CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____ 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 10321, Page 265 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

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 OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____ owner and developer of the land shown on this plat, being a portion of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 10004, Page 213 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

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

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 PLANNING AND ZONING COMMISSION

I, _____, Chairman 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.

_____
Chairman, Planning and Zoning Commission

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, Karen McQuean, 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 _____.

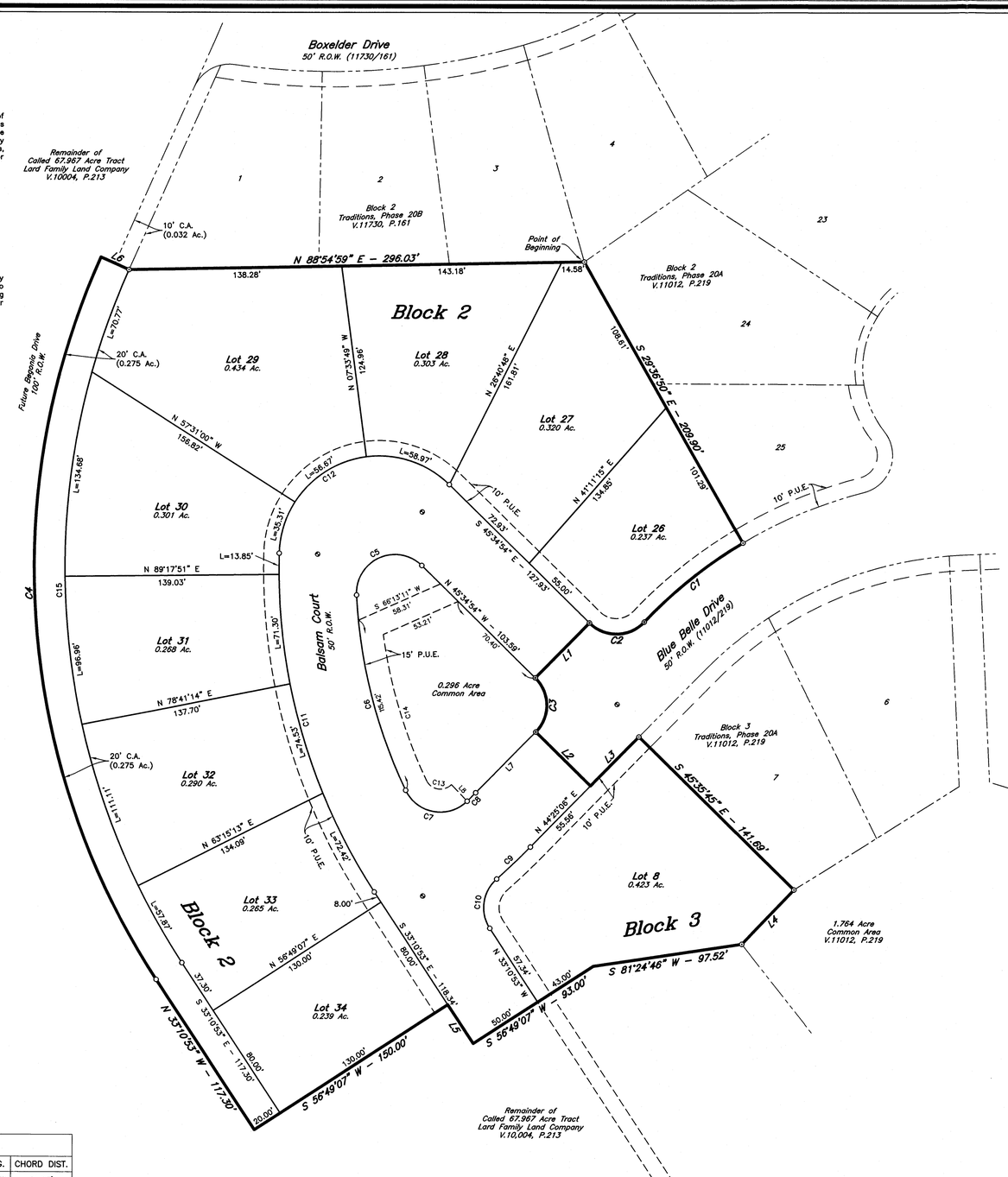
_____
County Clerk, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, 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.

