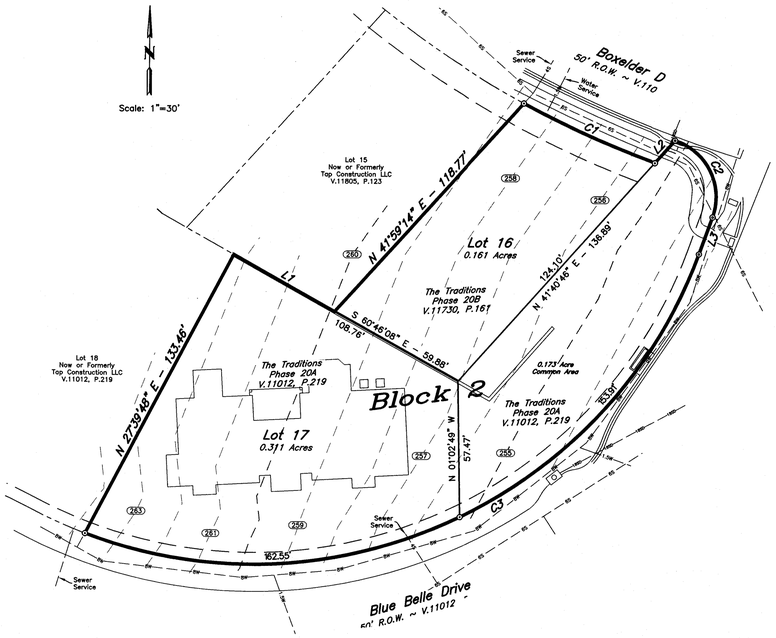
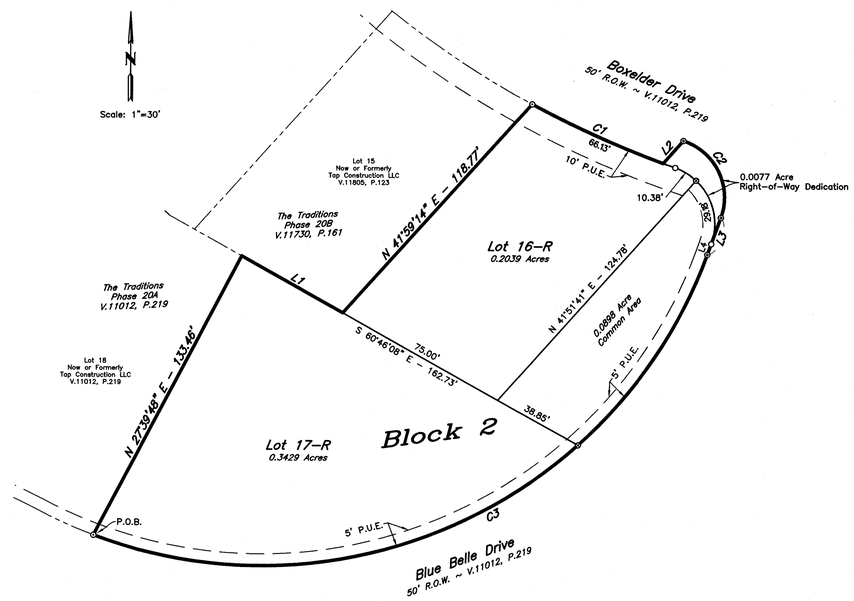
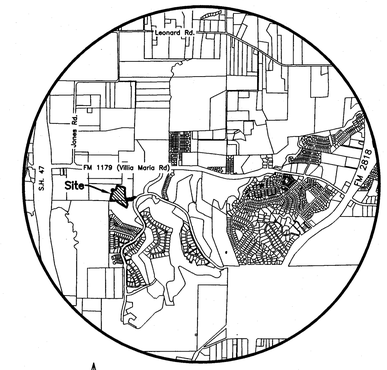


ORIGINAL PLAT

LOTS 16, BLOCK 2, THE TRADITIONS, PHASE 20B
AS RECORDED IN VOLUME 11730, PAGE 161
AND
LOTS 17, BLOCK 2 & 0.173 ACRE COMMON AREA, THE TRADITIONS, PHASE 20A
AS RECORDED IN VOLUME 11012, PAGE 219



REPLAT



Vicinity Map
SCALE: N.T.S.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 60°46'08" E	48.89'
L2	N 41°40'46" E	12.78'
L3	S 19°51'26" W	11.86'
L4	S 19°51'26" W	4.76'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	8°27'04"	411.50'	60.70'	30.40'	S 65°49'50" E	60.64'
C2	92°13'49"	25.00'	40.24'	25.99'	S 26°15'28" E	36.04'
C3	62°32'12"	200.00'	218.29'	121.45'	S 79°14'47" W	207.62'

