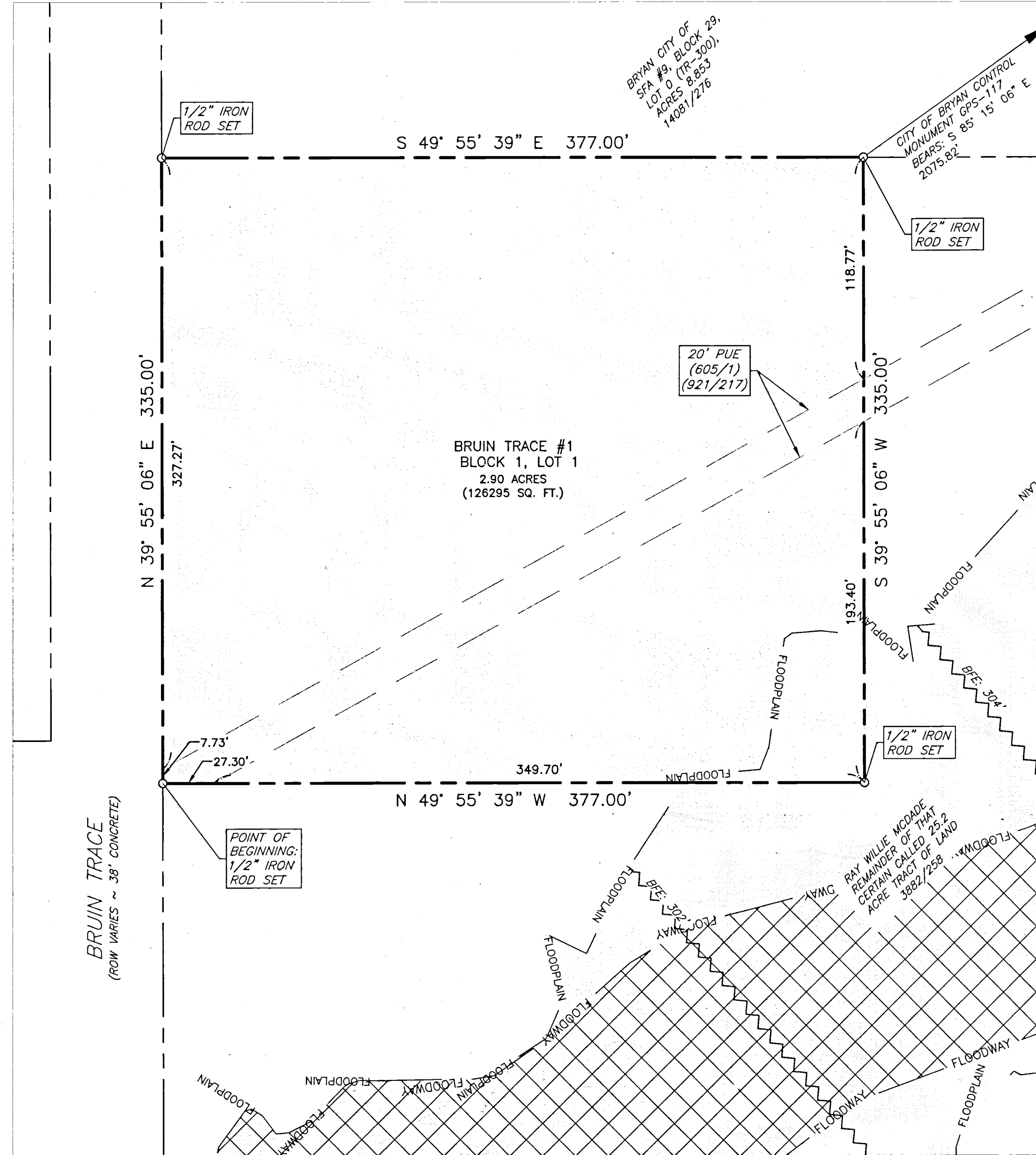