_____
Kevin R. McClure, R.P.L.S. No. 5650



VICINITY MAP

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the THOMAS J. WOOTEN LEAGUE, Abstract No. 59 in Bryan, Brazos County, Texas and being part of the called 67.967 acre tract described in the deed from Curtis F. Lard to Lard Family Land Company recorded in Volume 10,004, Page 213 of the Official Records of Brazos County, Texas (O.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 Lot 24, Block 2, THE TRADITIONS, PHASE 20A Subdivision as recorded in Volume 11012, Page 219 (O.R.B.C.) and the common most southerly corner of Lots 3 and 4, Block 2, THE TRADITIONS, PHASE 20B Subdivision as recorded in Volume 11730, Page 161 (O.R.B.C.);

THENCE: along the westerly lines of said PHASE 20A for the following nine (9) calls:

1) S 29° 36' 50" E for a distance of 209.90 feet to a found 1/2-inch iron rod for corner,
2) 82.19 feet in a counter-clockwise direction along the arc of a curve having a central angle of 15° 41' 48", a radius of 300.00 feet, a tangent of 41.35 feet and a long chord bearing S 51° 16' 49" W at a distance of 81.93 feet to a found 3/4-inch iron pipe for the Point of Reverse Curvature,
3) 39.70 feet along the arc of said reverse curve having a central angle of 90° 59' 10", a radius of 25.00 feet, a tangent of 25.43 feet and a long chord bearing S 88° 55' 31" W at a distance of 35.66 feet to a found 3/4-inch iron pipe for corner,
4) S 44° 28' 24" W for a distance of 50.00 feet to a found 3/4-inch iron pipe for corner,
5) 39.27 feet in a clockwise direction along the arc of a curve having a central angle of 90° 00' 00", a radius of 25.00 feet, a tangent of 25.00 feet and a long chord bearing S 00° 34' 54" E at a distance of 35.36 feet to a found 3/4-inch iron pipe for corner,
6) S 45° 34' 54" E for a distance of 50.00 feet to a found 1/2-inch iron rod for corner,
7) N 44° 25' 06" E for a distance of 44.78 feet to a found 1/2-inch iron rod for corner,
8) S 45° 35' 45" E for a distance of 141.69 feet to a found 1/2-inch iron rod for corner, and
9) S 43° 29' 20" W for a distance of 49.05 feet to a found 1/2-inch iron rod for corner;

THENCE: through the interior of the called 67.967 acre Lard Family Land Company tract for the following six (6) calls:

1) S 81° 24' 46" W for a distance of 97.52 feet to a 1/2-inch iron rod set for corner,
2) S 56° 49' 07" W for a distance of 93.00 feet to a 1/2-inch iron rod set for corner,
3) N 33° 10' 53" W for a distance of 30.34 feet to a 1/2-inch iron rod set for corner,
4) S 56° 49' 07" W for a distance of 150.00 feet to a 1/2-inch iron rod set for corner,
5) N 33° 10' 53" W for a distance of 117.30 feet to a 3/4-inch iron rod set for the Point of Curvature of a curve to the right, and
6) 491.36 feet along the arc of said curve having a central angle of 57° 12' 02", a radius of 492.18 feet, a tangent of 268.35 feet and a long chord bearing N 04° 34' 52" W at a distance of 471.21 feet to a 1/2-inch iron rod set for corner;

THENCE: S 65° 58' 51" E, at 10.00 feet pass a found 1/2-inch iron rod marking the southwest corner of 0.032 acre common area as depicted on THE TRADITIONS, PHASE 20B final plat, continue for a total distance of 20.00 feet to a found 1/2-inch iron rod marking an angle point in the south line of said PHASE 20B;

