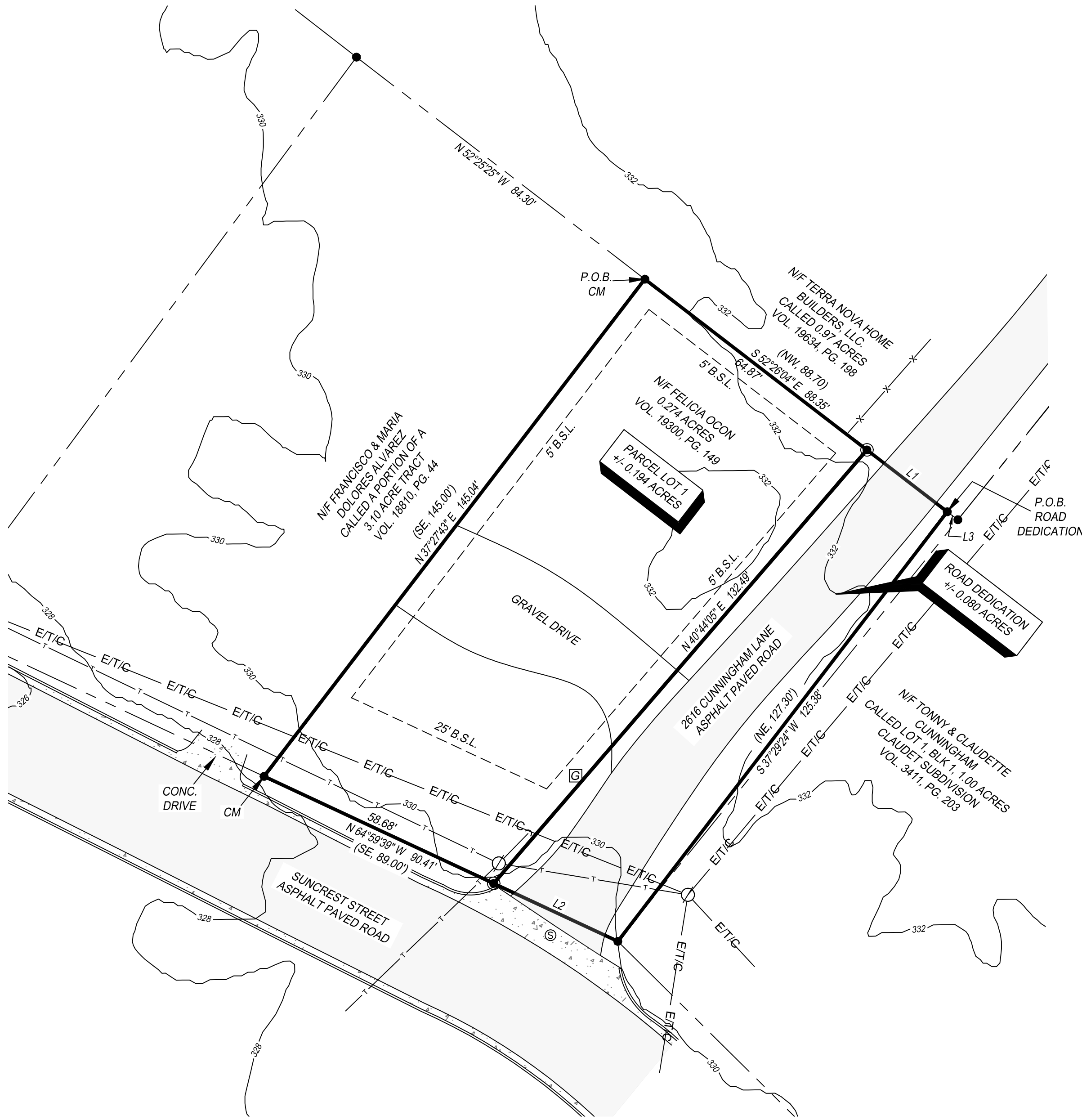
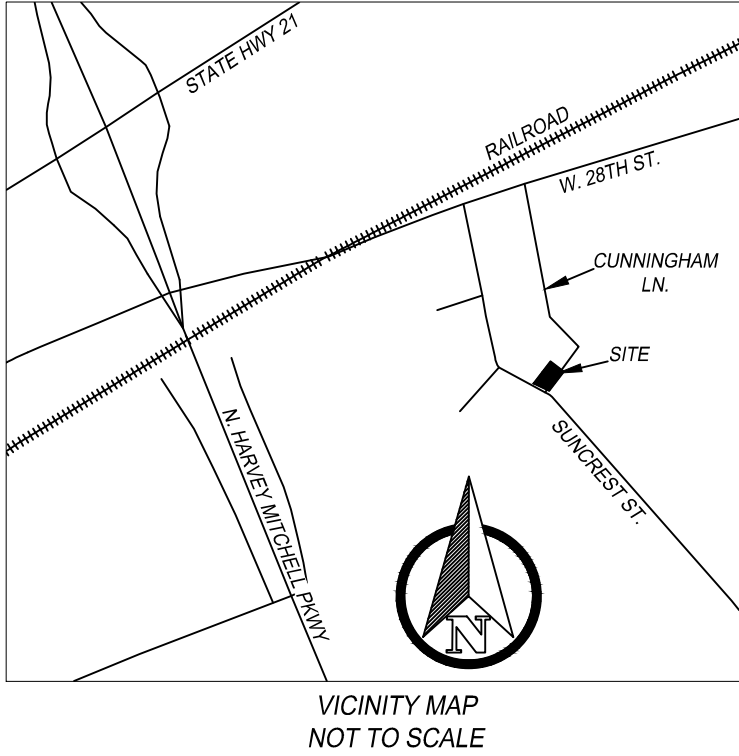
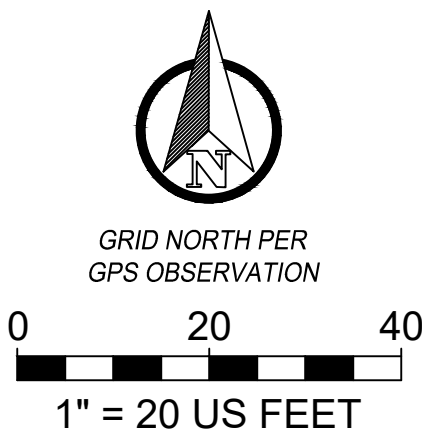


