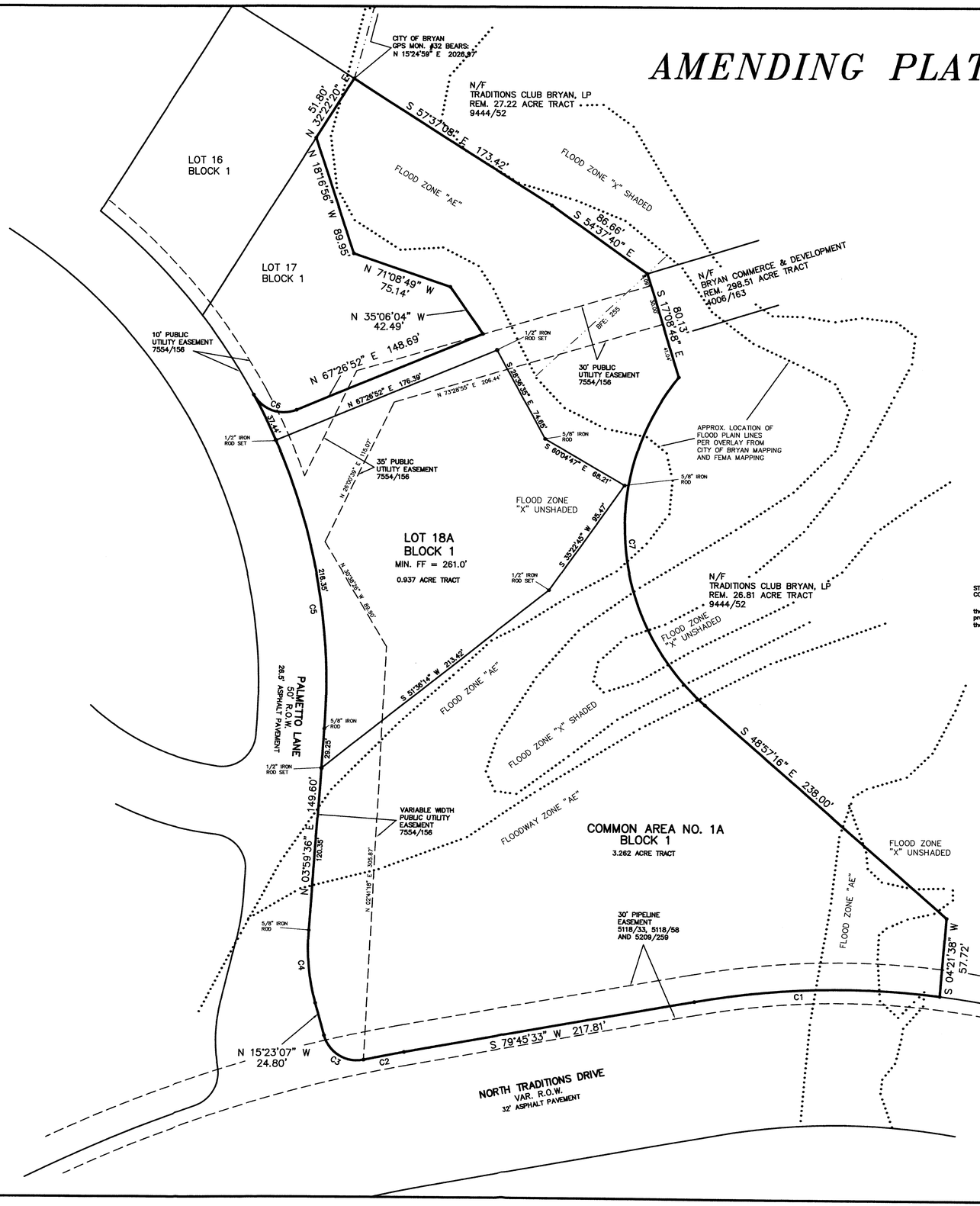
AMENDING PLAT



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	605.00'	181.72'	181.04'	S 88°21'50" W	17°12'35"
C2	1045.00'	30.40'	30.39'	S 78°55'33" W	1°40'00"
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C4	160.00'	54.12'	53.86'	N 05°41'45" W	19°22'43"
C5	450.00'	255.95'	252.51'	N 12°18'03" W	32°35'18"
C6	25.00'	36.63'	33.44'	S 70°34'26" E	83°57'26"
C7	175.00'	268.76'	243.12'	S 04°57'28" E	87°59'36"

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, ELI JONES and FERN JONES, owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County, in Volume 12803, Page 160, 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.