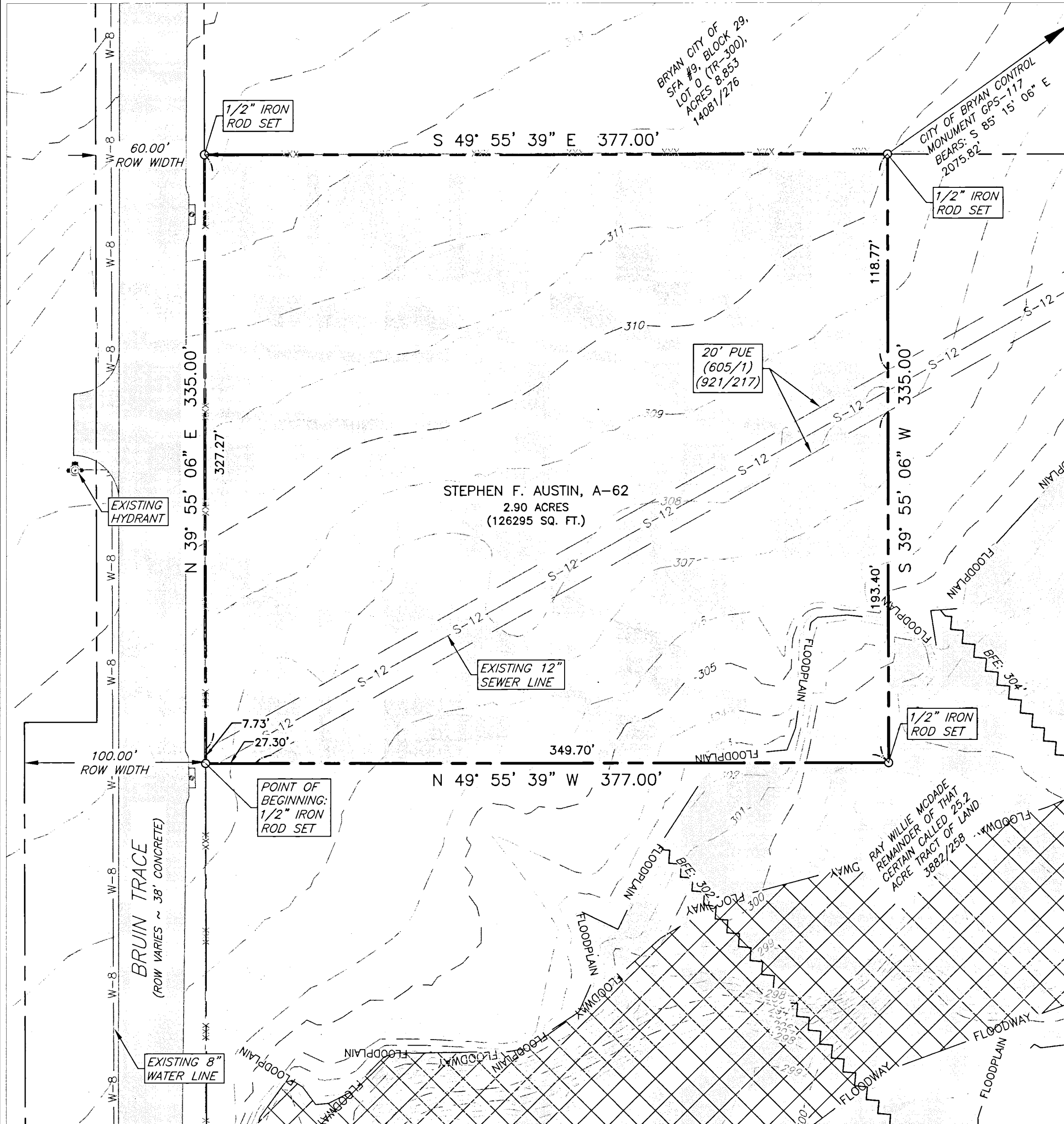


