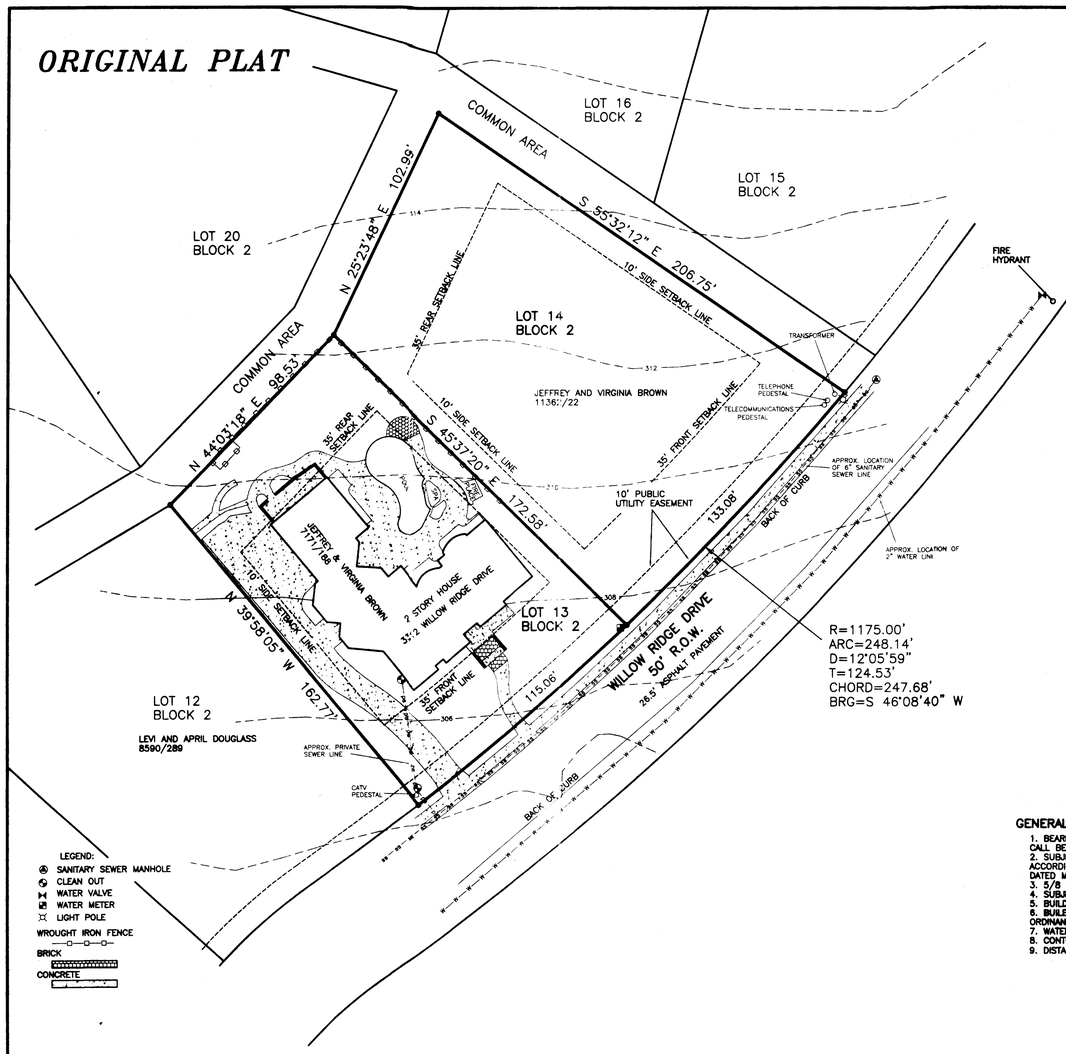
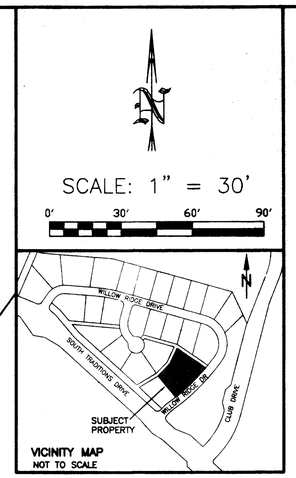
ORIGINAL PLAT



