

ORIGINAL PLAT
 LOT 1, BLOCK 1, BRUIN TRACE #1
 RECORDED IN VOLUME 1550, PAGE 272

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Victor Roldan, owner and developer of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 1550, Page 272 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.

Victor Roldan
 Victor Roldan

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Laura Cabrera, owner and developer of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 1550, Page 272 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.

Laura Cabrera
 Laura Cabrera

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Anne Balle, Chair 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 21 day of November, 2024 and same was duly approved on the 21 day of November, 2024, by said Commission.

Anne Balle
 Chair, Planning and Zoning Commission, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, Erach Kennard, 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 21 day of November, 2024.

Erach Kennard
 City Engineer, Bryan, 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 10-8-24
 Cody Karisch, R.P.L.S. No. 7004

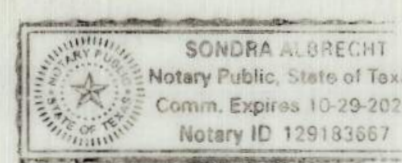


STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Sandra Albrecht, 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 15th day of October, 2024.

Sandra Albrecht
 Notary Public, Brazos County, Texas

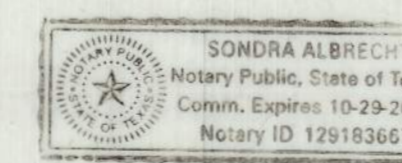


STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Sandra Albrecht, 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 15th day of October, 2024.

Sandra Albrecht
 Notary Public, Brazos County, Texas



CERTIFICATION BY THE COUNTY CLERK

Filed for Record
 Official Public Records Of:
 Brazos County Clerk
 On: 11/27/2024 12:35:59 PM
 In the PLAT Records

Doc Number: 2024-1544128
 Volume - Page: 19556-118
 Number of Pages: 1
 Amount: 72.00
 Order#: 20241127000075
 By: MC

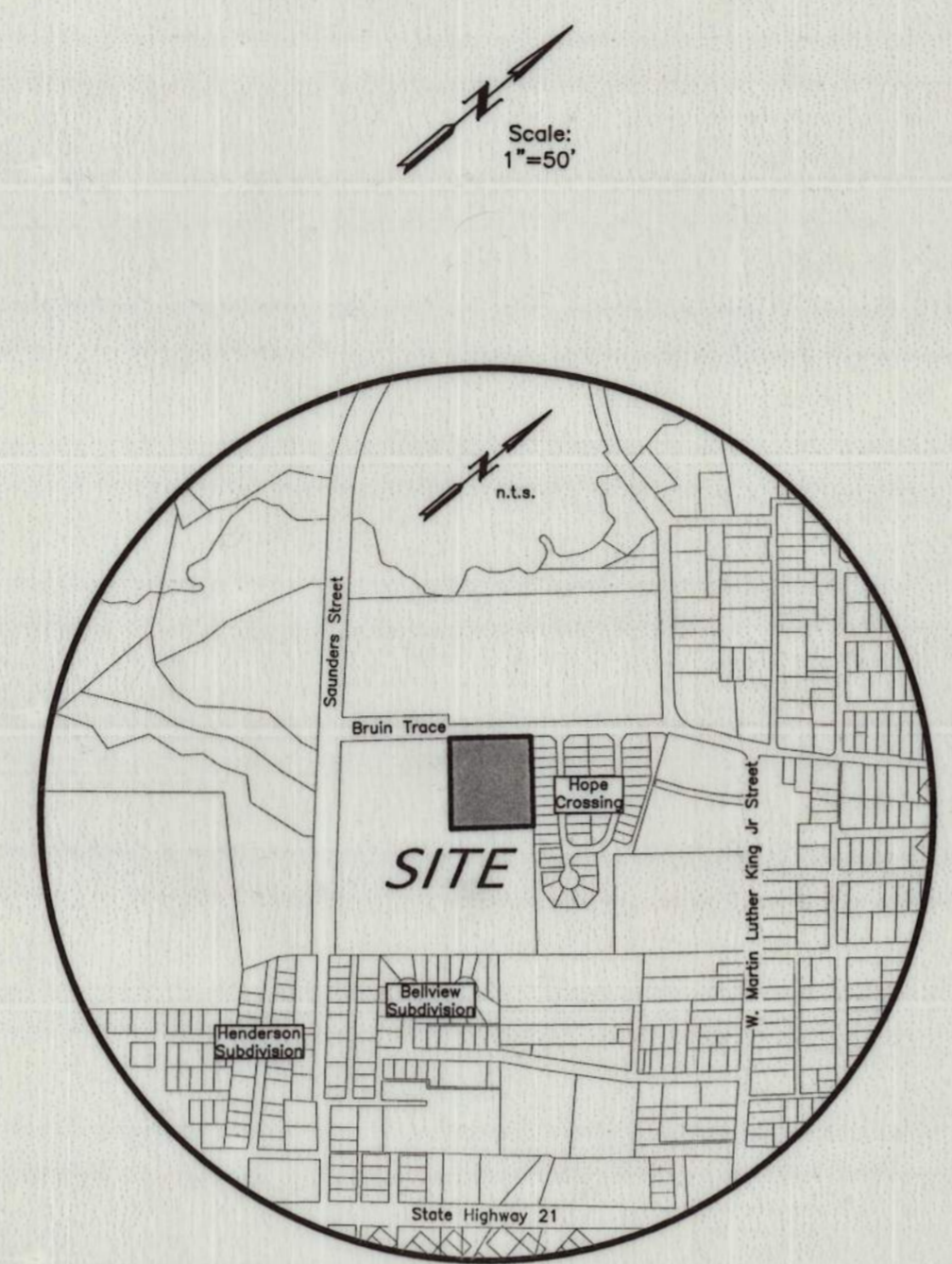
Karen McQueen
 County Clerk, Brazos County, Texas