PRELIMINARY PLAN

FINAL PLAT



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Victor Roldan, owner of the 2.90 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 3882, Page 258, and designated herein as Bruin Trace #1, Lot 1 Block 1, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Victor Roldan
Victor Roldan, Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Victor Roldan, 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 30 day of May, 2019.

Charmaise E. McMane
Charmaise E. McMane
Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Laura Cabrera, owner of the 2.90 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 3882, Page 258, and designated herein as Bruin Trace #1, Lot 1 Block 1, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Laura Cabrera
Laura Cabrera, Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Laura Cabrera, 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 30 day of May, 2019.

Charmaise E. McMane
Charmaise E. McMane
Notary Public, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Tyler Tumlinson, Registered Professional Land Surveyor No. 6410, 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 the property markers and monuments were placed under my supervision on the ground, and that the metes and bound describing said subdivision will describe a closed geometric form.

Tyler Tumlinson
Tyler Tumlinson, R.P.L.S. No. 6410

APPROVAL OF THE CITY PLANNER

I, *Maria 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 30 day of May, 2019.

Maria Zimmerman
City Planner
Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, *William P. Keegan*, 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 30 day of May, 2019.

William P. Keegan
City Engineer, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

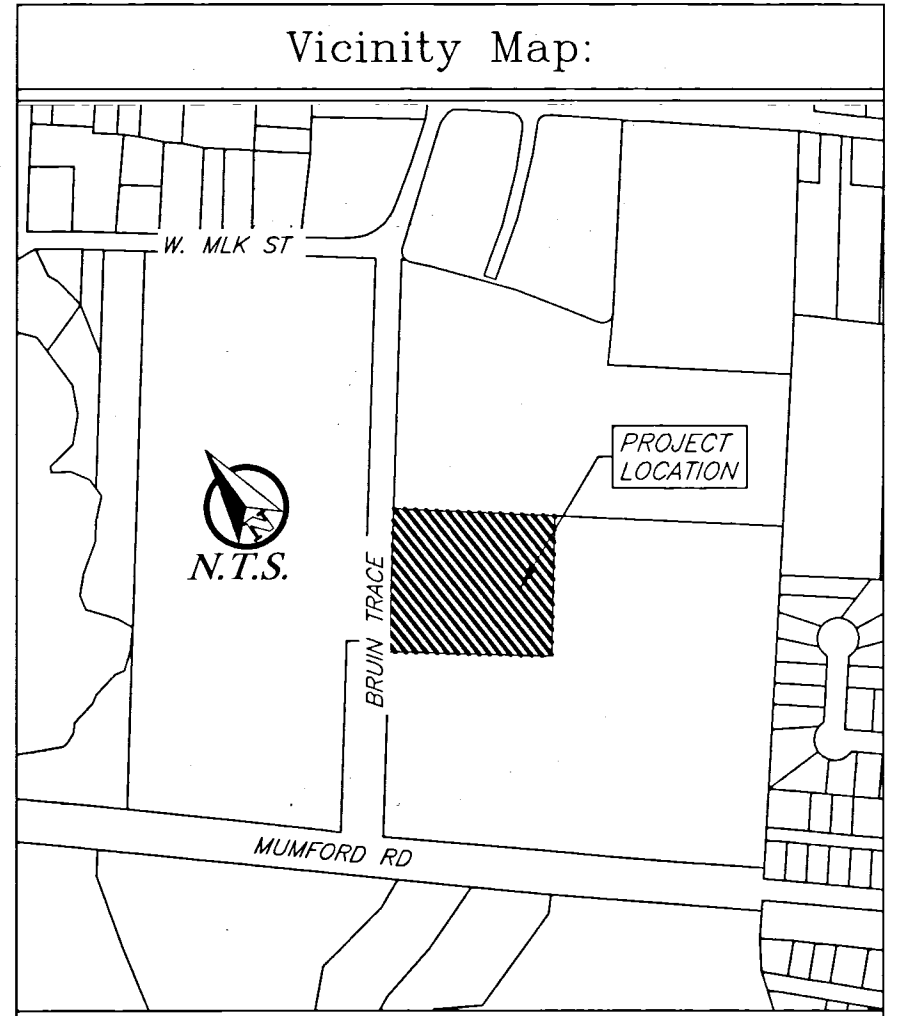
I, _____
plat together with its certifi-
day of _____, 2019.

