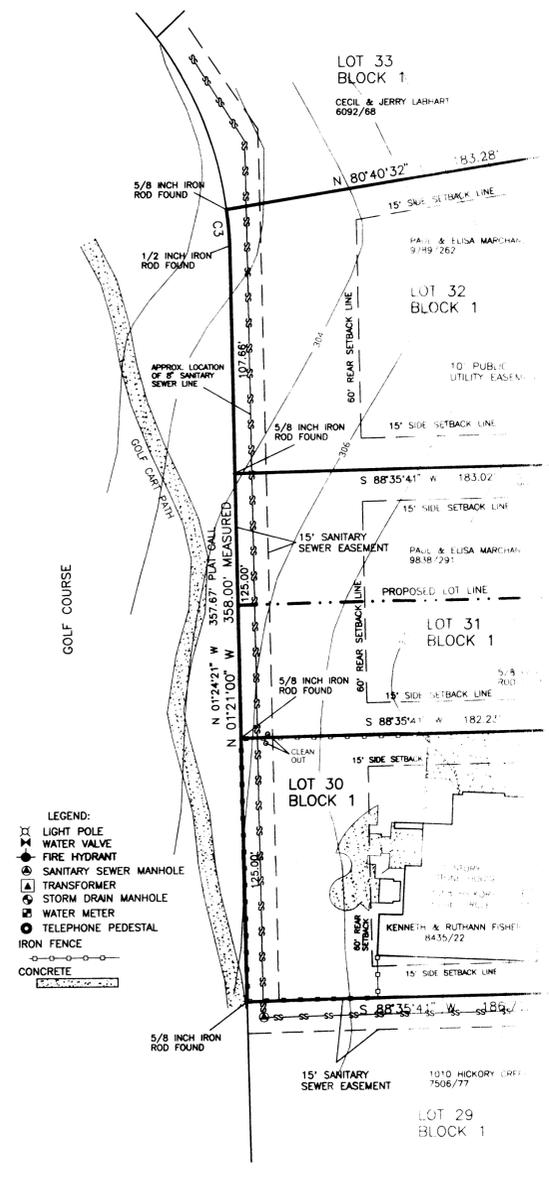


ORIGINAL PLAT



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 on the _____ day of _____, 20____, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

County Clerk,
 Brazos County, Texas

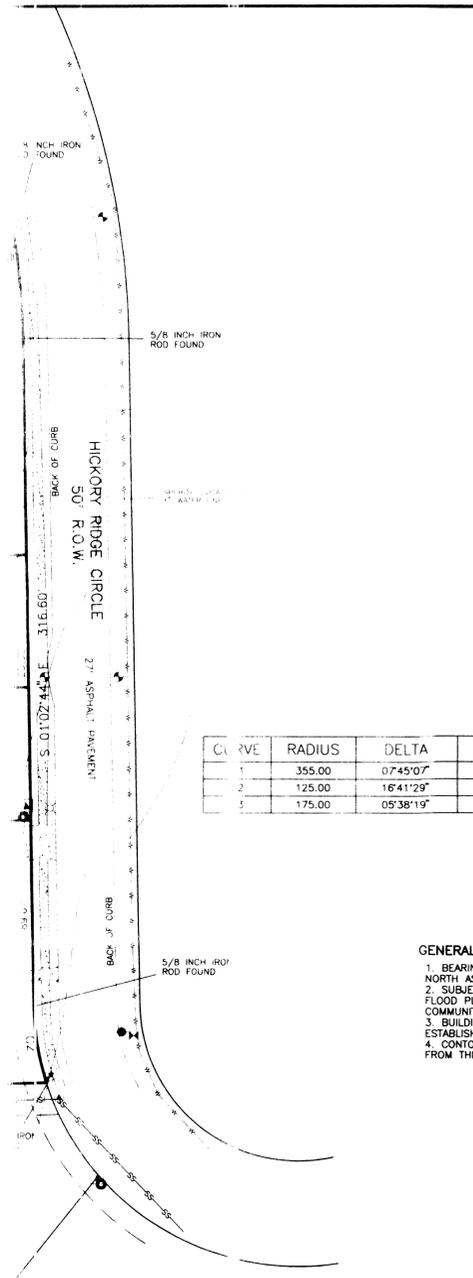
CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I (We) _____, owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the _____ of Brazos County, in Volume _____, Page _____, and whose name is subscribed hereto, 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 _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purposes 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 Professional Land 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

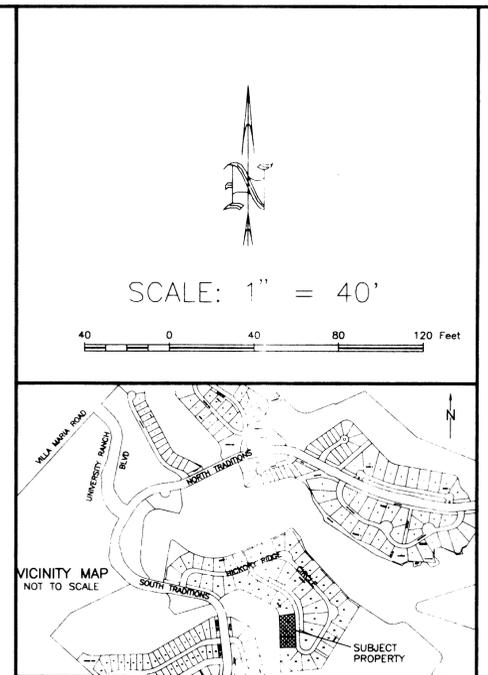
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Given under my hand and seal on this _____ day of _____, 20____.

