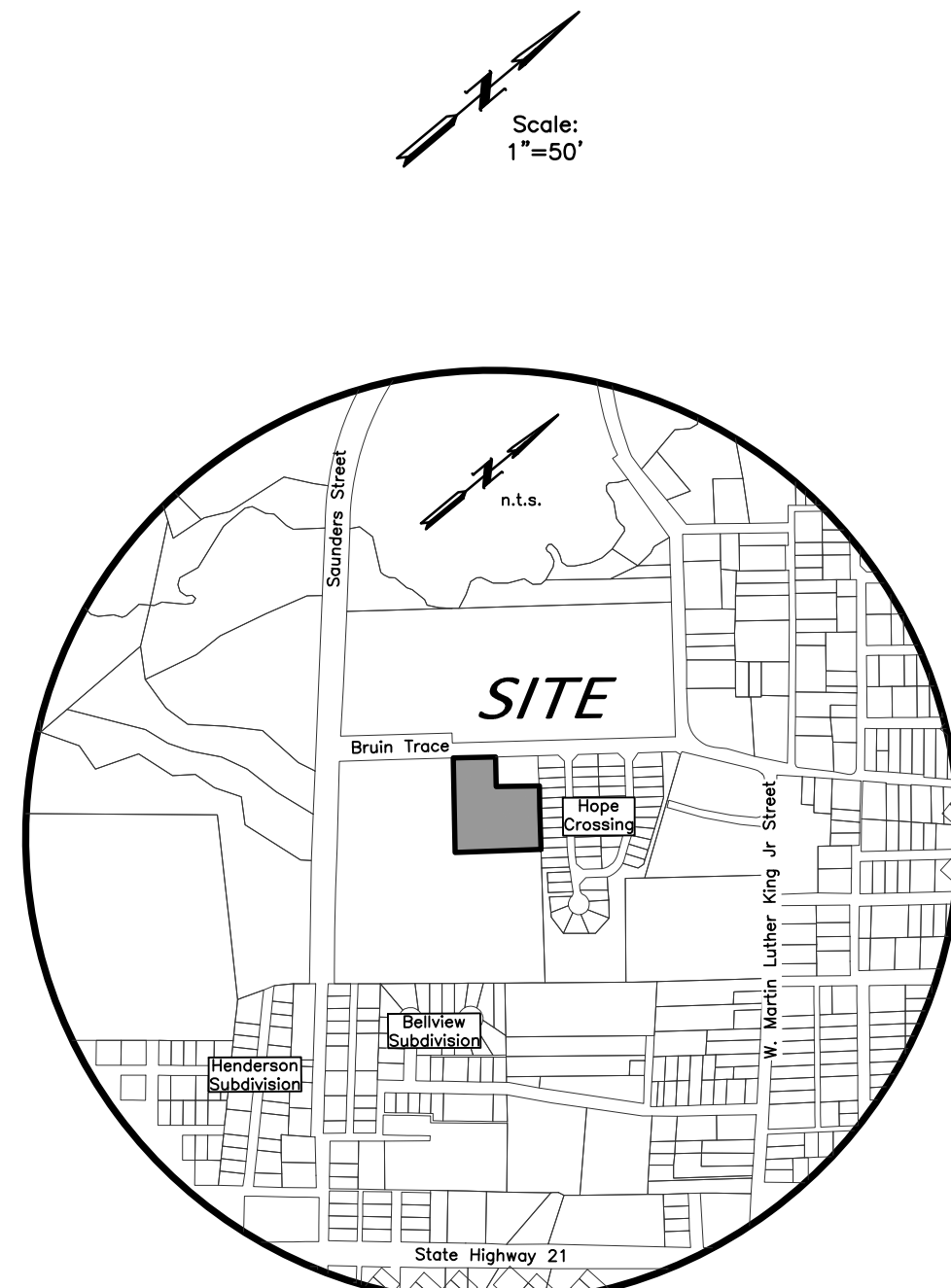
