



- LEGEND**
- DRBCT DEED RECORDS OF BRAZOS COUNTY, TEXAS
 - OPRBC OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
 - 123/456 VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
 - N/F NOW OR FORMERLY
 - () RECORD INFORMATION
 - o FOUND IRON PIN
 - SET IRON PIN

Line #	Length	Direction
L1	9.98	N6° 36' 28.00"W
L2	10.01	S83° 57' 00.00"W

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	143.38	641.29	12°48'36"	N12° 20' 24"W	143.08

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, LEONARDO TEUTLE FLORES, THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING PART OF THE TRACT OF LAND AS CONVEYED TO ME, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL RIGHTS-OF-WAY, EASEMENTS, AND OTHER PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

OWNER
STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, LEONARDO TEUTLE FLORES 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

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, REGISTERED PROFESSIONAL LAND 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.

REGISTERED PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

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 _____, 20____, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME _____ PAGE _____.

COUNTY CLERK, BRAZOS COUNTY, TEXAS

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, _____, 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 DAY OF _____, 20____, AND SAME WAS DULY APPROVED ON THE ____ DAY OF _____, 20____ BY SAID COMMISSION.

CHAIR, PLANNING & ZONING COMMISSION
BRYAN, TEXAS

APPROVAL OF THE CITY PLANNER

I, _____, 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 ____ DAY OF _____, 20____.

CITY PLANNER, BRYAN, 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

NOTES

- BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLAN CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
- A PORTION OF THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED, 'X' SHADED, AND 'AE' AND DOES PARTIALLY LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOODPLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0195E, REVISED TO REFLECT LOMR 12-06-1839P, EFFECTIVE 5/18/2012.
- ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
- ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS.
- BLOCK 1, LOT 1 IS ZONED RETAIL C-2, APPROVED BY CITY COUNCIL ON 4-09-2024, ORDINANCE NO. 2677. BLOCK 1, LOT 2 IS ZONED AGRICULTURAL OPEN A-0.
- THE PROPERTY PROPOSED USE IS INDOOR/OUTDOOR SOCCER FACILITY.
- CONTOURS WITHIN THE PROPERTY BOUNDARY ARE FROM SURVEY DATA.
- 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 PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.
- THE FOLLOWING EASEMENTS APPLY:
CITY OF BRYAN 7178/237, 7179/20, 6516/31
CITY OF BRYAN 330/272
CITY OF BRYAN 569/414, 7179/1
CITY OF BRYAN 7179/1

FIELD NOTES
+/- 10.289 ACRES
BEING THAT SAME TRACT CALLED 10.291 ACRES
LOCATED IN THE STEPHEN F. AUSTIN LEAGUE NO. 9, A-62,
BRAZOS COUNTY, TEXAS.

SAID 10.289 ACRES BEING DESCRIBED AS FOLLOWS:

FIELD NOTES OF A 10.289 ACRE TRACT OR PARCEL OF LAND BEING THAT SAME TRACT CALLED 10.291 ACRES AS CONVEYED IN THAT DEED DATED OCTOBER 9, 2020 TO LEONARDO TEUTLE FLORES AND VIVIANA HERNANDEZ CORNELIO IN VOLUME 16453, PAGE 63 OF THE REAL PROPERTY RECORDS OF BRAZOS COUNTY, TEXAS, SAID PROPERTY BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE NO. 9, A-62, BRAZOS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE & BEGIN AT A FOUND 1/2 INCH IRON ROD LOCATED ON THE NORTH RIGHT OF WAY LINE OF BECK STREET (VARIABLE R/W), SAID IRON MARKING THE SOUTHEAST CORNER OF THE CALLED 10.291 ACRE TRACT MENTIONED ABOVE AND THE SOUTHWEST CORNER OF THAT CALLED 7.757 ACRE TRACT CONVEYED TO SUNIL KAKKAR & SANDEEP S. GREWAL IN VOLUME 14106, PAGE 259 OF THE REAL PROPERTY RECORDS OF BRAZOS COUNTY, TEXAS; SAID IRON BEING WITNESSED BY A FOUND 1/2 INCH IRON ROD MARKING THE SOUTHEAST CORNER OF THE KAKKAR AND GREWAL CALLED 7.757 ACRE TRACT WHICH BRS. NORTH 83°13'43" EAST 297.27 FEET;

THENCE: ALONG THE NORTH RIGHT OF WAY LINE OF BECK STREET THE FOLLOWING CALLS:

