

**VICINITY MAP**  
 SCALE: Hor: 1" = 500'

- GENERAL NOTES:**
- ZONING: RD-5 as passed and approved by the Bryan Council, Ordinance No. 2338.
  - Proposed Land Use: Single Family Residential.
  - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0195E effective 05/16/2012, no portion of this property is located in a 100-year flood hazard area.
  - Existing ground contours are based on a aerial data of the site.
  - Water, Sewer, and Electricity will be served by City of Bryan.
  - 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 PUE, and the right of ingress and egress on property adjacent to the PUE, to access electric facilities.
  - Streets will be asphalt with concrete aprons.
  - Utility locations and sizes are approximate and may vary with development of construction plans.
  - Building Setback Lines shall be:  
 Front yard- 25'  
 Side yard- 5'  
 Side Street- 15'  
 Rear yard- 5'
  - Minimum Lot Size:  
 Area- 5000 SF  
 Lot Width- 50'  
 Lot Depth- 100'
  - ORIGIN OF BEARING SYSTEM: Bearings shown hereon are Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observations.

**Legend**

6W	6W	6W	Proposed Water Line w/size
4S	4S	4S	Existing Water Line Field Verify Size
SD	SD	SD	Proposed Sewer Line w/size
---	---	---	Proposed Storm Drain Line
---	---	---	Boundary Line
---	---	---	Property Line
---	---	---	Proposed Easement Line
---	---	---	Proposed Phase Boundary
---	---	---	Existing Contour Line
---	---	---	Proposed Contour Line
---	---	---	Common Area & P.A.E.
---	---	---	Additional R.O.W. Dedication

**PRELIMINARY PLAN**  
**1330 Cunningham Lane**  
 LOTS 1-4

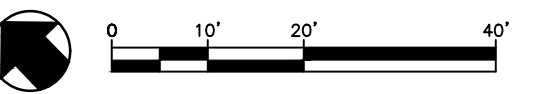
**0.97 ACRES**  
 STEPHEN F. AUSTIN LEAGUE NO. 9, A-62  
 BRYAN, BRAZOS COUNTY, TEXAS  
 MARCH 2025  
 SCALE: 1" = 30'

**Owner/Developer:**  
 Terra Nova Home Builder, LLC  
 1734 Bridge Meadow Lane  
 Bryan, Texas 77803  
 Max Martinez  
 (979)703-0417  
 maxmartinez@yahoo.com

**Engineer/Surveyor:** Texas Firm Registration No. 458  
 Texas Firm Registration No. 10103300  
 McClure & Browne Engineering/Surveying, Inc.  
 1008 Woodcreek Dr., Suite 103  
 College Station, Texas 77845  
 (979) 693-3838

**Drawn By:** JF  
**Date:** 03/19/2025

**Preliminary Plan**  
 SCALE: Hor: 1" = 20'



Property ID: 99981  
 Owner ID: NEBLETT JEFF W & MARGARET  
 Address: 1312 CUNNINGHAM LN  
 Acres: 0.27  
 Legal Description: NEBLETT, BLOCK 1,  
 LOT 1 & ADJ 10435P IN SFA #9, SER#  
 12329447 HUD# PF30414257

Property ID: 114089  
 Owner ID: NEWTON BOBBIE JEWEL  
 Address: 1207 SUNCREST ST  
 Acres: 0.12  
 Legal Description: SFA #9, BLOCK  
 15, LOT 61

Property ID: 39578  
 Owner ID: UNDETERMINED OWNER  
 Address: CUNNINGHAM LN  
 Acres: 0.25  
 Legal Description: SFA #9,  
 BLOCK 15, LOT 22 (TR-76)

Property ID: 39585  
 Owner ID: SHORTER DAVID  
 Address: CUNNINGHAM LN  
 Acres: 0.56  
 Legal Description: SFA #9,  
 BLOCK 15, LOT 29 (TR-104)

Property ID: 44638  
 Owner ID: WALTON FLORENE S ETAL  
 Address: 1205 SUNCREST ST  
 Acres: 0.55  
 Legal Description: SUNSET, BLOCK  
 1, LOT 13 THRU 16

Property ID: 39611  
 Owner ID: OCON FELICIA  
 Address: 1017 SUNCREST ST  
 Acres: 0.30  
 Legal Description: SFA #9,  
 BLOCK 15, LOT 53 (TR-98)

Property ID: 39612  
 Owner ID: ALVAREZ FRANCISCO  
 & M DOLORES  
 Address: 1013 SUNCREST ST  
 Acres: 0.30  
 Legal Description: SFA #9,  
 BLOCK 15, LOT 54 (TR-98)

Property ID: 39604  
 Owner ID: OCON FELICIA  
 Address: 2616 CUNNINGHAM LN  
 Acres: 0.28  
 Legal Description: SFA #9,  
 BLOCK 15, LOT 47 (TR-99)

Property ID: 104193  
 Owner ID: CUNNINGHAM  
 TONY & CLAUDETTE  
 Address: 1009 SUNCREST ST  
 Acres: 1.00  
 Legal Description: CLAUDET,  
 BLOCK 1, LOT 1, ACRES 1.0

Property ID: 104193  
 Owner ID: CUNNINGHAM  
 TONY & CLAUDETTE  
 Address: 1009 SUNCREST ST  
 Acres: 1.00  
 Legal Description: CLAUDET,  
 BLOCK 1, LOT 1, ACRES 1.0

Property ID: 39599  
 Owner ID: B CS LEASING LLC &  
 BRAZOS LIVE QW INVESTMENTS LLC  
 Address: 2601 CUNNINGHAM LN  
 Acres: 8.89  
 Legal Description: SFA #9, BLOCK 15,  
 LOT 44 (TR-87.01), ACRES 8.893

Property ID: 405493  
 Owner ID: BELTRAN JOSE MAR  
 Address: W 28TH ST  
 Acres: 6.31  
 Legal Description: CUNNINGHAM  
 OAKS PH 3, BLOCK 1, LOT 4,  
 ACRES 6.311

Property ID: 116032  
 Owner ID: RED RAMONA L  
 CUNNINGHAM & WILLIAM EDWARD JR  
 Address: 1317 CUNNINGHAM LN  
 Acres: 0.68  
 Legal Description: CUNNINGHAM OAKS  
 PH 2, BLOCK 1, LOT 3, ACRES .675

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 CUNNINGHAM & WILLIAM EDWARD JR  
 Address: 1317 CUNNINGHAM LN  
 Acres: 0.68  
 Legal Description: CUNNINGHAM OAKS  
 PH 2, BLOCK 1, LOT 3, ACRES .675