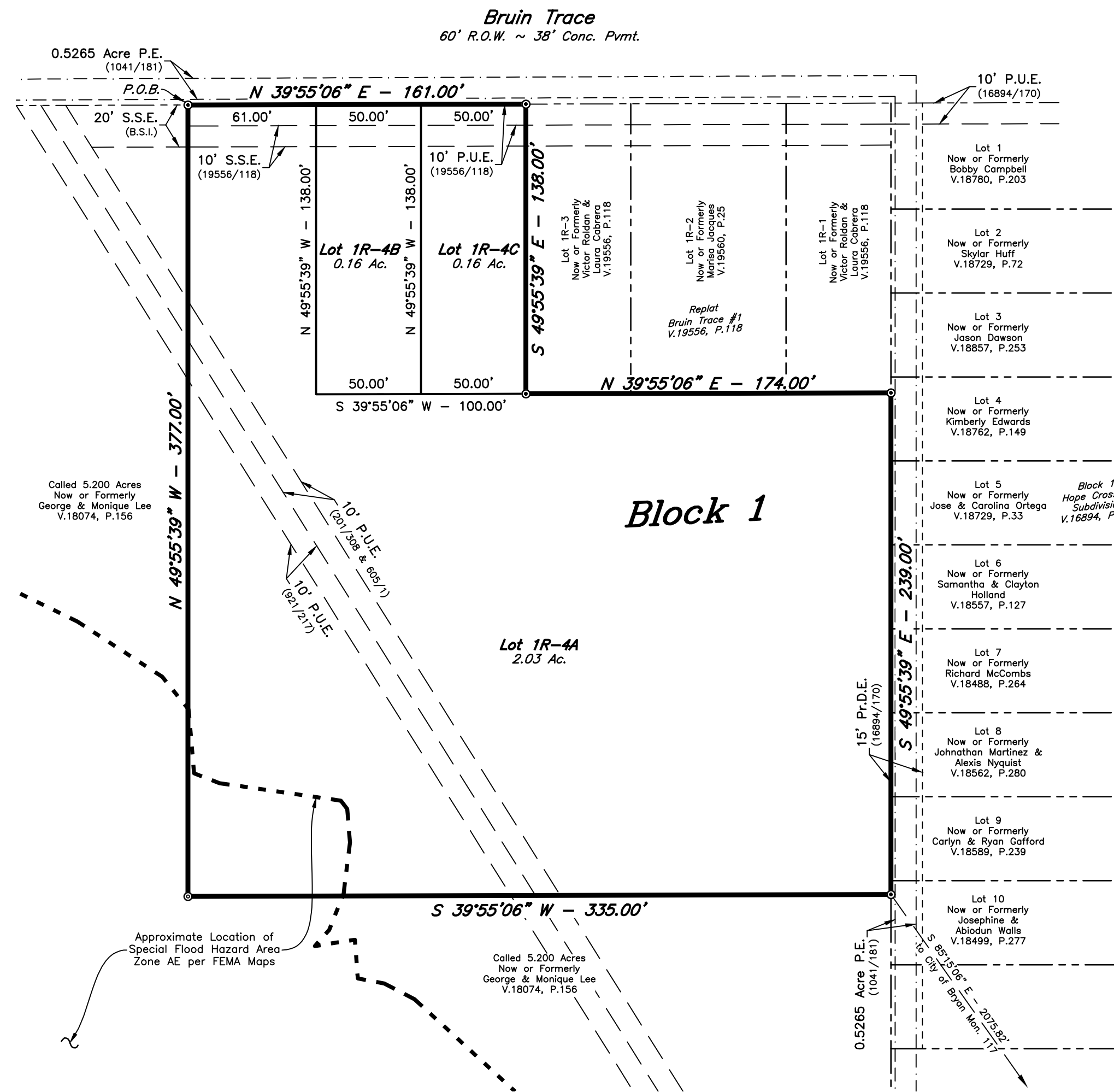