SOUTH 83°15'04" WEST 565.09 FEET FOUND 1/2 IRON ROD MCCLURE
NORTH 06°36'28" WEST 9.98 FEET FOUND 1/2 IRON ROD MCCLURE

THENCE: SOUTH 83°14'17" WEST ALONG THE NORTH RIGHT OF LINE OF BECK STREET FOR 432.13 FEET TO A FOUND 1/2 INCH IRON ROD LOCATED AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF SUNCREST STREET (VARIABLE RIGHT OF WAY) AND THE NORTH RIGHT OF WAY LINE OF BECK STREET (VARIABLE RIGHT OF WAY) MARKING THE SOUTHWEST CORNER OF THE CALLED 10.291 ACRE TRACT MENTIONED ABOVE;

THENCE: NORTH 5°53'46" WEST ALONG THE EAST RIGHT OF WAY LINE OF SUNCREST STREET FOR A DISTANCE OF 140.13 FEET TO A FOUND 1/2 INCH IRON ROD;

THENCE: SOUTH 83°57'00" WEST ALONG THE EAST RIGHT OF WAY LINE OF SUNCREST STREET FOR A DISTANCE OF 10.01 FEET TO A FOUND 1/2 INCH IRON ROD;

THENCE: NORTH 5°57'08" WEST ALONG THE EAST RIGHT OF WAY LINE OF SUNCREST STREET FOR A DISTANCE OF 118.18 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT AND A SET CAPPED 1/2 INCH IRON ROD;

THENCE: CONTINUING ALONG SAID EAST RIGHT OF WAY OF SUNCREST STREET ALONG SAID CURVE TO THE LEFT FOR A DISTANCE OF 143.38 FEET TO THE MOST WESTERLY CORNER OF HEREIN DESCRIBED TRACT AND TO A FOUND 1/2 INCH IRON ROD LOCATED ON THE SOUTHERLY LINE OF A CALLED 7.089 ACRE TRACT CONVEYED TO BEVERLY SMITH AND DONNA WYNN IN VOLUME 1854, PAGE 84 OF THE REAL PROPERTY RECORDS OF BRAZOS COUNTY, TEXAS, SAID CURVE HAVING A DELTA OF 12°48'36", A RADIUS OF 641.29 FEET AND A CHORD BEARING NORTH 12°20'24" WEST FOR A DISTANCE OF 143.08 FEET;

THENCE: NORTH 39°28'31" EAST ALONG THE NORTHWESTERLY LINE OF THE CALLED 10.291 ACRE TRACT AND THE SOUTHEASTERLY LINE OF THE SMITH AND WYNN CALLED 7.089 ACRE TRACT FOR A DISTANCE OF 77.30 FEET TO A FOUND 1/2 INCH IRON ROD MARKING THE MOST NORTHERLY CORNER OF LOT 1, BLOCK 1 OF THE PAULO MORENO SUBDIVISION AS RECORDED IN VOLUME 13181, PAGE 137 OF THE REAL PROPERTY RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: NORTH 39°28'04" EAST ALONG THE NORTHWESTERLY LINE OF THE CALLED 10.291 ACRE TRACT AND THE SOUTHEASTERLY LINE OF LOT 1 OF THE PAULO MORENO SUBDIVISION FOR A DISTANCE OF 421.85 FEET TO A FOUND 1/2 INCH IRON ROD MARKING THE MOST NORTHERLY CORNER OF THE CALLED 10.291 ACRE TRACT AND THE MOST WESTERLY CORNER OF A CALLED 7.757 ACRE TRACT AS CONVEYED TO SUNIL KAKKAR AND SANDEEP GREWAL IN VOLUME 14106, PAGE 259 OF THE REAL PROPERTY RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: SOUTH 47°44'29" EAST ALONG THE NORTHEASTERLY LINE OF THE CALLED 10.291 ACRE TRACT AND THE SOUTHWESTERLY LINE OF THE KAKKAR AND GREWAL CALLED 7.757 ACRE TRACT FOR A DISTANCE OF 1001.66 FEET TO THE PLACE OF BEGINNING AND CONTAINING 10.289 ACRES OF LAND MORE OR LESS.

FINAL PLAT OF
PUEBLA SOCCER COMPLEX

BLOCK 1, LOT 1 AND LOT 2
10.289 ACRES
STEPHEN F. AUSTIN LEAGUE NO. 9, ABSTRACT 62
BRAZOS COUNTY, TEXAS

APRIL 2024

OWNER/DEVELOPER

LEONARDO TEUTLE FLORES
1008 WELLINGTON AVE
BRYAN, TX 77803
(979) 739-0035

ENGINEER

CENTER POLE ENGINEERING, LLC
4816 KNIGHT DR
BRYAN, TX 77802
(713) 564-8105
TBPELS F-23601

SURVEYOR

TICE ENGINEERING, INC.
11400 HWY 30 STE 305
COLLEGE STATION, TX 77845
(979) 205-8860
TBPELS F-24467

