surveyor: McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

Texas Firm Registration No. 10103300

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
We, **Terra Nova Home Builders, LLC**, owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Public Records of Brazos County in Volume 19544, Page 223 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

Terra Nova Home Builders, LLC

CERTIFICATION BY THE COUNTY CLERK

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 executed the same for the purpose stated. Given under my hand and seal on this _____ day of _____, 20____.

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 & 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

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the _____ day of _____, 20____ and same was duly approved on the _____ day of _____, 20____ by said Commission.

Chairman, Planning and Zoning Commission

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS
I, Cody Karisch, Registered Professional Land Surveyor No. 7004, 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 that the metes and bounds describing said subdivision will describe a closed geometric form.

Cody Karisch, R.P.L.S. No. 7004

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the STEPHEN F. AUSTIN LEAGUE No. 9, Abstract No. 82, in Bryan, Brazos County, Texas and being all of the called 3 acre tract described in the deed from Ramiro V. Quintero to Terra Nova Home Builders, LLC recorded in Volume 19544, Page 223 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.), SAVE & EXCEPT the called 0.055 acre tract described in the deed from Ramiro Quintero to the City of Bryan recorded in Volume 11404, Page 71 (O.P.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the north corner of this herein described tract, said iron rod also marking the east corner of the called 0.055 acre City of Bryan tract, the west corner of the called 0.6123 acre John Joseph Garcia tract recorded in Volume 19279, Page 201 (O.P.R.B.C.), the south corner of the called 0.018 acre City of Bryan tract recorded in Volume 10258, Page 185 (O.P.R.B.C.) and being in the southeast right-of-way line of West 28th Street (based on variable width);

THENCE: S 17° 20' 00" E (DEED CALL: S 14° 30' E) along the common line of this tract, the called 0.6123 acre Garcia tract, the called 135.9 x 100' Bonafacio Alvarez, Angelina Casteneda and Francisco DeLeon Tract Two recorded in Volume 3194, Page 258 of the Official Records of Brazos County, Texas (O.R.B.C.), the called 135.9 x 150' Bonafacio Alvarez, Angelina Casteneda and Francisco DeLeon Tract One recorded in Volume 3194, Page 258 (O.R.B.C.), the west right-of-way line of Oliver Avenue (based on a 50-foot width), the called 0.654 acre Nayeli Rohde tract recorded in Volume 17643, Page 1 (O.P.R.B.C.) and the called 0.7759 acre Selahville, LLC tract recorded in Volume 18927, Page 175 (O.P.R.B.C.), at 10.05 feet pass a found 1/2-inch iron rod marking an angle point of the called 10-foot wide Utility Easement recorded in Volume 11404, Page 71 (O.P.R.B.C.) and Volume 10258, Page 185 (O.P.R.B.C.), continue for a total distance of 753.02 feet to a found 1/2-inch iron rod marking the east corner of this tract, said iron rod also marking an angle point of the called 0.7759 acre Selahville, LLC tract and the north corner of the called 11.526 acre City of Bryan tract recorded in Volume 9525, Page 53 (O.P.R.B.C.);

THENCE: S 70° 46' 55" W (DEED CALL: S 74° W - 67.8 varas) along the common line of this tract and the called 11.526 acre City of Bryan tract for a distance of 190.87 feet to a found 1/2-inch iron rod marking the south corner of this herein described tract, said iron rod also marking the east corner of the called 2.001 acre City of Bryan tract recorded in Volume 9604, Page 218 (O.P.R.B.C.);

THENCE: N 14° 47' 54" W (DEED CALL: N 12' W) along the common line of this tract and the called 2.001 acre City of Bryan tract, at 738.72 feet, pass a found 1/2-inch iron rod marking an angle point of the called 10-foot wide Utility Easement, continue for a total distance of 748.68 feet to a 1/2-inch iron rod set for the west corner of this tract, said iron rod also marking the south corner of the called 0.055 acre City of Bryan tract and being in the southeast right-of-way line of said West 28th Street;

THENCE: along the common line of this tract, the called 0.055 acre City of Bryan tract and the southeast right-of-way line of said West 28th Street for the following three (3) calls:

- N 70° 32' 10" E (ADJOINER CALL: N 70° 31' 43" E) for a distance of 49.17 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left;
- 46.39 feet along the arc of said curve having a central angle of 03° 39' 39", a radius of 726.00 feet, a tangent of 23.20 feet and long chord bearing N 68° 42' 21" E at a distance of 46.38 feet to a found 1/2-inch iron rod marking the Point of Tangency; and
- N 66° 52' 32" E (ADJOINER CALL: N 66° 52' 05" E) for a distance of 62.57 feet to the POINT OF BEGINNING and containing 2.994 acres of land.

County Clerk, Brazos County, Texas