OCON PLAT

CITY OF BRYAN, BRAZOS COUNTY, TEXAS

PRELIMINARY



Certificate of Ownership and Dedication as follows:

I (We), _____, the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deeds Records of Brazos County in Volume 19300, Page 149, and 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

A Certificate of Approval as follows:

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person(s) whose name(s) is/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 _____, 2025.

Notary Public, Brazos County, Texas

A Certificate of Surveyor as follows:

I, _____, Registered Public Surveyor No. _____ 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.

Registered Public Land Surveyor

A Certificate of the County Clerk as follows:

I, _____, County Clerk in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 2025, in the Official Records of Brazos County in Volume _____, Page _____.

County Clerk, Brazos County, Texas

A Certificate of the City Engineer as follows:

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 _____, 2025.

City Engineer, Bryan, Texas

A Certificate of the County Commissioners Court as follows:

I, _____, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County, Commissioners' Court on the _____ day of _____, 2025.

County Judge, Brazos County, Texas

FIELD NOTES

FIELD NOTES OF A 0.274 ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN SURVEY, ABSTRACT NUMBER 62 OF BRAZOS COUNTY, TEXAS, BEING THE TRACT OF LAND CONVEYED AND DESCRIBED TO FELICIA OCON BY FRANCISCO SR. AND CECILIA ALVAREZ IN VOLUME 19300, PAGE 149 OF THE OFFICIAL PROPERTY RECORDS OF BRAZOS COUNTY, TEXAS, SAID 0.274 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE & BEGIN AT A FOUND 1/2 INCH IRON ROD BEING IN THE SOUTHWEST LINE OF A CALLED 0.97 ACRE TRACT AS CONVEYED AND DESCRIBED TO TERRA NOVA HOME BUILDERS, LLC. IN VOLUME 19634, PAGE 198 OF THE OFFICIAL PROPERTY RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE NORTH CORNER FOR THE HEREIN DESCRIBED TRACT AND THE EAST CORNER FOR A CALLED PORTION OF A 3.10 ACRE TRACT AS CONVEYED AND DESCRIBED TO FRANCISCO AND MARIA DOLORES ALVAREZ IN VOLUME 18810, PAGE 44 OF THE OFFICIAL PROPERTY RECORDS OF BRAZOS COUNTY, TEXAS. **FOR REFERENCE** A FOUND 1/2 INCH IRON ROD MARKING THE NORTH CORNER FOR THE SAID ALVAREZ TRACT BEARS N 52°25'25" W A DISTANCE OF 84.30 FEET.