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, being all of Lot 17 and all of the 0.173 acre Common Area of Block 2 as depicted on the Final Plat of THE TRADITIONS, PHASE 20A Subdivision as recorded in Volume 11012, Page 219 (O.R.B.C.), and being all of Lot 16, Block 2, THE TRADITIONS, PHASE 20B Subdivision as recorded in Volume 11730, Page 161 (O.R.B.C.), being more particularly described by metes and bounds as follows:

BEGINNING: at a found 3/4-inch iron pipe marking the common most southerly corner of Lots 17 and 18, Block 2 of said PHASE 20A and being in the northeast right-of-way line of Blue Belle Drive (based on a 50-foot width);

THENCE: N 27° 39' 48" E along the common line of said Lots 17 and 18, Block 2 for a distance of 133.46 feet for corner marking the common most northerly corner of said lots and being in the southwest line of Lot 15, Block 2 of the before-said PHASE 20B;

THENCE: S 60° 46' 08" E along the common line of said Lot 17, Block 2, PHASE 20A and Lot 15, Block 2, PHASE 20B for a distance of 48.89 feet for corner marking the common most southerly corner of Lots 15 and 16, Block 2 of said PHASE 20B;

THENCE: N 41° 59' 14" E along the common line of said Lots 15 and 16, Block 2 for a distance of 118.77 feet to a found 1/2-inch iron rod marking the common most northerly corner of said lots and being in the southwest right-of-way line of Boxelder Drive (based on a 50-foot width);

THENCE: 60.70 feet in a counter-clockwise direction along the arc of a curve in the before-said southwest right-of-way line of Boxelder Drive, said curve having a central angle of 08° 27' 04", a radius of 411.50 feet, a tangent of 30.40 feet and a long chord bearing S 65° 49' 50" E at a distance of 60.64 feet to a found 1/2-inch iron rod marking the east corner of said Lot 16, Block 2, PHASE 20B, and being in the northwest line of the said 0.173 acre Common Area, Block 2, PHASE 20A;

THENCE: along the northerly lines of the said 0.173 acre Common Area, said lines being common with the existing southerly right-of-way line of said Boxelder Drive for the following two (2) calls:

1) N 41° 40' 46" E for a distance of 12.78 feet to a found 3/4-inch iron pipe for corner, and
2) 40.24 feet in a clockwise direction along the arc of a curve having a central angle of 92° 13' 49", a radius of 25.00 feet, a tangent of 25.99 feet and a long chord bearing S 26° 15' 28" E at a distance of 36.04 feet to a found 3/4-inch iron pipe for the Point of Tangency in northwest right-of-way line of the before-said Blue Belle Drive;

THENCE: S 19° 51' 26" W along the said northwest line of Blue Belle Drive for a distance of 16.62 feet to a found 3/4-inch iron pipe for the Point of Curvature of a curve to the right;

THENCE: 316.45 feet along the arc of said curve having a central angle of 90° 39' 27", a radius of 200.00 feet, a tangent of 202.31 feet and a long chord bearing S 65° 11' 10" W at a distance of 284.46 feet to the POINT OF BEGINNING and containing 0.6443 acres of land, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, TAP LARD DEVELOPEMENT COMPANY LLC, 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 11531, Page 166 and and Volume 11531, Page 170 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

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 Oficial Records of Brazos County, Texas in Volume _____ Page _____

_____
County Clerk, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, BRAD M. & CYNTHIA S. BROCK owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 12595, Page 197 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 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

GENERAL NOTES:
1. ORIGIN OF BEARING SYSTEM: The found monuments and the record bearing along the northwest line of Lot 17, Block 2 The Traditions, Phase 20A recorded in Volume 11012, Page 219 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 the 100-year 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 SF-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.
   - ○ – 3/4" Iron Pipe Set
   - ⊗ – 1/2" Iron Rod Set
   - ⊗ – 3/4" Iron Pipe Found
   - ⊙ – 1/2" Iron Rod Found
6. Distances shown along curves are arc lengths.
7. Common Areas shall be owned and maintained by the Homeowner's Association.
8. Abbreviations:
   P.U.E. – Public Utility Easement

REPLAT

THE TRADITIONS PHASE 20A & 20B

LOT 16-R & LOT 17-R, BLOCK 2
0.0898 ACRE COMMON AREA AND
0.0077 ACRE RIGHT-OF-WAY DEDICTION
0.6443 ACRES
THOMAS WOOTEN LEAGUE, A-59
BRYAN, BRAZOS COUNTY, TEXAS

JULY, 2015
SCALE: 1" = 30'

Owner:
Brad M. & Cynthia S. Brock
2918 Blue Belle Drive
Bryan, Tx 77807

TAP-Lard Development Company, LLC
2100 Traditions Blvd.
Bryan, Tx 77807

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

10150020-rp.dwg