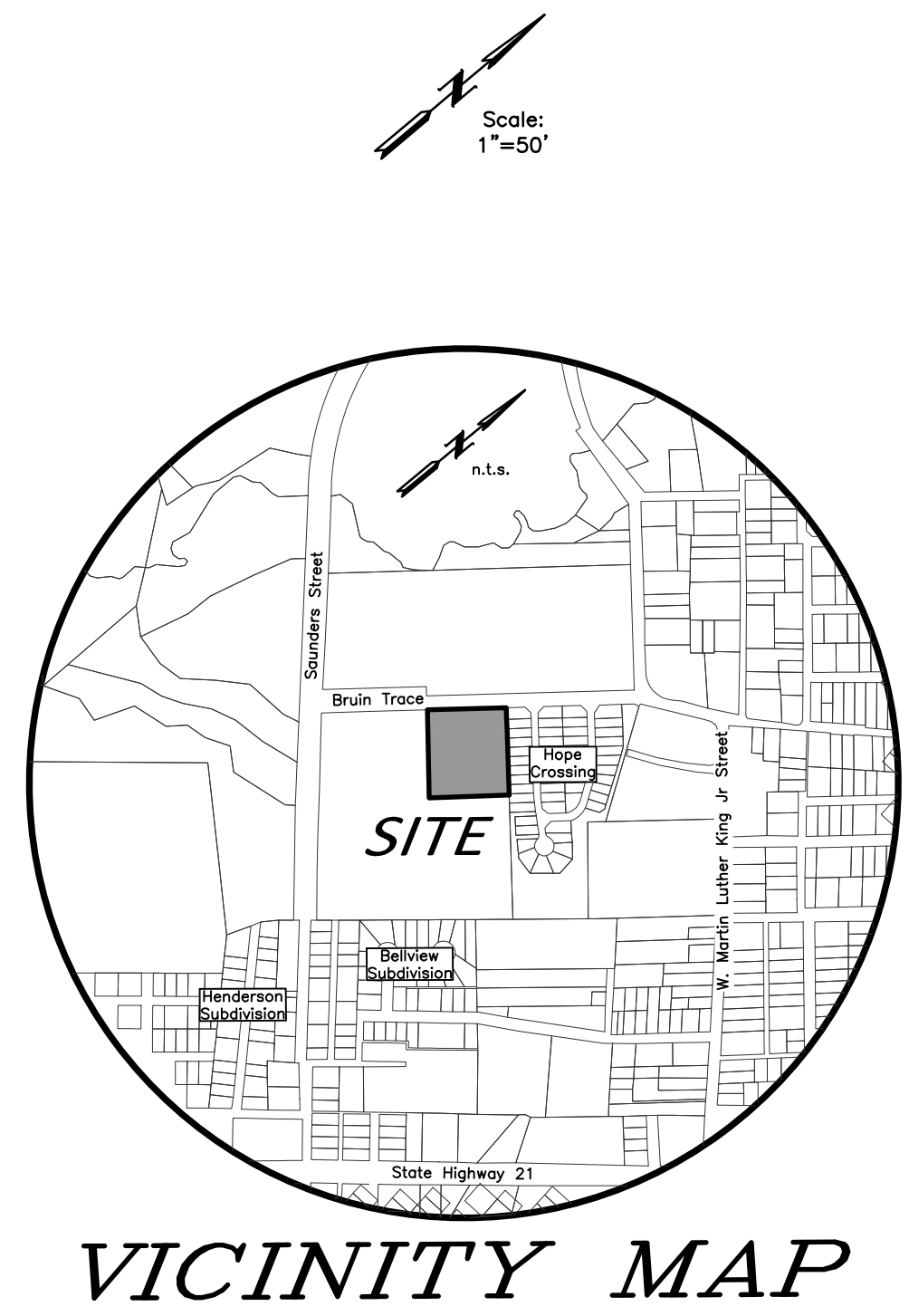
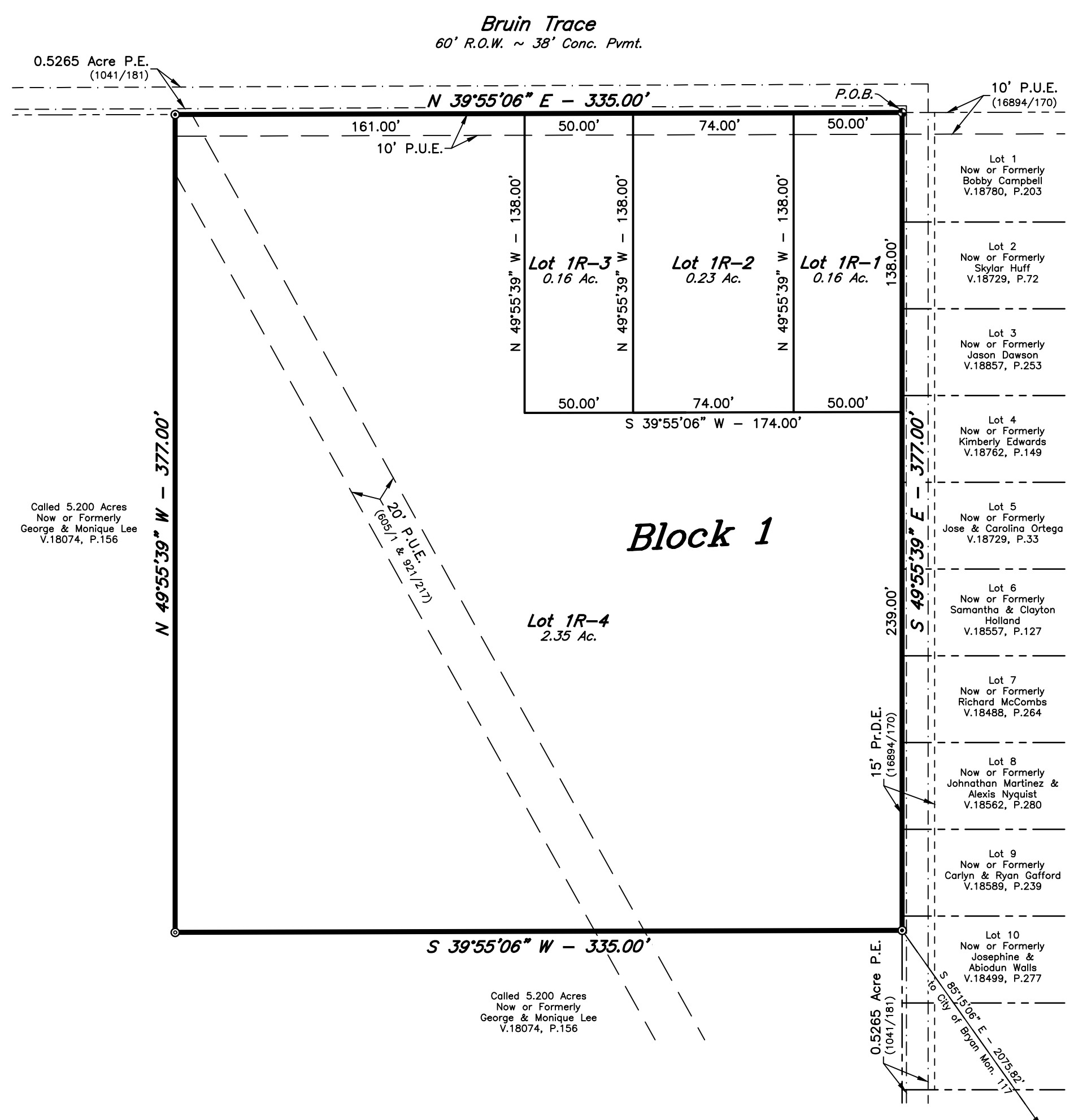