ORIGINAL PLAT

LOT 1R-4, BLOCK 1, BRUIN TRACE #1
RECORDED IN VOLUME 19556, PAGE 118



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 1R-4, Block 1, BRUIN TRACE #1 according to the Replat recorded in Volume 19556, Page 118 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 1/2-inch iron rod marking the west corner of this herein described tract, said iron rod also marking the most westerly 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 southeast right-of-way line of Bruin Trace (based on a 60-foot width);

THENCE: N 39° 55' 06" E along the southeast right-of-way line of said Bruin Trace for a distance of 161.00 feet to a found 1/2-inch iron rod marking an exterior all corner of this tract, said iron rod also marking the west corner of Lot 1R-3, Block 1 of said BRUIN TRACE #1;

THENCE: along the common line of this tract, said Lot 1R-3, Block 1 and Lots 1R-2 and 1R-1, Block 1 of said BRUIN TRACE #1 for the following two (2) calls:

- 1) S 49° 55' 39" E for a distance of 138.00 feet to a found 1/2-inch iron rod marking an interior all corner of this tract, and
- 2) N 39° 55' 06" E for a distance of 174.00 feet to a found 1/2-inch iron rod marking the north corner of this tract, said iron rod also marking the east corner of said Lot 1R-1, Block 1 and being in the southwest line of Lot 4, Block 1, HOPE CROSSING SUBDIVISION according to the Final Plat recorded in Volume 16894, Page 170 (O.P.R.B.C.);

THENCE: S 49° 55' 39" E along the common line of this tract and said HOPE CROSSING SUBDIVISION for a distance of 239.00 feet to a found 1/2-inch iron rod marking the east corner of this herein described tract, said iron rod also marking an exterior corner of the called 5,200 acre Lee tract;

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 tract, and
- 2) N 49° 55' 39" W for a distance of 377.00 feet to the POINT OF BEGINNING and containing 2.35 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 19556, Page 118 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

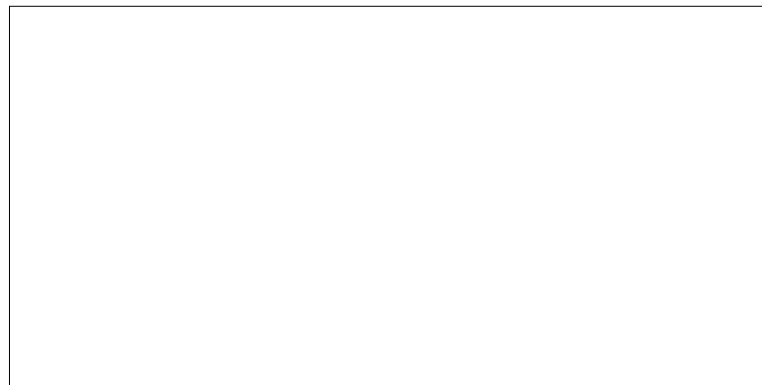
STATE OF TEXAS
COUNTY OF BRAZOS

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 20 day of 20.

Notary Public, Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK



County Clerk, Brazos County, Texas

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 19556, Page 118 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 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 20 day of 20.

Notary Public, 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 20 day of 20.

City Planner, Bryan, 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 20 day of 20, and same was duly approved on the 20 day of 20, 2020 by said Commission.

Chair, Planning and Zoning Commission, 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 20 day of 20, 2020.

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, 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 replat recorded in Volume 19556, Page 118, 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, a portion of this property is located in Special Flood Hazard Area Zone AE. Location shown is approximate and was scaled from said maps.
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 Residential District - 5000 (RD-5) by City Council on May 14, 2024.
5. Building setbacks per City of Bryan Code of Ordinance. Additional building setbacks may be required by deed restrictions.
6. For utility notifications please contact BTU (979-821-5700) and the City of Bryan (979-209-5900).
7. The minimum finished floor elevation determined for this subdivision is 303.56' per Bruin Trace #1 Note 8 according to the Final Plat recorded in Volume 15550, Page 272, Official Public Records of Brazos County, Texas.
8. Development of proposed Lot 1R-4A will require a Floodplain Development Permit completed by a licensed engineer or surveyor.
9. Unless otherwise indicated 1/2" Iron Rods are set at all corners.

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

10. Legend & Abbreviations:

- P.E. - Pipeline Easement
- P.O.B. - Point of Beginning
- P.U.E. - Public Utility Easement
- Pr.D.E. - Private Drainage Easement
- S.S.E. - Sanitary Sewer Easement
- CM - Controlling Monument
- CV - Communications Vault
- ET - Electric Transformer
- SC - Sewer Cleanout
- SS - Sanitary Sewer
- WM - Water Meter
- 15S- - Underground Sewer Line w/ Size
- SD- - Underground Storm Line
- BW- - Underground Water Line w/ Size
- (395) - Contour Elevation

FINAL PLAT

BRUIN TRACE #1 LOTS 1R-4A, 1R-4B & 1R-4C, BLOCK 1

BEING A REPLAT OF LOT 1R-4, BLOCK 1, BRUIN
TRACE #1 RECORDED IN VOLUME 19556, PAGE 118
2.35 ACRES

STEPHEN F. AUSTIN LEAGUE No. 9, A-62
BRYAN, BRAZOS COUNTY, TEXAS
SEPTEMBER, 2025

SCALE: 1"=50'

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

Surveyor: Texas Firm Registration No. 10103300
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