Notary Public, Brazos County, Texas



SCALE: 1" = 40'

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
1	355.00	07°45'07"	48.03	24.05	S 04°55'17" E	47.99
2	125.00	16°41'29"	36.41	18.34	S 09°23'28" E	36.29
3	175.00	05°38'19"	17.22	8.62	N 05°16'56" W	17.21

METES AND BOUNDS DESCRIPTION
 OF A
 1.63 ACRE TRACT
 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 J. H. JONES SURVEY, ABSTRACT NO. 26, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOTS 30, 31 AND 32, BLOCK 1, THE TRADITIONS SUBDIVISION, PHASE V, ACCORDING TO THE PLAT RECORDED IN VOLUME 5900, PAGE 293 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 WEST LINE OF HICKORY RIDGE CIRCLE (50' R.O.W.) MARKING THE NORTHEAST CORNER OF SAID LOT 32 AND THE SOUTHWEST CORNER OF LOT 33, BLOCK 1, SAID IRON ROD FOUND BEING IN A CLOCKWISE CURVE HAVING A RADIUS OF 355.00 FEET;

THENCE, ALONG THE WEST LINE OF HICKORY RIDGE CIRCLE FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07° 45' 07" FOR AN ARC DISTANCE OF 48.03 FEET (CHORD BEARS: S 04° 55' 17" E - 47.99 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING THE ENDING POINT OF SAID CURVE;

S 01° 02' 44" E FOR A DISTANCE OF 316.60 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 125.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16° 41' 29" FOR AN ARC DISTANCE OF 36.41 FEET (CHORD BEARS: S 09° 23' 28" E - 36.29 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID LOT 30 AND THE NORTHEAST CORNER OF LOT 29, BLOCK 1;

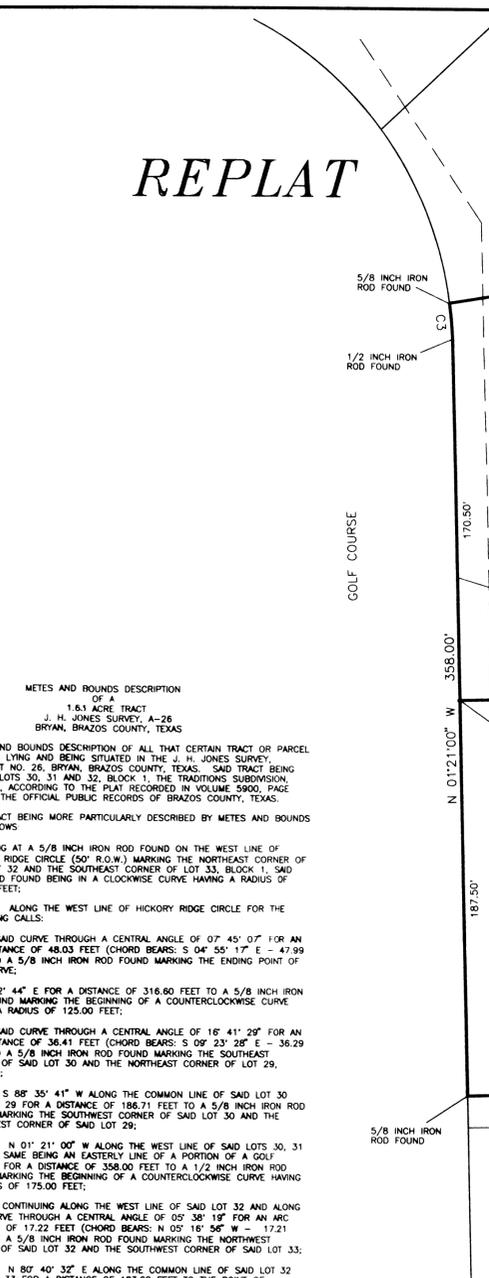
THENCE, S 88° 35' 41" W ALONG THE COMMON LINE OF SAID LOT 30 AND LOT 29 FOR A DISTANCE OF 186.71 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID LOT 30 AND THE NORTHWEST CORNER OF SAID LOT 29;

THENCE, N 01° 21' 00" W ALONG THE WEST LINE OF SAID LOTS 30, 31 AND 32, SAME BEING AN EASTERLY LINE OF A PORTION OF A GOLF COURSE, FOR A DISTANCE OF 358.00 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 175.00 FEET;

THENCE, CONTINUING ALONG THE WEST LINE OF SAID LOT 32 AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 38' 19" FOR AN ARC DISTANCE OF 17.22 FEET (CHORD BEARS: N 05° 16' 56" W - 17.21 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID LOT 32 AND THE SOUTHWEST CORNER OF SAID LOT 33;

