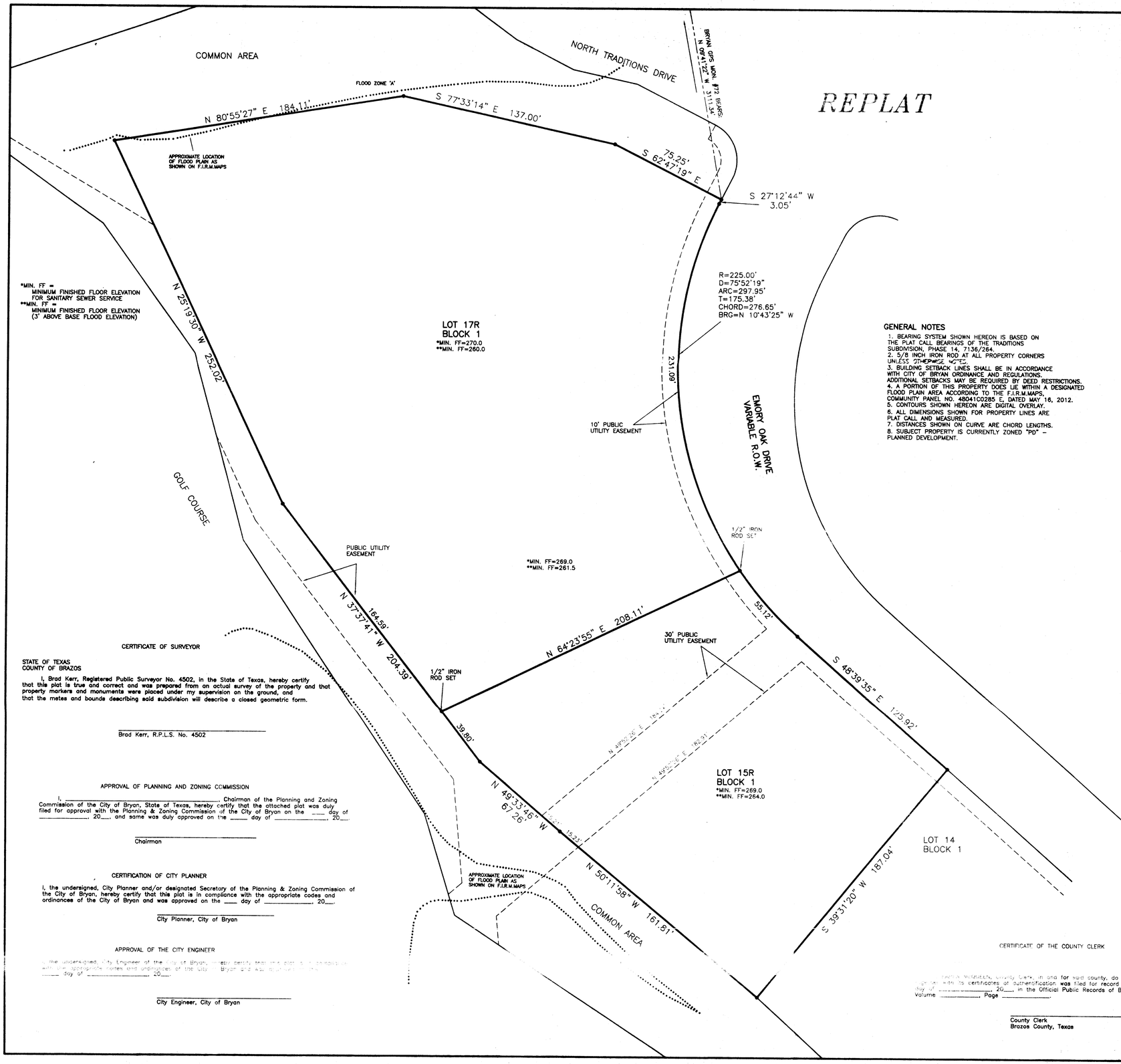
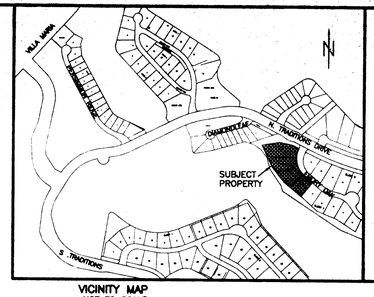
REPLAT





VICINITY MAP
NOT TO SCALE

SCALE: 1" = 30'

0' 30' 60' 90'