_____
_____
Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared ELI JONES and FERN JONES known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they 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 OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, TRADITIONS HOMEOWNERS ASSOCIATION, owner and developer of the land shown on this plat, being the tract of land as conveyed to it in the Official Records of Brazos County, in Volume 11768, Page 102, 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.

_____
Owner
_____
Title

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

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4502, 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.

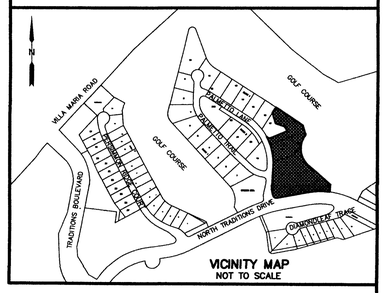
_____
Brad Kerr, R.P.L.S. No. 4502

GENERAL NOTES

1. BEARING SYSTEM SHONW HEREON IS BASED ON THE PLAT CALL BEARINGS OF THE TRADITIONS SUBDIVISION, PHASE 15, 7554/156. ALL DIMENSIONS SHOWN FOR PROPERTY LINES ARE PLAT CALL AND MEASURED.
2. A PORTION OF THIS TRACT DOES LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 4804100285 E DATED MAY 16, 2012.
3. CONTOURS SHOWN HEREON ARE OVERLAY FROM CITY OF BRYAN MAPPING.
4. FLOOD PLAIN LINES SHOWN HEREON ARE OVERLAY FROM CITY OF BRYAN MAPPING AND FEMA MAPPING FROM THE MOST CURRENT F.I.R.M. MAPS FOR THIS PROPERTY.
5. THE PURPOSE OF THIS PLAT IS TO INCREASE THE SIZE OF LOT 18 – NO OTHER CHANGES HAVE BEEN MADE.
6. SUBJECT PROPERTY IS ZONED PD – PLANNED DEVELOPMENT. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND ANY DEED RESTRICTIONS IN PLACE AT THE TIME OF DEVELOPMENT.

SCALE: 1" = 40'

0 40 80 120



VICINITY MAP
NOT TO SCALE

CERTIFICATION OF 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, City of Bryan

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, City of Bryan

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 authentification was filed for record in my office on the _____ day of _____, 20__, in the Official Public Records of Brazos County, Texas, in Volume _____, Page ____.