THENCE, N 80° 40' 32" E ALONG THE COMMON LINE OF SAID LOT 32 AND LOT 33 FOR A DISTANCE OF 183.28 FEET TO THE POINT OF BEGINNING CONTAINING 1.63 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND OCTOBER 2010. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

GENERAL NOTES
 1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 4804100143, DATED JULY 2, 1992.
 3. BUILDING SETBACK LINES SHOWN HEREON PER REGULATIONS ESTABLISHED BY TRADITIONS CLUBS BY MELROSE.
 4. CONTOURS SHOWN HEREON PER DIGITAL OVERLAY OBTAINED FROM THE CITY OF BRYAN.



CERTIFICATE OF SURVEYOR
 STATE OF TEXAS
 COUNTY OF BRAZOS
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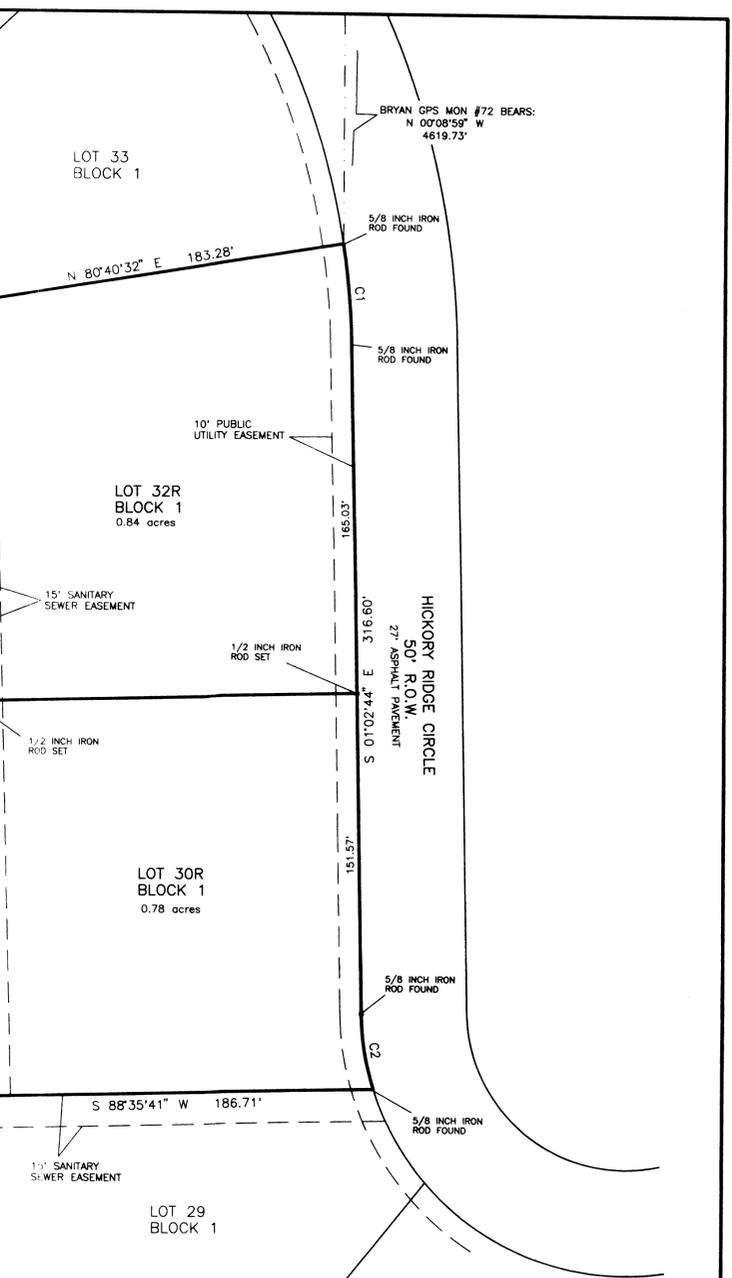
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Given under my hand and seal on this _____ day of _____, 20____.

Notary Public, Brazos County, Texas



REPLAT
 OF
LOTS 30, 31 & 32, BLOCK 1
THE TRADITIONS SUBDIVISION
PHASE V
 VOLUME 5900, PAGE 293
 1.63 AC., J. H. JONES SURVEY, A-26
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 40 FEET
 SURVEY DATE: OCT. 2010
 PLAT DATE: 10-28-10
 REVISED: 11-16-10
 JOB NUMBER: 10-564
 CAD NUMBER: 10-564
 CR5 FILE: 10-564

RECEIVED
 NOV 16 2010
 Development & Engineering Services

PREPARED BY: KERR SURVEYING, LLC
 505 CHURCH STREET, P.O. BOX 269
 COLLEGE STATION, TEXAS 77841
 PHONE (979) 268-3195

PREPARED FOR: PAUL ORCHARD
 3224 WALNUT CREEK COURT
 BRYAN, TEXAS 77807
 PHONE (903) 938-9949