ORIGINAL PLAT
 LOT 1, BLOCK 1, BRUIN TRACE #1
 RECORDED IN VOLUME 15550, PAGE 272



VICINITY MAP



REPLAT

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 Lot 1, Block 1, BRUIN TRACE #1 according to the Final Plat recorded in Volume 15550, 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 16894, 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.

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 15550, 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

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 15550, 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

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.

Given under my hand and seal on this _____ 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.

Given under my hand and seal on this _____ 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

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)
 (COUNTY OF BRAZOS)

I, Karan McQueen, 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, Texas in Volume _____, Page _____.

County Clerk, Brazos County, 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 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:

1. ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distance to the monuments are consistent with the plat recorded in Volume 15550, Page 272, Official Public Records of Brazos County, Texas.
2. 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.
3. 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.
4. This property is currently zoned Agricultural Open (A-O) per City of Bryan Planning and Zoning.
5. Building setbacks per City of Bryan Code of Ordinance. Additional building setbacks may be required by deed restrictions.
6. Unless otherwise indicated 1/2" iron rods are set at all corners.

- ⊙ - 1/2" Iron Rod Found (CM)
- ⊙ - 5/8" Iron Rod Found (CM)
- ⊙ - PK Nail Found (CM)

Legend & Abbreviations:

- P.O.B. - Point of Beginning
- P.E. - Pipeline Easement
- Pr.D.E. - Private Drainage Easement
- P.U.E. - Public Utility Easement
- CM - Controlling Monument
- CV - Communications Vault
- ET - Electric Transformer
- SC - Sewer Cleanout
- WM - Water Meter
- 155- - Underground Sewer Line w/ Size
- 8W- - Underground Water Line w/ Size
- (388) - Contour Elevation

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 15550, PAGE 272
2.90 ACRES
 STEPHEN F. AUSTIN LEAGUE No. 9, A-62
 BRYAN, BRAZOS COUNTY, TEXAS
 JUNE, 2024
 SCALE: 1"=50'

Surveyor: Texas Firm Registration No. 10103300
 McClure & Browne Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 751 Bruin Trace
 Bryan, Texas 77803
 (979) 693-3838

MB