Haren McQueen
County Clerk, Brazos County,

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 8/30/2019 5:43:09 PM
In the PLAT Records
Volume - Page: 15550 - 272
Number of Pages: 1
Amount: 73.00
Order#: 2019083000104
By: AM

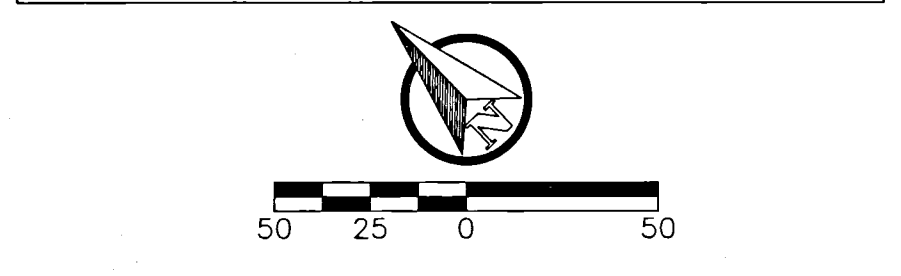


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Volume



General Notes:

- 1. Coordinates and Bearing System shown hereon are NAD83 (Texas State Plane Central Zone Grid North).
- 2. This property is Zoned (A-0), Agricultural Open District.
- 3. Iron rods will be set at all angle points and lot corners, unless stated otherwise.
- 4. This lot is within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0195E, effective May 16, 2012.
- 5. Building setback lines Per City of Bryan Ordinance.
- 6. All utilities shown hereon are approximate locations.
- 7. The topography shown is from City of Bryan GIS Data.
- 8. The minimum finished floor elevation determined for this lot is 303.56'.
- 9. The following easements do not apply:
City of Bryan sewer easement 201/306
Public drainage/utility easement 347/838
City of Bryan public utility easement 605/1
City of Bryan 921/217
City of Bryan 8595/10
- 10. Required Public Sidewalk will be included on the residential site plan and constructed with the home.



METES AND BOUNDS DESCRIPTION
2.90 ACRE TRACT
S.F. AUSTIN SURVEY
A - 62
BRAZOS COUNTY, TEXAS

BEING A 2.90 ACRE TRACT OF LAND OUT OF THE S. F. AUSTIN SURVEY, ABSTRACT NO. 62, BRAZOS COUNTY, TEXAS, AND BEING OUT OF AND A PART OF THE REMAINDER OF THAT CERTAIN CALLED 25.2 ACRE TRACT OF LAND DESCRIBED TO RAY WILLIE MCDONALD, RECORDED IN VOLUME 3882, PAGE 258 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, SAID 2.90 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD FOUND AT THE WEST CORNER OF THE ABOVE MENTIONED REMAINDER TRACT, LOCATED AT THE INTERSECTION OF THE SOUTHEAST LINE OF BRUIN TRACE AND THE NORTHEAST LINE OF SAUNDERS' STREET;

THENCE ALONG THE NORTHWEST LINE OF SAID REMAINDER TRACT, WITH THE SOUTHEAST LINE OF BRUIN TRACE AND GENERALLY WITH A FENCE N 39°55'06" E A DISTANCE OF 451.39 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP SET AT THE WEST CORNER OF THIS AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE NORTHWEST LINE OF SAID REMAINDER TRACT, WITH THE SOUTHEAST LINE OF BRUIN TRACE AND GENERALLY WITH A FENCE N 39°55'06" E A DISTANCE OF 335.00 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP SET AT THE NORTH CORNER OF SAID REMAINDER TRACT, SAME BEING THE WEST CORNER OF A CALLED 8.853 ACRE TRACT OF LAND DESCRIBED TO THE CITY OF BRYAN, TEXAS (14081/276), FOR THE NORTH CORNER OF THIS;

THENCE DEPARTING SAID ROAD ALONG THE NORTHEAST LINE OF SAID REMAINDER TRACT, COMMON BOUNDARY WITH SAID 8.853 ACRE TRACT, AND GENERALLY WITH A FENCE S 49°55'39" E A DISTANCE OF 377.00 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP SET AT THE EAST CORNER OF THIS;

THENCE CROSSING SAID REMAINDER TRACT THE FOLLOWING COURSES AND DISTANCES:
- S 39°55'06" W A DISTANCE OF 335.00 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP SET FOR THE SOUTH CORNER OF THIS, AND
- N 49°55'39" W A DISTANCE OF 377.00 FEET TO THE POINT OF BEGINNING.

ALL BEARINGS AND DISTANCES ARE BASED ON STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD 1983.

J4E Project # 18-074
Bruin Trace #1-PPFP.dwg
4/23/2019
J4 Engineering