THENCE S 52°29'04" E ALONG THE NORTHEAST LINE OF THE HEREIN DESCRIBED TRACT AND THE SOUTHWEST LINE OF THE TERRA NOVA HOME 0.97 ACRE TRACT CROSSING CUNNINGHAM LANE FOR A DISTANCE OF 88.35 FEET TO A FOUND 1/2 INCH IRON ROD IN THE SOUTHEAST MARGIN OF CUNNINGHAM LANE, MARKING THE EAST CORNER FOR THIS TRACT IN THE SOUTHWEST LINE OF THE SAID 0.97 ACRE TRACT. **FOR REFERENCE** A FOUND 1/2 INCH IRON ROD MARKING THE SOUTH CORNER OF THE SAID 0.97 ACRE TRACT BEARS S 52°58'50" E A DISTANCE OF 3.07 FEET.

THENCE S 37°29'24" W ALONG THE SOUTHEAST LINE OF THE HEREIN DESCRIBED TRACT AND THE SOUTHEAST MARGIN OF CUNNINGHAM LANE FOR A DISTANCE OF 125.38 FEET TO THE APPARENT NORTHEASTERLY LINE OF SUNCREST STREET AND A FOUND 1/2 INCH IRON ROD MARKING THE SOUTH CORNER FOR THIS TRACT AND THE WEST CORNER FOR A 1.00 ACRE TRACT CALLED LOT 1, BLOCK 1 OF CLAUDET SUBDIVISION RECORDED IN VOLUME 3404, PAGE 289 OF THE PLAT RECORDS OF BRAZOS COUNTY, TEXAS, AND CONVEYED TO TONNY AND CLAUDETTE CUNNINGHAM IN VOLUME 3411, PAGE 203 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

THENCE N 64°38'38" W ALONG THE APPARENT NORTHEASTERLY LINE OF SUNCREST STREET FOR A DISTANCE OF 30.41 FEET TO A FOUND 1/2 INCH IRON ROD MARKING THE WEST CORNER FOR THE HEREIN DESCRIBED TRACT AND THE SOUTH CORNER FOR THE ALVAREZ TRACT.

THENCE N 37°27'43" E ALONG THE NORTHWEST LINE OF THE HEREIN DESCRIBED TRACT AND THE SOUTHEAST LINE OF THE ALVAREZ TRACT FOR A DISTANCE OF 145.04 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.274 ACRES OF LAND MORE OR LESS ACCORDING TO A SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF KEITH ZIMMERMAN REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6723

FIELD NOTES ROAD DEDICATION

FIELD NOTES OF A 0.080 ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN SURVEY, ABSTRACT NUMBER 62 OF BRAZOS COUNTY, TEXAS, BEING OUT OF A 0.274 ACRE TRACT OF LAND CONVEYED AND DESCRIBED TO FELICIA OCON BY FRANCISCO SR. AND CECILIA ALVAREZ IN VOLUME 19300, PAGE 149 OF THE OFFICIAL PROPERTY RECORDS OF BRAZOS COUNTY, TEXAS, SAID 0.080 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:












COMMENCE & BEGIN AT A FOUND 1/2 INCH IRON ROD IN THE SOUTHEAST MARGIN OF CUNNINGHAM LANE, AND THE SOUTHWEST LINE OF A CALLED 0.97 ACRE TRACT AS CONVEYED AND DESCRIBED TO TERRA NOVA HOME BUILDERS, LLC IN VOLUME 19634, PAGE 198 OF THE OFFICIAL PROPERTY RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE EAST CORNER FOR THE HEREIN DESCRIBED TRACT. **FOR REFERENCE** A FOUND 1/2 INCH IRON ROD MARKING THE SOUTH CORNER OF THE SAID 0.97 ACRE TRACT BEARS S 52°58'50" E A DISTANCE OF 3.07 FEET.

THENCE S 37°29'24" W ALONG THE SOUTHEAST LINE OF THE HEREIN DESCRIBED TRACT AND THE SOUTHEAST MARGIN OF CUNNINGHAM LANE FOR A DISTANCE OF 125.38 FEET TO THE APPARENT NORTHEASTERLY LINE OF SUNCREST STREET AND A FOUND 1/2 INCH IRON ROD MARKING THE SOUTH CORNER FOR THIS TRACT AND THE WEST CORNER FOR A 1.00 ACRE TRACT CALLED LOT 1, BLOCK 1 OF CLAUDET SUBDIVISION RECORDED IN VOLUME 3404, PAGE 289 OF THE PLAT RECORDS OF BRAZOS COUNTY, TEXAS, AND CONVEYED TO TONNY AND CLAUDETTE CUNNINGHAM IN VOLUME 3411, PAGE 203 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

THENCE N 64°38'38" W ALONG THE APPARENT NORTHEASTERLY LINE OF SUNCREST STREET FOR A DISTANCE OF 31.73 FEET TO A SET 1/2 INCH IRON ROD WITH A CAP STAMPED "TICE ENG." MARKING THE WEST CORNER FOR THE HEREIN DESCRIBED TRACT.

