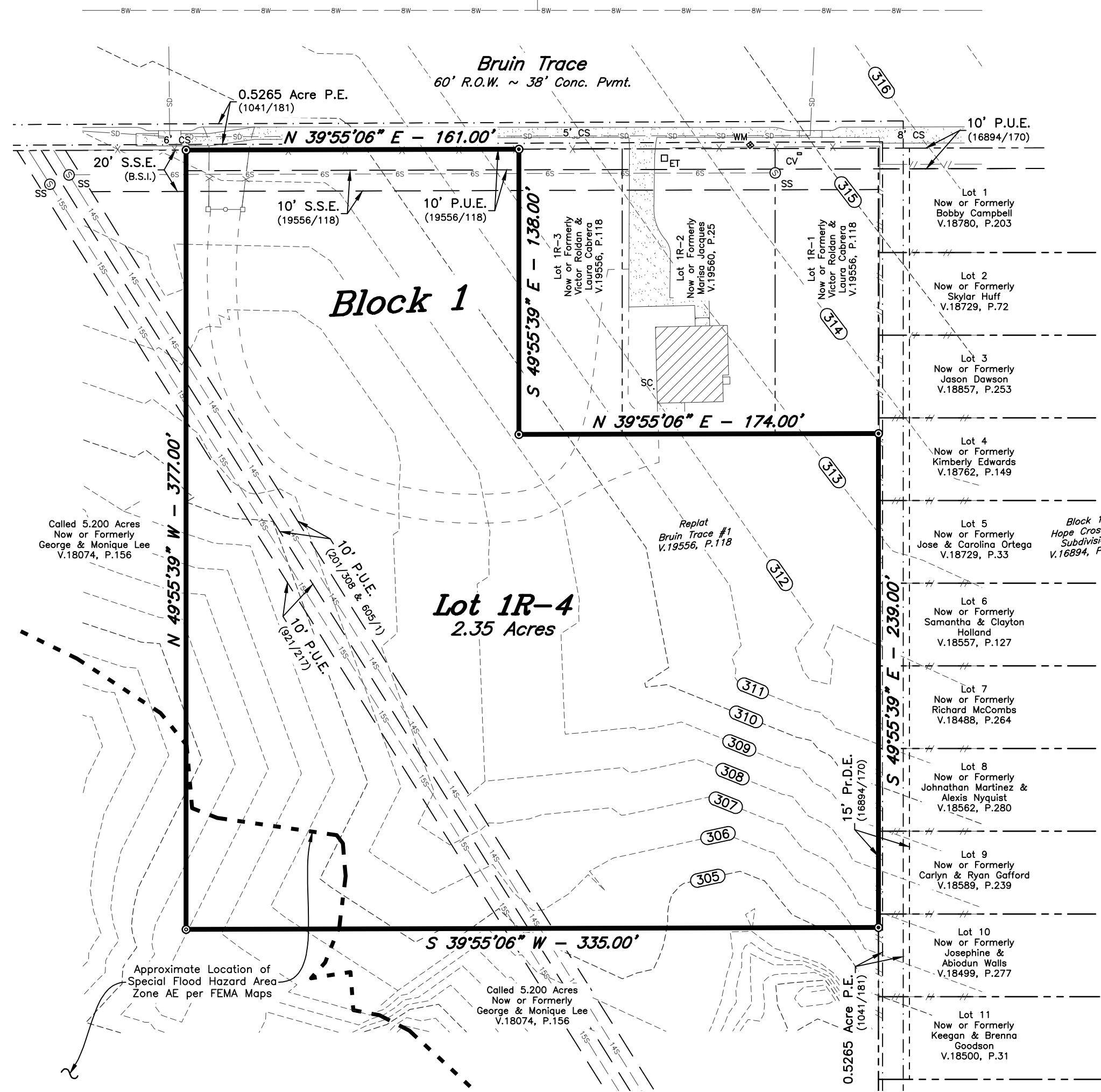




ORIGINAL PLAT

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

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 _____, 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

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, Karen 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

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 _____, 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 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

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 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 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.