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON THE PLAT CALL BEARINGS OF THE TRADITIONS SUBDIVISION, PHASE 14, 7136/264.
2. 5/8 INCH IRON ROD AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
3. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS. ADDITIONAL SETBACKS MAY BE REQUIRED BY DEED RESTRICTIONS.
4. A PORTION OF THIS PROPERTY DOES LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M.MAPS, COMMUNITY PANEL NO. 48041C0285 E, DATED MAY 16, 2012.
5. CONTOURS SHOWN HEREON ARE DIGITAL OVERLAY.
6. ALL DIMENSIONS SHOWN FOR PROPERTY LINES ARE PLAT CALL AND MEASURED.
7. DISTANCES SHOWN ON CURVE ARE CHORD LENGTHS.
8. SUBJECT PROPERTY IS CURRENTLY ZONED "PD" – PLANNED DEVELOPMENT.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We JEFFREY AND JUSTINE SPATH, 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 7175, Page 53, 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/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 OTWAY AND BONNIE DENNY, 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 8011 & 10841, Page 197 & 80, 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/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 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

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 & Zoning Commission of the City of Bryan on the ___ day of _____, 20__, and same was duly approved on the ____ day of _____, 20__.

_____
Chairman

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

_____, County Clerk, in and for said county, do hereby certify that this plat 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

SHEET 1 OF 2
SEE SHEET 2 FOR ORIGINAL PLAT

REPLAT
OF
LOTS 15–18, BLOCK 1
THE TRADITIONS SUBDIVISION
PHASE 14

VOLUME 7136, PAGE 264
3.21 ACRES, J. H. JONES SURVEY, A–26
BRYAN, BRAZOS COUNTY, TEXAS

SURVEY DATE: 02-05-13
PLAT DATE: 02-27-13

JOB NUMBER: 13–046
CAD NAME: 13–046
CR5 FILE: URANCH

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

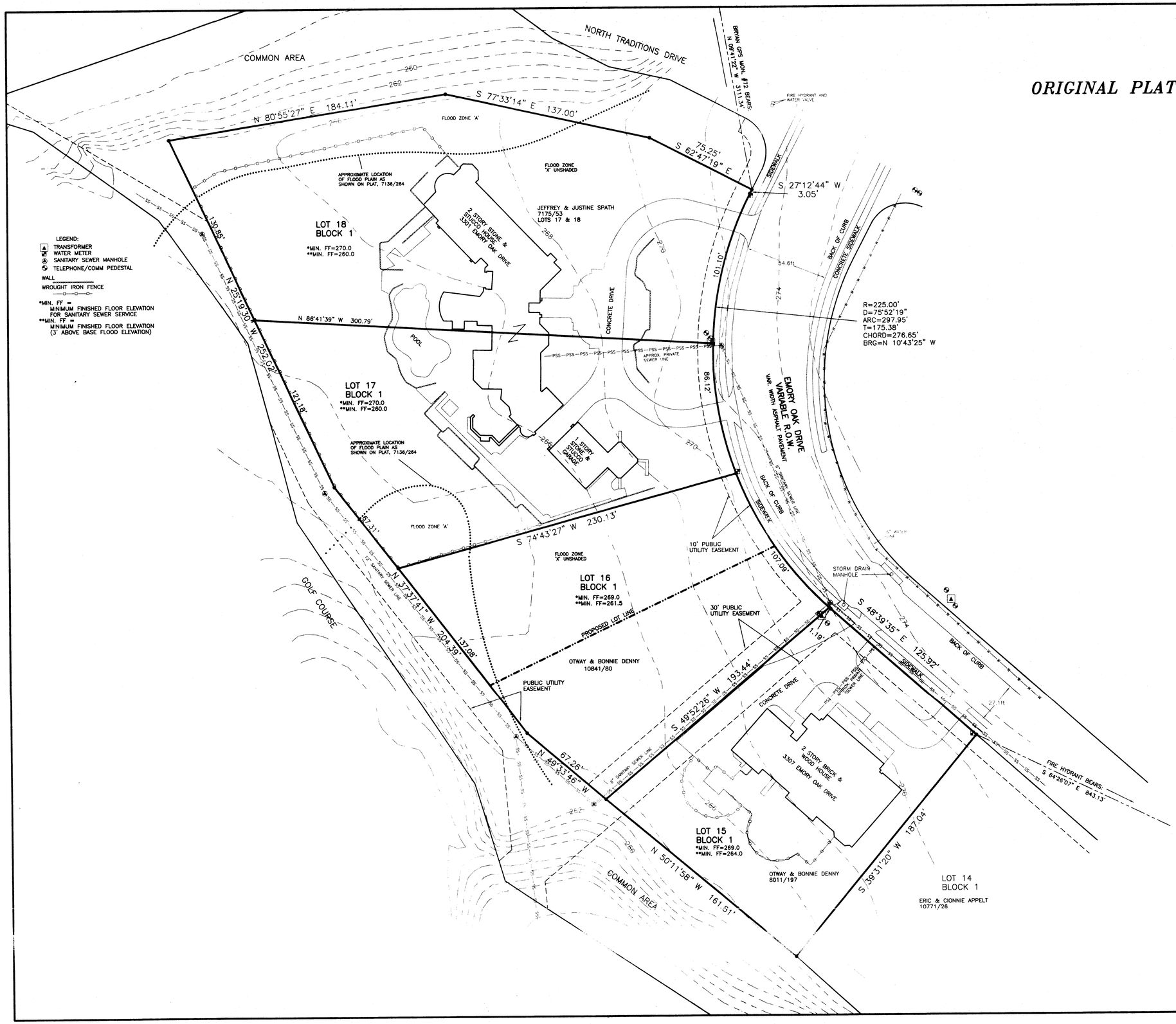
PREPARED FOR: OTWAY DENNY
3307 EMORY OAK DRIVE
BRYAN, TEXAS 77808
PHONE (713) 582–5315