_____
County Clerk
Brazos County, Texas

SHEET 1 OF 2

FINAL PLAT
LOT 18A, BLOCK 1 AND
COMMON AREA NO. 1A
THE TRADITIONS SUBDIVISION PHASE 15

4.20 ACRES
THOMAS J. WOOTEN LEAGUE, A–59
J. H. JONS SURVEY, A–26

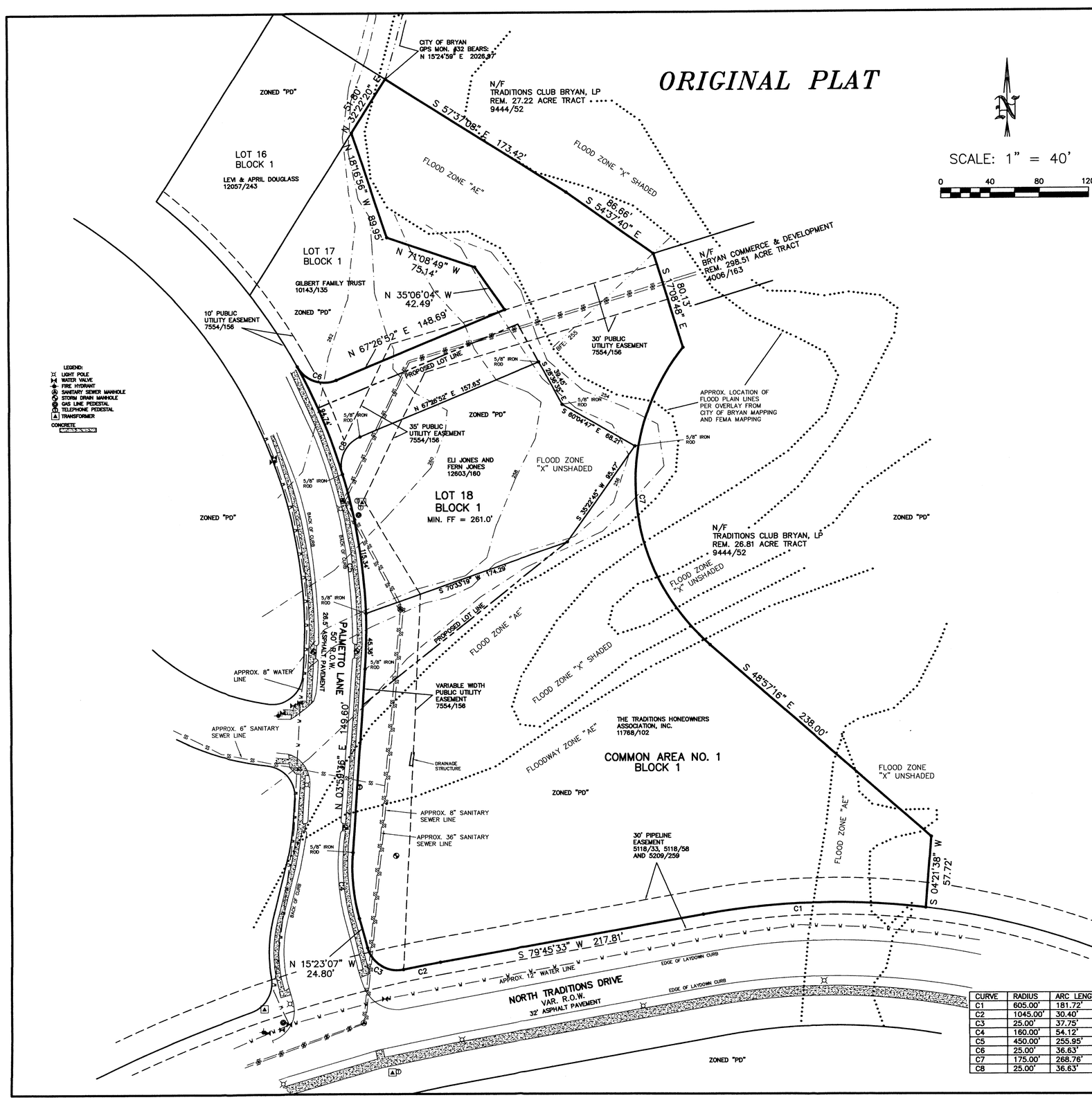
BEING AN **AMENDING PLAT** OF
LOT 18, BLOCK 1 & COMMON AREA NO. 1
THE TRADITIONS SUBDIVISION, PHASE 15
VOLUME 7554, PAGE 156
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 40 FEET
SURVEY DATE: 03–09–16
PLAT DATE: 03–17–16
REVISED: 03–30–16
JOB NUMBER: 16–126
CAD NAME: 16–126
CR5 FILE: URANCH (cont); 16–126 (job)

PREPARED BY: KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268–3195

OWNER: TRADITIONS HOMEOWNERS ASSOC.
2100 TRADITIONS BLVD.
BRYAN, TEXAS 77807
PHONE (979) 821–2582

ORIGINAL PLAT



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C8	25.00'	36.63'	33.44'	N 25°28'07" E	83°57'30"

METES AND BOUNDS DESCRIPTION
OF A
4.20 ACRE TRACT
THOMAS J. WOOTEN LEAGUE, A-59
J. H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE THOMAS J. WOOTEN LEAGUE, ABSTRACT NO. 59, AND THE J. H. JONES SURVEY, ABSTRACT NO. 26, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOT 18, BLOCK 1, AND ALL OF COMMON AREA NO. 1, THE TRADITIONS SUBDIVISION, PHASE 15, ACCORDING TO THE PLAT RECORDED IN VOLUME 7554, PAGE 156 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE NORTH LINE OF NORTH TRADITIONS DRIVE (VARIABLE WIDTH R.O.W.) MARKING THE SOUTHEAST CORNER OF SAID COMMON AREA AND THE SOUTHWEST CORNER OF THE REMAINDER OF A CALLED 26.81 ACRE TRACT DESCRIBED AS EXHIBIT A-1, TRACT TWO, BY A DEED TO TRADITIONS CLUB BRYAN, LP, RECORDED IN VOLUME 9444, PAGE 52 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 605.00 FEET;

THENCE: ALONG THE NORTH LINE OF NORTH TRADITIONS DRIVE FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 12' 35" FOR AN ARC DISTANCE OF 181.72 FEET (CHORD BEARS: S 88° 21' 50" W – 181.04 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE;