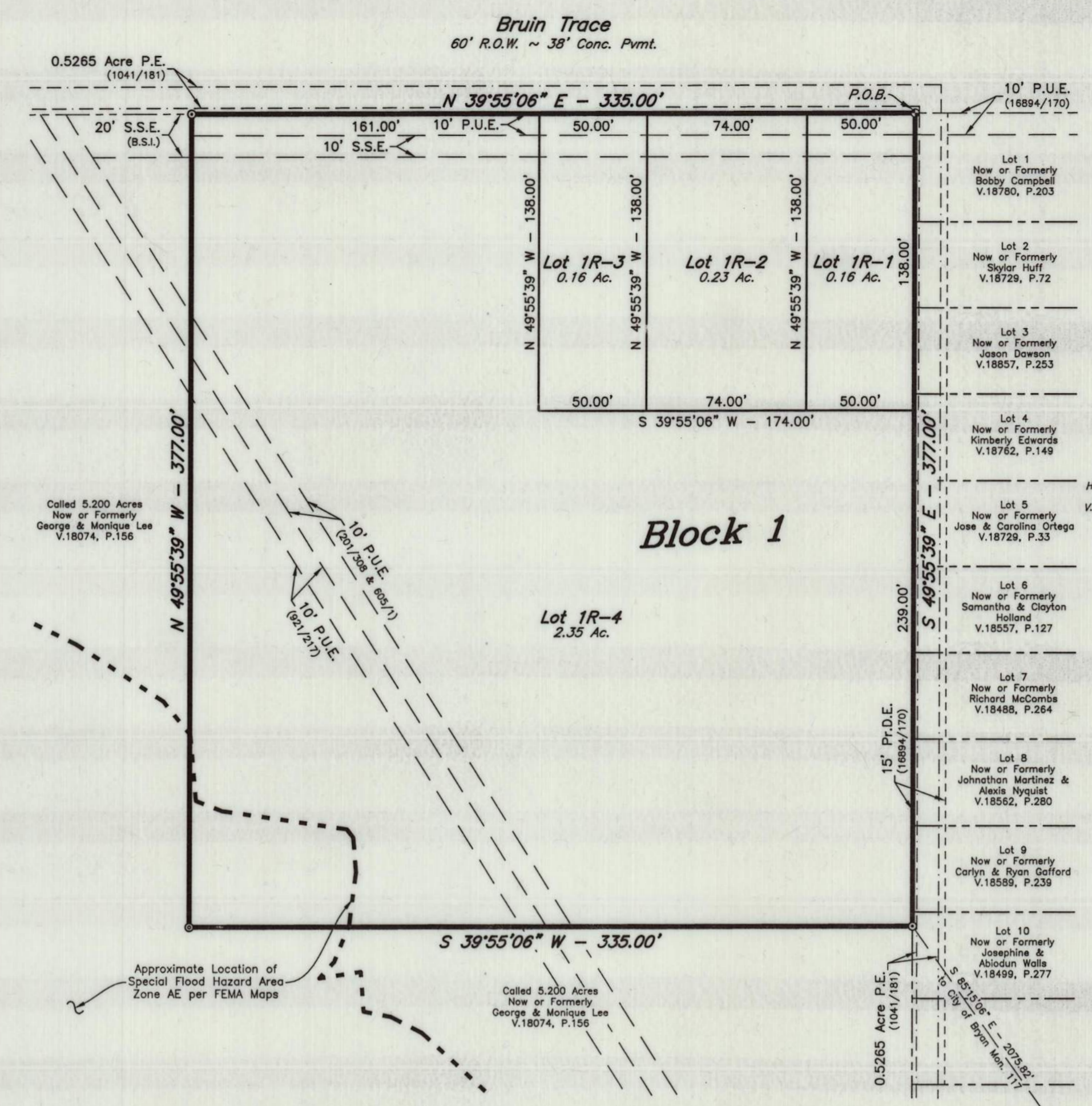
APPROVAL OF THE CITY PLANNER

I, North Zimmerman, the undersigned, City Planner and/or designated Secretary of the Planning and 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 21 day of November, 2024.

North Zimmerman B.J.
 City Planner, Bryan, Texas



VICINITY MAP



REPLAT

FIELD NOTES

Being all that cert... 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 Lot 1, Block 1, BRUIN TRACE #1 according to the Final Plat recorded in Volume 1550, Page 272 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 PK-nail marking the north corner of this herein described tract, said PK-nail also marking the west corner of Lot 1, Block 1, HOPE CROSSING SUBDIVISION according to the Final Plat recorded in Volume 1694, Page 170 (O.P.R.B.C.) and being in the southeast right-of-way line of Bruin Trace (based on a 60-foot width);

THENCE: S 49° 55' 39" E along the fenced common line of this tract and said Block 1, HOPE CROSSING SUBDIVISION, at 370.46 feet, pass a found 1/2-inch iron rod marking the south corner of Lot 9, Block 1 of said HOPE CROSSING SUBDIVISION and the west corner of Lot 10, Block 1 of said HOPE CROSSING SUBDIVISION, continue for a total distance of 377.00 feet to a found 1/2-inch iron rod marking the east corner of this tract, said iron