LINE TABLE			
LINE	BEARING	DISTANCE	DEED CALL
L1	S 43°53'42" W	2.08'	S 43°53'26" W

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	87°56'38"	25.00'	38.37'	24.12'	S 5°08'50" E	34.72'

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. 62, in Bryan, Brazos County, Texas and being all of the called 0.97 acre tract described in the deed from Wendy L. Conley, Charlene D. Harris, Barbara A. Murray, Edward S. Hodges, III and Reginald E. Hodges to Terra Nova Home Builders LLC recorded in Volume 19634, Page 198 of the Official Public Records of Brazos County, Texas (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 east corner of this herein described tract, said iron rod also marking the south corner of the called 5–foot wide right–of–way dedication, CUNNINGHAM OAKS SUBDIVISION, PHASE III according to the Final Plat recorded in Volume 13526, Page 94 (O.P.R.B.C.), being in the northwest line of the called 4.431 acre B/CS Leasing, LLC and Brazos Live Oak Investments, LLC Tract Two recorded in Volume 19471, Page 224 (O.P.R.B.C.) and being in the east margin of Cunningham Lane;

THENCE: S 43° 53' 42" W (DEED CALL: S 43° 53' 26" W) along the common line of this tract, the called 4.431 acre B/CS Leasing, LLC and Brazos Live Oak Investments, LLC Tract Two and along the southeast margin of said Cunningham Lane for a distance of 2.08 feet to a found 1/2–inch iron rod marking an angle point of this tract, said iron rod also marking the west corner of the called 4.431 acre B/CS Leasing, LLC and Brazos Live Oak Investments, LLC Tract Two and the north corner of Lot 1, Block 1, CLAUDET SUBDIVISION according to the Final Plat recorded in Volume 3404, Page 289 of the Official Records of Brazos County, Texas (O.R.B.C.);

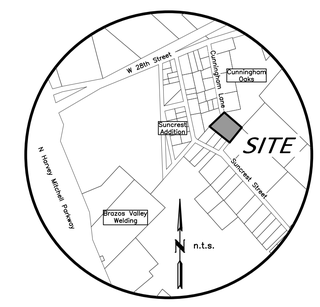
THENCE: S 38° 49' 29" W (DEED CALL: S 38° 49' 13" W) along the common line of this tract and said Lot 1, Block 1, at 6.27 feet, pass a found 3/8–inch iron rod for reference, continue for a total distance of 163.98 feet to a found 1/2–inch iron rod marking the south corner of this tract, said iron rod also marking the east corner of the Felicia Ocon tract tract recorded in Volume 19300, Page 149 (O.P.R.B.C.);

THENCE: into and through said Cunningham Lane and along the common line of this tract, the said Ocon tract, the Cecilio Alvarez and Enrique Alvarez tract recorded in Volume 18810, Page 44 (O.P.R.B.C.) and the called 0.29 acre Felicia Ocon tract recorded in Volume 19300, Page 146 (O.P.R.B.C.) for the following two (2) calls:

1) N 52° 10' 38" W (DEED CALL: N 52° 10' 54" W) for a distance of 189.50 feet to a found 3/8–inch iron rod marking an angle point of this tract, and
2) N 52° 52' 13" W (DEED CALL: N 52° 52' 29" W – 59.66) for a distance of 59.55 feet to a found 3/8–inch iron rod marking the west corner of this herein described tract, said iron rod also marking the north corner of the called 0.29 acre Ocon tract and being in the southeast line of the David Shorter tract recorded in Volume 6238, Page 218 (O.R.B.C.), said Shorter tract being described by metes and bounds in Volume 76, Page 541 of the Brazos County Deed Records (B.C.D.R.);

THENCE: N 40° 52' 54" E (DEED CALL: N 40° 52' 38" E) along the common line of this tract, the said Shorter tract and into and through said Cunningham Lane, at 151.48 feet, pass a found 1/2–inch iron rod for reference in the southwest margin of said Cunningham Lane, continue for a total distance of 179.96 feet to a point for the north corner of this tract, said point lying within said Cunningham Lane;

THENCE: S 49° 07' 09" E (DEED CALL: S 49° 07' 22" E), at 16.22 feet, pass a found 1/2–inch iron rod marking the west corner of the called 5–foot wide right–of–way dedication, continue for a total distance of 242.88 feet to the POINT OF BEGINNING and containing 0.97 acres of land.



VICINITY MAP

GENERAL NOTES:

1. ORIGIN OF BEARING SYSTEM: The bearing system is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observation.
2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0195E, Map Revised May 16, 2012, this property is not located in a Special Flood Hazard Area.
3. 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.
4. This property is currently zoned Residential District– 5000 (RD–5) as approved by the Bryan City Council, Ordinance No. 2338.
5. Building setbacks to be in accordance with the City of Bryan Code of Ordinance for RD–5 zoning district. Additional building setbacks may be required by deed restrictions.
6. Unless otherwise indicated 1/2" Iron Rods are set at all corners.

   ⊗ – 1/2" Iron Rod Found (CM)
   ○ – 1/2" Iron Rod Set
   ⊘ – 3/8" Iron Rod Found (CM)

7. Abbreviations:

   P.O.B. – Point of Beginning
   P.U.E. – Public Utility Easement
   CM – Controlling Monument

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Terra Nova Home Builder, LLC, owner and developer of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Public Records of Brazos County in Volume 19634, Page 198 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.

_____
Owner, Max Martinez

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is 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

CERTIFICATION BY THE COUNTY CLERK

_____
County Clerk, Brazos County, Texas

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

FINAL PLAT

NEW TERRA AT CUNNINGHAM

BEING ALL OF THE CALLED 0.97 ACRE TRACT AS RECORDED IN VOLUME 19634, PAGE 198

0.97 ACRES

STEPHEN F. AUSTIN LEAGUE NO. 9, A–62
BRYAN, BRAZOS COUNTY, TEXAS
APRIL, 2025
SCALE: 1" = 20'

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

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

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