THENCE N 40°44'05" E THROUGH THE 0.274 ACRE PARENT TRACT PARALLEL TO CUNNINGHAM LANE FOR A DISTANCE OF 132.49 FEET TO THE NORTHEAST LINE OF THE 0.274 ACRE PARENT TRACT AND THE SOUTHWEST LINE OF THE TERRA NOVA HOME BUILDERS, LLC. 0.97 ACRE TRACT, AND A SET 1/2 INCH IRON ROD WITH A CAP STAMPED "TICE ENG." MARKING THE NORTH CORNER FOR THE HEREIN DESCRIBED TRACT.

THENCE S 52°29'04" E ALONG THE NORTHWEST LINE OF THE HEREIN DESCRIBED TRACT, THE 0.274 ACRE PARENT TRACT AND THE SOUTHWEST LINE OF THE TERRA NOVA HOMES 0.97 ACRE TRACT FOR A DISTANCE OF 23.48 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.080 ACRES OF LAND MORE OR LESS ACCORDING TO A SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF KEITH ZIMMERMAN REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6723

	<u>LEGEND</u>
	UTILITY POLE
	GAS METER
	SANITARY SEWER MANHOLE
	RECORD INFORMATION
	BUILDING SETBACK LINE
	FENCE LINE
	OVERHEAD UTILITY LINE
	OVERHEAD TELEPHONE LINE
	BUILDING SETBACK LINE
	CONCRETE
	CONTROLLING MONUMENT

PLAT NOTES

- Property is designated as RD-5 Zoning District.
 - Front building setback 25'
 - Rear and side building setbacks 5'
 - Side street setback along Cunningham Lane 5'
- This property lies within the City of Bryan
- No roads will be engineered or installed with this plat.
- No utilities will be engineered or installed with this plat.
- No drainage structures such as detention pond, retention pond, etc will be engineered or installed with this plat.

Surveyor's Notes:

- This survey has been performed without the benefit of a title report and may not show all rights-of-way, easements, and restrictions. Such features can be added if a current title report is performed and is provided to the surveyor.
- Copies of this survey without an original signature and seal in blue ink are not valid. Any alteration of this survey, in whole or part, without prior written permission of Tice Engineering, Inc. is prohibited.
- FLOOD STATEMENT: According to Community Panel No. 48041C0195E, dated May 16, 2012 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. Since this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.
- No wetland information is shown hereon.
- Parcel Indexing Instructions: Located in the Stephen F. Austin Survey #9 A- 62, Brazos County, Texas.
- This Survey is referenced to the TEXAS STATE PLANE CENTRAL ZONE (4203) with NAD (83) DATUM.
All distances and coordinates shown are in U.S. SURVEY FEET. (3.28083333 per meter)
Scale Factor: 0.99989894
Convergence angle: 02°01'32.76"
- This survey may not show all underground utilities.
- All ownership information shown hereon are "now or formally".

OCON PLAT

1 LOT
LOT 1 - 0.194 ACRES

ROAD DEDICATION
0.080 ACRES

PARENT TRACT
0.274 ACRES UNPLATTED TRACT,
STEPHEN F. AUSTIN SURVEY #9 A-62
BRAZOS COUNTY, TEXAS

APRIL 2025

SURVEYOR

TICE ENGINEERING, INC.
11400 HIGHWAY 30, SUITE 305,
COLLEGE STATION, TX 77845
(979)465-1104

T.B.P.E.L.S FIRM NO. 10194827

LAND OWNER

FELICIA OCON
2017 SHIMLA DRIVE
BRYAN, TX 77807

TEI TICE ENGINEERING, INC. ENGINEERS / SURVEYORS <small>Trusted Engineers. Experienced Surveyors. Innovative Results.</small>	
11400 HIGHWAY 30 SUITE 305 COLLEGE STATION, TX 77845 PHONE: 979.465.1104 www.ticeeng.com	510 S. VANDERMAN ST. WACO, TX 76797 PHONE: 817.528.4121 www.ticeeng.com
PROJECT NUMBER:	5285-25
DRAWING DATE:	04/10/2025
TEXAS SURVEY FIRM No.:	10194827
CERTIFICATE EXPIRATION DATE:	12/31/2025