rod also marking the most easterly north corner of the called 5.200 acre George Lee and Monique Lee tract recorded in Volume 18074, Page 156 (O.P.R.B.C.) and being in the southwest line of said Lot 10, Block 1;

THENCE: along the common line of this tract and the called 5.200 acre Lee tract for the following two (2) calls:

- 1) S 39° 55' 06" W for a distance of 335.00 feet to a found 5/8-inch iron rod marking the south corner of this herein described tract, and
- 2) N 49° 55' 39" W for a distance of 377.00 feet to a found 1/2-inch iron rod marking the west corner of this tract, said iron rod also marking the most westerly north corner of the called 5.200 acre Lee tract and being in the southeast right-of-way line of said Bruin Trace;

THENCE: N 39° 55' 06" E along the southeast right-of-way line of said Bruin Trace for a distance of 335.00 feet to the POINT OF BEGINNING and containing 2.90 acres of land.

FINAL PLAT

BRUIN TRACE #1
 LOTS 1R-1, 1R-2, 1R-3 &
 1R-4, BLOCK 1

BEING A REPLAT OF LOT 1, BLOCK 1, BRUIN TRACE #1
 RECORDED IN VOLUME 1550, PAGE 272
 2.90 ACRES
 STEPHEN F. AUSTIN LEAGUE No. 9, A-62
 BRYAN, BRAZOS COUNTY, TEXAS
 JUNE, 2024
 SCALE: 1"=50'

Owner: Victor Roldan & Laura Cabrera
 751 Bruin Trace
 Bryan, Texas 77803

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