LEGEND:
- SANITARY SEWER MANHOLE
- CLEAN OUT
- WATER VALVE
- WATER METER
- LIGHT POLE

WROUGHT IRON FENCE
BRICK
CONCRETE

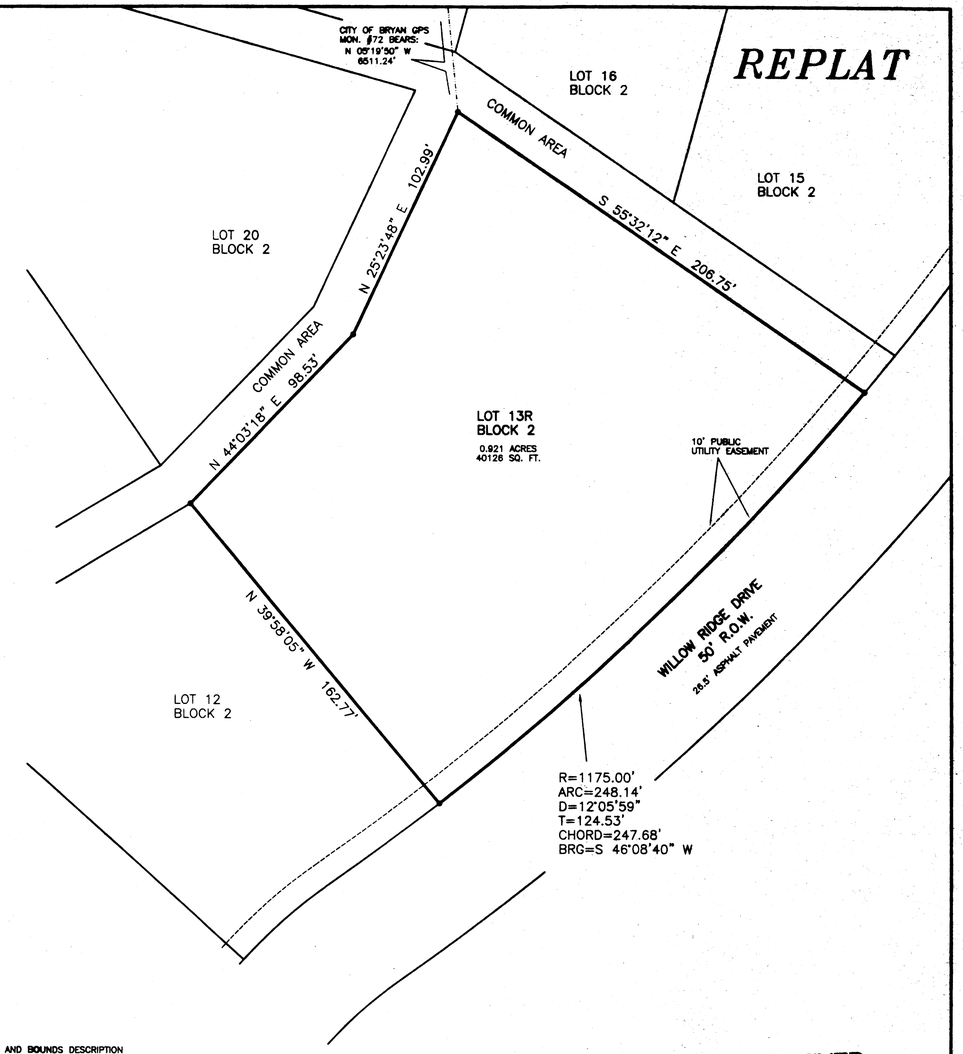


VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASE ON THE PLAT CALL BEARINGS OF THE TRADITIONS SUBDIVISION, PHASE VII, 6181/282.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0265 E, DATED MAY 16, 2012.
3. 5/8 INCH IRON ROD AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. SUBJECT PROPERTY IS CURRENTLY ZONED PD – PLANNED DEVELOPMENT.
5. BUILDING SETBACK LINES SHOWN HEREON ARE PER TRADITIONS REGULATIONS.
6. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.
7. WATER AND SEWER INES ARE APPOXIMATE LOCATIONS ONLY.
8. CONTOURS SHOWN HEREON ARE DIGITAL OVERLAY.
9. DISTANCES SHOWN ON CURVES ARE ARC LENGTHS.

REPLAT



RECEIVED
JUL 19 2013
Development Engineering Services

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, JEFFREY AND VIRGINIA BROWN, 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 Volumes 7171 & 11362, Pages 188 & 22, 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 JEFFREY AND VIRGINIA BROWN known to me to be the persons whose names 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

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

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 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

METES AND BOUNDS DESCRIPTION OF A 0.921 ACRE TRACT THE TRADITIONS SUBDIVISION, PHASE VII BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 13 AND 14, BLOCK 2, THE TRADITIONS SUBDIVISION, PHASE VII, ACCORDING TO THE PLAT RECORDED IN VOLUME 6181, PAGE 282 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 WILLOW RIDGE DRIVE (50' R.O.W.) MARKING THE NORTHEAST CORNER OF SAID LOT 14 AND A SOUTHEASTERLY CORNER OF COMMON AREA NO. 2, SAID IRON ROD FOUND BEING IN A CLOCKWISE CURVE HAVING A RADIUS OF 1175.