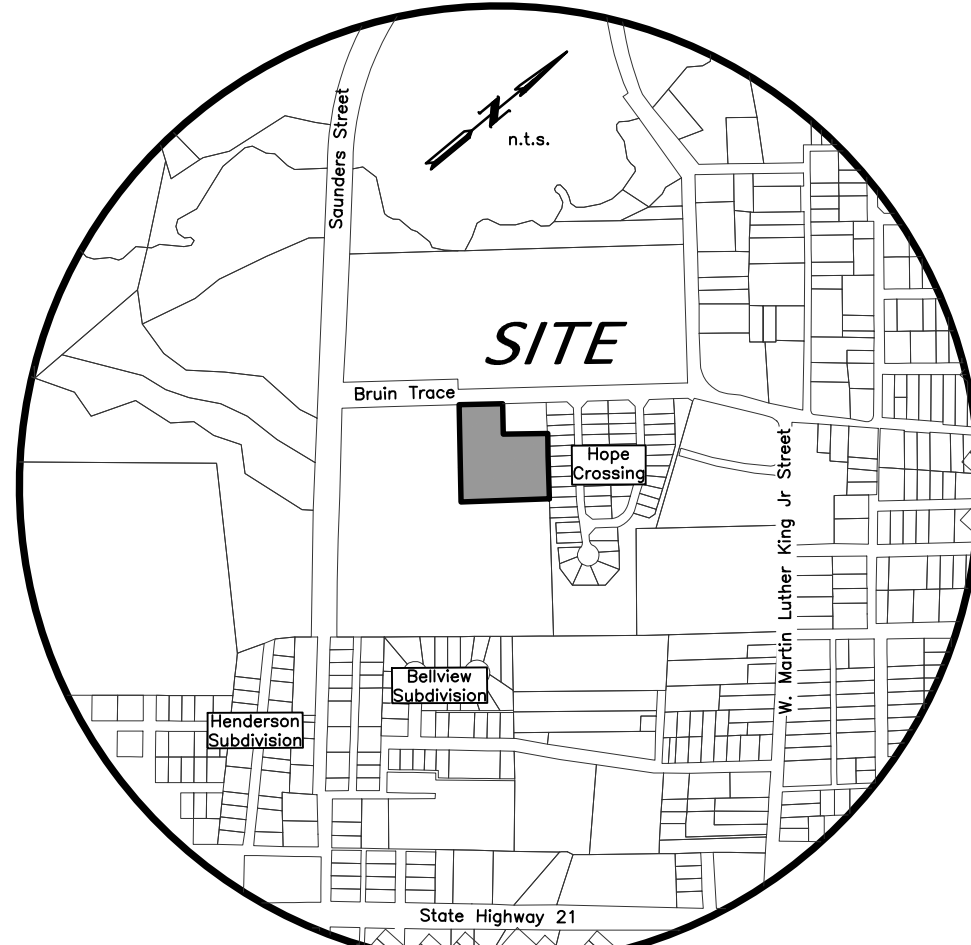
City Engineer, Bryan, Texas

CERTIFICATION OF THE SURVEYOR

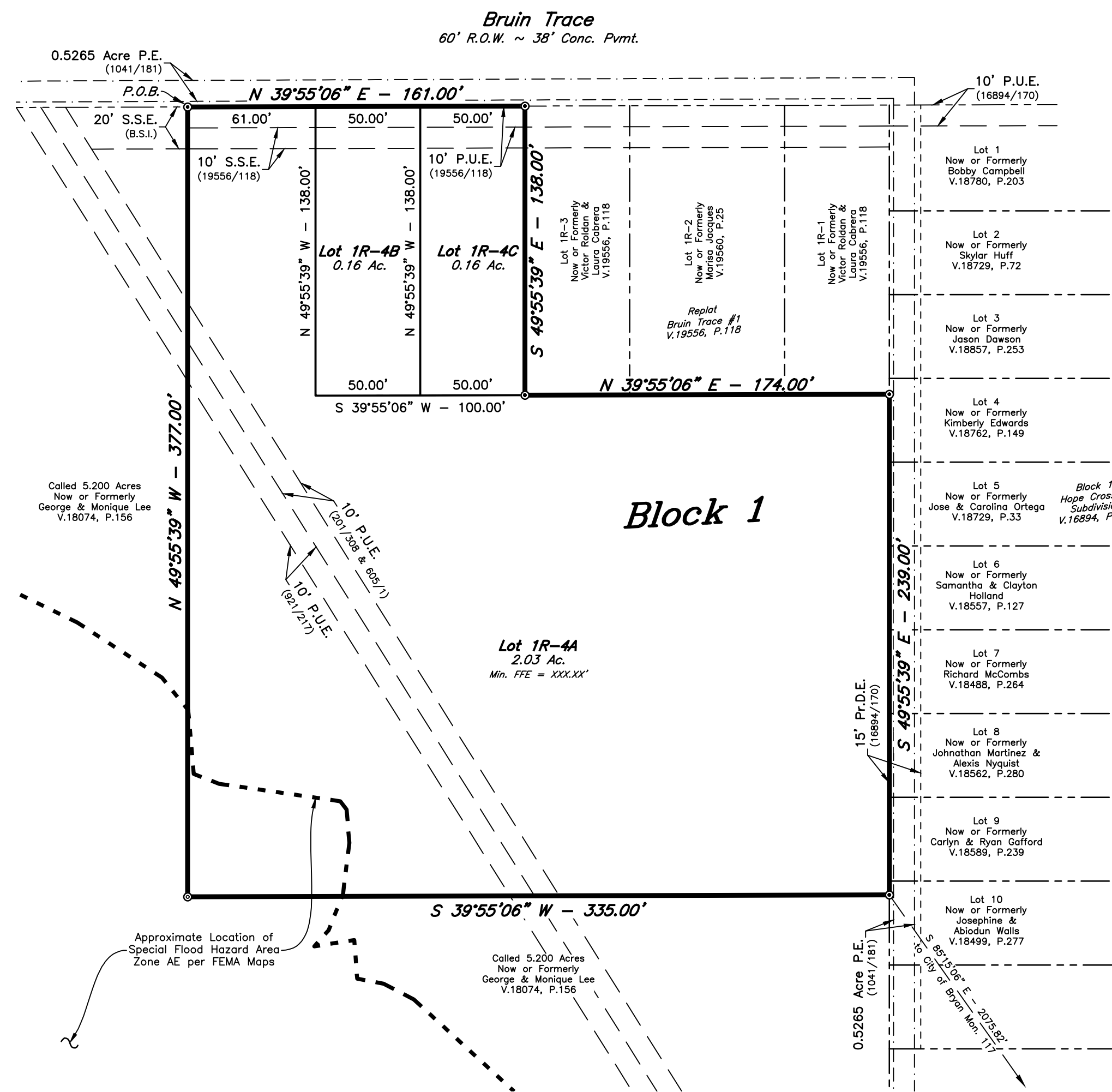
STATE OF TEXAS
COUNTY OF BRAZOS

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



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 ell 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 ell 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.

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

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