S 79° 45' 33" W FOR A DISTANCE OF 217.81 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 1045.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 40' 00" FOR AN ARC DISTANCE OF 30.40 FEET (CHORD BEARS: S 78° 55' 33" W – 30.39 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE AND THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86° 31' 21" FOR AN ARC DISTANCE OF 37.75 FEET (CHORD BEARS: N 58° 38' 46" W – 34.27 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE ON THE EAST LINE OF PALMETTO LANE (CALLED 50' R.O.W.);

THENCE: ALONG THE EAST LINE OF PALMETTO LANE FOR THE FOLLOWING CALLS:

N 15° 23' 07" W FOR A DISTANCE OF 24.80 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 160.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19° 22' 43" FOR AN ARC DISTANCE OF 54.12 FEET (CHORD BEARS: N 05° 41' 45" W – 53.86 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE;

N 03° 59' 36" E FOR A DISTANCE OF 149.60 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 450.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32° 35' 18" FOR AN ARC DISTANCE OF 255.95 FEET (AT A CHORD DISTANCE OF 45.36 FEET PASS A 5/8 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID LOT 18, CONTINUE ANOTHER CHORD DISTANCE OF 115.34 FEET PASS ANOTHER 5/8 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID LOT 18, TOTAL CHORD BEARS: N 12° 18' 03" W – 252.51 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE AND THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET AT THE SOUTHWEST CORNER OF LOT 17, BLOCK 1, THE TRADITIONS SUBDIVISION, PHASE 15;

THENCE: ALONG THE COMMON LINE OF SAID COMMON AREA AND SAID LOT 17 FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83° 57' 26" FOR AN ARC DISTANCE OF 36.63 FEET (CHORD BEARS: S 70o 34' 26" E – 33.44 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE;

N 67° 26' 52" E FOR A DISTANCE OF 148.69 FEET TO A 5/8 INCH IRON ROD FOUND;

N 35° 06' 04" W FOR A DISTANCE OF 42.49 FEET TO A 5/8 INCH IRON ROD FOUND;

N 71° 08' 49" W FOR A DISTANCE OF 75.14 FEET TO A 5/8 INCH IRON ROD FOUND;

N 18° 16' 56" W FOR A DISTANCE OF 89.95 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF LOT 16, BLOCK 1, MARKING THE NORTH CORNER OF SAID LOT 17;

THENCE: N 32° 22' 20" E ALONG THE COMMON LINE OF SAID COMMON AREA AND SAID LOT 16 FOR A DISTANCE OF 51.80 FEET TO A 5/8 INCH IRON ROD FOUND ON A SOUTHWEST LINE OF THE REMAINDER OF A CALLED 27.22 ACRE TRACT DESCRIBED AS EXHIBIT A-1, TRACT ONE, BY SAID DEED TO TRADITIONS CLUB BRYAN, LP (9444/52) MARKING THE MOST NORTHERLY CORNER OF SAID COMMON AREA;

THENCE: ALONG THE COMMON LINE OF SAID COMMON AREA AND SAID REMAINDER OF 27.22 ACRE TRACT AND THE AFOREMENTIONED REMAINDER OF 26.81 ACRE TRACT FOR THE FOLLOWING CALLS:

S 57° 37' 08" E FOR A DISTANCE OF 173.42 FEET TO A 1/2 INCH IRON ROD FOUND;

S 54° 37' 40" E FOR A DISTANCE OF 86.66 FEET TO A 1/2 INCH IRON ROD FOUND;

S 17° 08' 48" E FOR A DISTANCE OF 80.13 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 175.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87° 59' 36" FOR AN ARC DISTANCE OF 268.76 FEET (CHORD BEARS: S 04° 57' 28" E – 243.12 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE;

S 48° 57' 16" E FOR A DISTANCE OF 238.00 FEET TO A 1/2 INCH IRON ROD FOUND;

S 04° 21' 38" W FOR A DISTANCE OF 57.72 FEET TO THE POINT OF BEGINNING CONTAINING 4.20 ACRES OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE PLAT CALL BEARINGS OF THE TRADITIONS SUBDIVISION, PHASE 15, 7554/156.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

SHEET 2 OF 2

FINAL PLAT

LOT 18A, BLOCK 1 AND
COMMON AREA NO. 1A

THE TRADITIONS SUBDIVISION PHASE 15

4.20 ACRES
THOMAS J. WOOTEN LEAGUE, A-59
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