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12° 05' 59" FOR AN ARC DISTANCE OF 248.14 FEET (CHORD BEARS: S 46° 08' 40" W – 247.68 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID LOT 13 AND THE EAST CORNER OF LOT 12, BLOCK 2;

THENCE: N 39° 58' 05" W ALONG THE COMMON LINE OF SAID LOT 13 AND SAID LOT 12 FOR A DISTANCE OF 162.77 FEET TO A 5/8 INCH IRON ROD FOUND ON THE EASTERLY LINE OF SAID COMMON AREA NO. 2 MARKING THE COMMON CORNER OF SAID LOTS 12 AND 13;

THENCE: N 44° 03' 18" E ALONG THE COMMON LINE OF SAID LOT 13 AND SAID COMMON AREA FOR A DISTANCE OF 98.53 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOT 13 AND LOT 14;

THENCE: N 25° 23' 48" E ALONG THE COMMON LINE OF SAID LOT 14 AND SAID COMMON AREA FOR A DISTANCE OF 102.99 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID LOT 14;

THENCE: S 55° 32' 12" E CONTINUING ALONG THE COMMON LINE OF SAID LOT 14 AND SAID COMMON AREA FOR A DISTANCE OF 206.75 FEET TO THE POINT OF BEGINNING CONTAINING 0.921 OF AN ACRE 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 VII, 6181/282.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

REPLAT
OF
LOTS 13 & 14, BLOCK 2
THE TRADITIONS SUBDIVISION
PHASE VII

0.921 ACRES, J. H. JONES SURVEY, A–26
VOLUME 6181, PAGE 282
BRYAN, BRAZOS COUNTY, TEXAS

KSC

SCALE: 1 INCH = 30 FEET
SURVEY DATE: 07–10–13
PLAT DATE: 07–18–13

JOB NUMBER: 13–482
CAD NAME: 13–482
CR5 FILE: URANCH (cont); 13–482 (job)

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

PREPARED FOR: JEFFREY BROWN
3312 WILLOW RIDGE DRIVE
BRYAN, TEXAS 77807