THENCE: N 88° 54' 59" E continue along the before-mentioned south line for a distance of 296.03 feet to the POINT OF BEGINNING and containing 4.426 acres of land, more or less.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	15°41'48"	300.00'	82.19'	41.35'	S 51°16'49" W	81.93'
C2	90°59'10"	25.00'	39.70'	25.43'	S 88°55'31" W	35.66'
C3	90°00'00"	25.00'	39.27'	25.00'	S 0°34'54" E	35.36'
C4	57°12'02"	492.18'	491.36'	268.35'	N 4°34'52" W	471.21'
C5	137°28'46"	25.00'	59.99'	64.25'	S 65°40'43" W	46.60'
C6	22°31'35"	335.00'	131.71'	66.72'	S 14°19'28" E	130.86'
C7	108°52'59"	25.00'	47.51'	34.97'	S 80°01'45" E	40.68'
C8	1°06'40"	400.00'	7.76'	3.88'	N 44°58'26" E	7.76'
C9	3°50'29"	450.00'	30.17'	15.09'	N 46°20'20" E	30.16'
C10	81°26'28"	25.00'	35.54'	21.52'	N 7°32'21" E	32.62'
C11	34°32'26"	385.00'	232.10'	119.70'	N 15°54'40" W	228.60'
C12	133°03'33"	65.00'	150.95'	149.70'	N 67°53'19" E	119.24'
C13	109°58'49"	10.00'	19.20'	14.28'	S 80°35'30" E	16.38'
C14	17°48'36"	320.00'	99.47'	50.14'	S 16°41'47" E	99.07'
C15	57°12'02"	472.18'	471.39'	257.44'	S 4°34'52" E	452.06'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 44°28'24" W	50.00'
L2	S 45°34'54" E	50.00'
L3	N 44°25'06" E	44.78'
L4	S 43°29'20" W	49.05'
L5	N 33°10'53" W	30.34'
L6	S 65°58'51" E	20.00'
L7	N 44°25'06" E	55.56'
L8	S 43°49'11" E	14.93'

GENERAL NOTES:
1. ORIGIN OF BEARING SYSTEM: The record bearing along the southwest line of the 19.62 acre Traditions Acquisition Partnership LP tract recorded in Volume 9793, Page 1 of the Official Records of Brazos County, Texas (O.R.B.C.) was used as the BASIS OF BEARINGS shown on this plat.
2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0285E effective May 16, 2012 no portion of this property is located in a 1% flood hazard area of Turkey Creek.
3. This property is currently zoned Planned Develoment-Traditions Residential.
4. Building setback line to be in accordance with the City of Bryan Code of Ordinance for RD-5 zoning district. Additional building setback lines may be required by deed restrictions.
5. Unless otherwise indicated 1/2" Iron Rods are set at all corners.
   O – 3/4" Iron Pipe Set
   ⊙ – 3/4" Iron Pipe Found
   ⊗ – 1/2" Iron Rod Found
   Ø – PK Nail control monuments set in asphalt pavement. Monuments are set at selected intersections, culdesac radius points and Points of Curvature
6. Distances shown along curves are arc lengths.
7. Common Areas shall be owned and maintained by the Homeowner's Association.
8. Abbreviations:
   C.A. – Common Area
   P.U.E. – Public Utility Easement

FINAL PLAT

THE TRADITIONS PHASE 20C-1

4.426 ACRES

LOTS 26-34, BLOCK 2
AND LOT 8, BLOCK 3

THOMAS J. WOOTEN LEAGUE, A-59
BRYAN, BRAZOS COUNTY, TEXAS

JULY, 2015
SCALE: 1" = 30'

Developer/Owner:
TAP Lard Development LLC
2100 Traditions Blvd.
Bryan, Tx 77807
(979) 779-1007

Lard Family Land Company
10577 N. Dowling Road
College Station, Tx 77845
(979) 845-4746

Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

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