

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS

We, Nancy Marcela Zarate and Jose Ignacio Gallego, owner(s) and developer(s) 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 19800, Page 30 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.

Nancy Marcela Zarate, Owner

Jose Ignacio Gallego, Owner

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. _______ day of _______, 20_____.

Notary Public, Brazos County, Texas

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. _______ 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

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

GENERAL NOTES:
ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distance to the monuments are consistent with the Deed recorded in Volume 19800, Page 30 of the Official Public Records of Brazos County, Texas.

- 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.
 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.
- This property is currently zoned Residential District- 5000 (RD-5).
 Building setbacks to be in accordance with the City of Bryan Code of Ordinance. Additional building setbacks may be required by deed restrictions.
 Unless otherwise indicated 1/2" Iron Rods are set at all corners.

- P.O.B. Point of Beginning P.O.C. – Point of Commencement CM – Controlling Monument

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 0.56 acre tract described in the Deed from David Shorter and Pamela Shorter to Nancy Marcela Zarate, a married woman and Jose Ignacio Gallego, a married man recorded in Volume 19800, Page 30 of the Official Public Records of Brazos County, Texas (0.P.R.B.C.) and being more particularly described by metes and bounds as follows:

COMMENCING: from a found 1/2-inch iron rod marking the west 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 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.), the south corner of the called 5-foot wide right-of-way dedication, CUNNINGHAM OAKS SUBDIVISION, PHASE II according to the Final Plat recorded in Volume 5616, Page 196 (O.R.B.C.), being in the northeast line of the called 0.97 acre Terra Nova Home Builders LLC tract recorded in Volume 19634, Page 198 (O.P.R.B.C.) and being in the northeast margin of Cunningham Lane;

THENCE: N 49° 07' 09" W into said Cunningham Lane for a distance of 16.22 feet to a point marking the east corner of this herein described tract, said point also marking the north corner of the called 0.97 acre Terra Nova Home Builders LLC tract and being the POINT OF BEGINNING;

Scale: 1"=20'

> THENCE: S 40° 52' 54" W along the common line of this tract and the called 0.97 acre Terra Nova Home Builders LLC tract, at 28.48 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 found 3/8-inch iron rod marking an angle point of this tract, said iron rod also marking the west corner of the called 0.97 acre Terra Nova Home Builders LLC tract and the north corner of the called 0.29 acre Felicia Ocon tract recorded in Volume 19300, Page 146 (0.P.R.B.C.);

> THENCE: S 40° 23' 38" W along the common line of this tract and the called 0.29 acre Ocon tract for a distance of 77.01 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 Lot 16, Block 1, SUNSET ADDITION according to the Final Plat recorded in Volume 75, Page 336 (B.C.D.R.);

THENCE: N 11[•] 50' 50" W along the common line of this tract and said Block 1, SUNSET ADDITION, at 194.36 feet, pass a found 1/2-inch iron rod marking the north corner of Lot 13, Block 1 of said SUNSET ADDITION and the east corner of Lot 12, Block 1 of said SUNSET ADDITION, continue for a total distance of 199.50 feet to a found 1/2-inch iron rod marking the west corner of this herein described tract, said iron rod also marking the apparent common south corner of Lot 19, Block 2, W.E. PIGFORD'S ADDITION (an unrecorded subdivision) and the called 3 acre W.E. Pigford, Sr. tract recorded in Volume 72, Page 170 (B.C.D.R.), said Lot 19, Block 2 being further described in the deed to Benny and Pamela Williams Sr. in Volume 3601, Page 320 (O.R.B.C.);

THENCE: N 78° 15' 41" E along the common line of this tract, the called 3 acre Pigford tract and the called 52.15 foot by 100 foot Sylvia Craig Thomas tract recorded in Volume 3586, Page 202 (O.R.B.C.) for a distance of 183.60 feet to a found 1/2-inch iron rod marking north corner of this tract, said iron rod also marking the east corner of the called 52.15 foot by 100 foot Thomas tract and being in the southwest margin of said Cunningham Lane, from whence a found 1/2-inch iron pipe marking the northeast corner of Lot 1, Block 1, NEBLETT ADDITION according to the Final Plat recorded in Volume 2777, Page 82 (O.R.B.C.) bears N 11° 44' 19" W at 204.30 feet for reference;

THENCE: S 37[•] 19' 18" E into said Cunningham Lane for a distance of 47.64 feet to the POINT OF BEGINNING and containing 0.56 acres of land.