RECEIVED
MAR 05 2013

ORIGINAL PLAT

SCALE: 1" = 30'

0' 30' 60' 90'



METES AND BOUNDS DESCRIPTION
OF A
3.21 ACRE TRACT
J. H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT 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 14 – 18, BLOCK 1, THE TRADITIONS SUBDIVISION, PHASE 14, ACCORDING TO THE PLAT RECORDED IN VOLUME 7136, PAGE 264 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 WESTERLY LINE OF EMORY OAK DRIVE (VARIABLE WIDTH R.O.W.) MARKING THE NORTHEAST CORNER OF SAID LOT 18 AND AN EASTERLY CORNER OF A COMMON AREA AS DEPICTED ON SAID PLAT OF THE TRADITIONS, PHASE 14;

THENCE: S 27ø 12' 44" W ALONG THE WESTERLY LINE OF EMORY OAK DRIVE FOR A DISTANCE OF 3.05 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 225.00 FEET;

THENCE: CONTINUING ALONG THE WESTERLY LINE OF EMORY OAK DRIVE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 75ø 52' 19" FOR AN ARC DISTANCE OF 297.95 FEET (CHORD BEARS: S 10ø 43' 25" E – 276.65 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE;

THENCE: S 48ø 39' 35" E ALONG THE SOUTHWEST LINE OF EMORY OAK DRIVE FOR A DISTANCE OF 125.92 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID LOT 15 AND THE NORTH CORNER OF LOT 14, BLOCK 1;

THENCE: S 39ø 31' 20" W ALONG THE COMMON LINE OF SAID LOT 14 AND SAID LOT 15 FOR A DISTANCE OF 187.04 FEET TO A 5/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF SAID COMMON AREA MARKING THE COMMON CORNER OF SAID LOTS 14 AND 15;

THENCE: ALONG THE COMMON LINE OF SAID LOTS 15 – 18 AND SAID COMMON AREA FOR THE FOLLOWING CALLS:

N 50ø 11' 58" W FOR A DISTANCE OF 161.81 FEET TO A 5/8 INCH IRON ROD FOUND;

N 49ø 33' 46" W FOR A DISTANCE OF 67.26 FEET TO A 5/8 INCH IRON ROD FOUND;

N 37ø 37' 41" W FOR A DISTANCE OF 204.39 FEET TO A 5/8 INCH IRON ROD FOUND;

N 25ø 19' 30" W FOR A DISTANCE OF 252.02 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID LOT 18;

N 80ø 55' 27" E FOR A DISTANCE OF 184.11 FEET TO A 5/8 INCH IRON ROD FOUND;

S 77ø 33' 14" E FOR A DISTANCE OF 137.00 FEET TO A 5/8 INCH IRON ROD FOUND;

S 62ø 47' 19" E FOR A DISTANCE OF 75.25 FEET TO THE POINT OF BEGINNING CONTAINING 3.21 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE PLAT CALL BEARINGS OF THE TRADITIONS SUBDIVISION, PHASE 14, 7136/264.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

SHEET 2 OF 2
SEE SHEET 1 FOR REPLAT

REPLAT
OF
LOTS 15–18, BLOCK 1
THE TRADITIONS SUBDIVISION PHASE 14
VOLUME 7136, PAGE 264
3.21 ACRES, J. H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 30 FEET
SURVEY DATE: 02-05-13
PLAT DATE: 02-27-13

JOB NUMBER: 13-046
CAD NAME: 13-046
CR5 FILE: URANCH

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

PREPARED FOR: OTWAY DENNY
3307 EMORY OAK DRIVE
BRYAN, TEXAS 77808
PHONE (713) 582-5315

RECEIVED