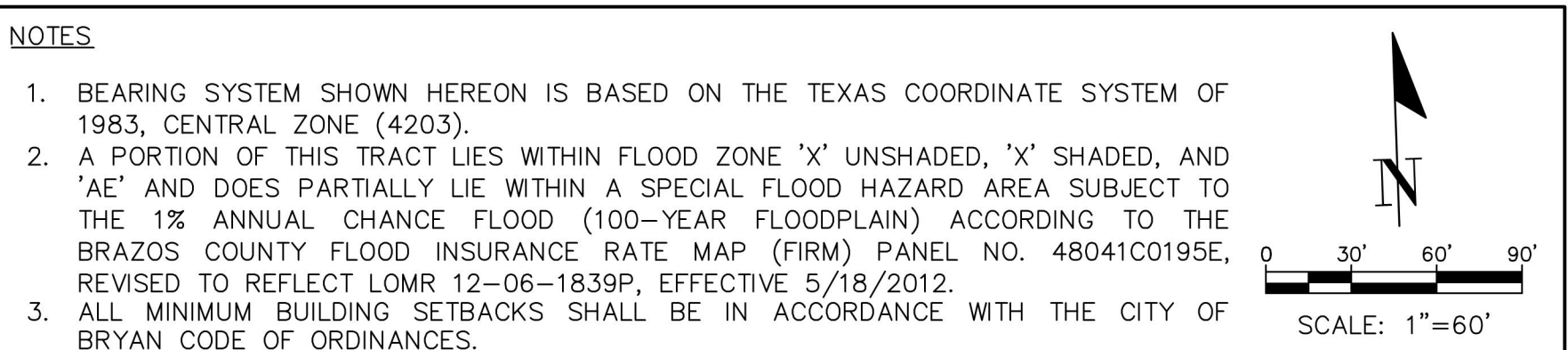


Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	143.38	641.29	12.81	N12° 20' 24"W	143.08

Line Table

Line #	Length	Direction
L1	10.01	S83° 56' 59.81"W



- NOTES**
- BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).
 - 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.
 - THE PROPERTY IS ZONED RETAIL C-2.
 - THE PROPERTY PROPOSED USE IS SOCCER FIELDS WITH PARKING.
 - 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

- 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

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 HERETO, 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

FINAL PLAT OF
PUEBLA SOCCER COMPLEX

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

MARCH 2024

OWNER/DEVELOPER **ENGINEER** **SURVEYOR**

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

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

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

