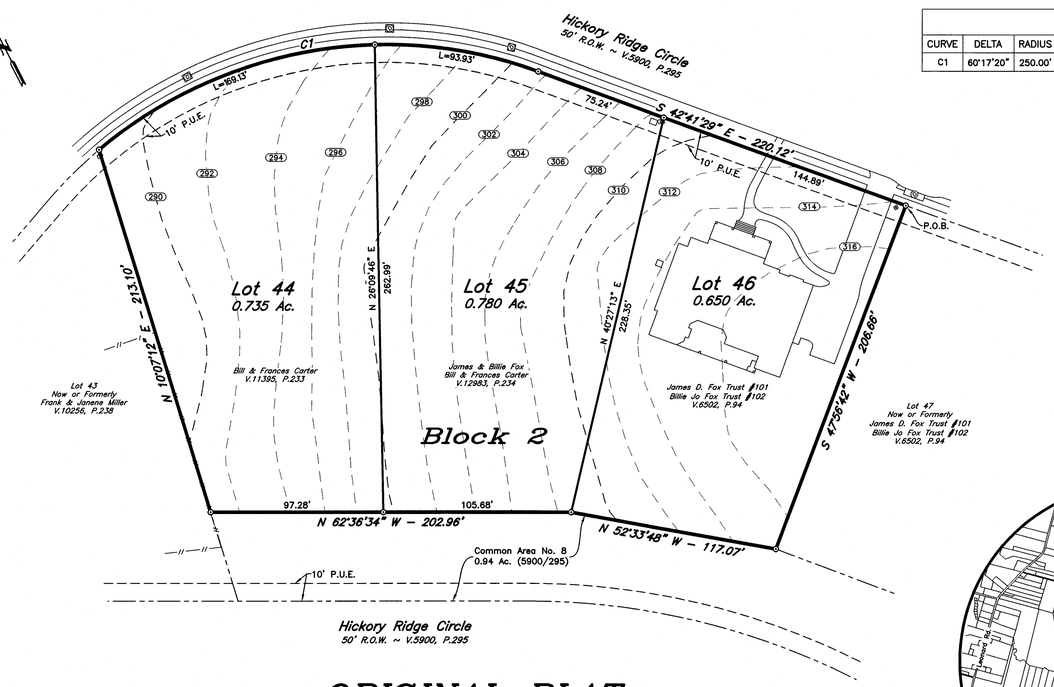
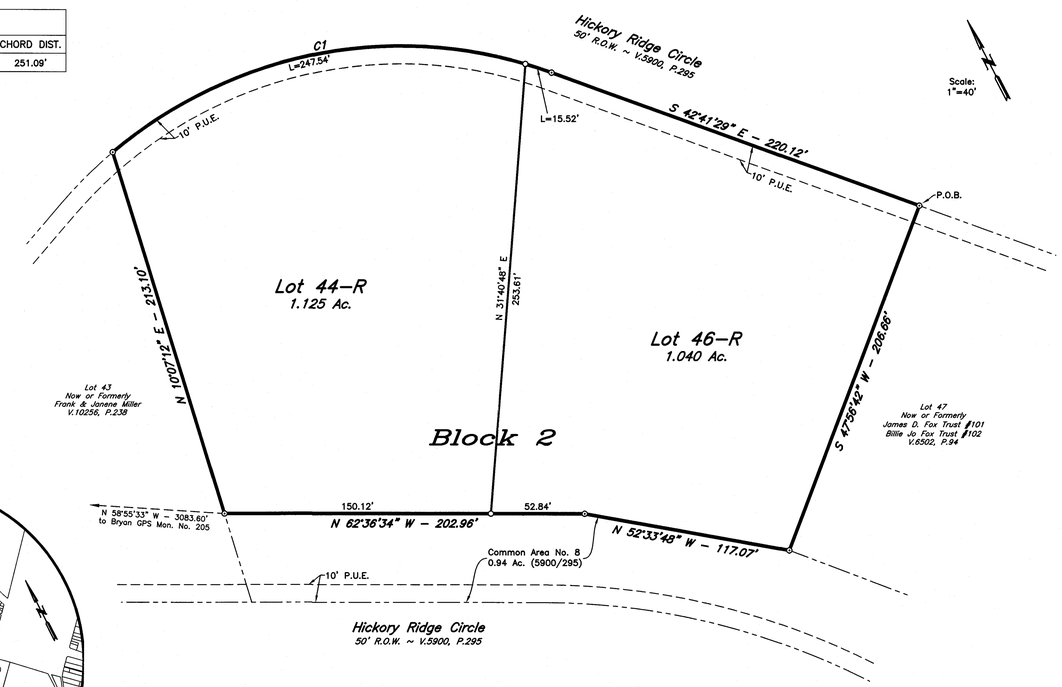


ORIGINAL PLAT

LOTS 44, 45 AND 46, BLOCK 2
THE TRADITIONS SUBDIVISION, PHASE V
RECORDED IN VOLUME 5900, PAGE 295

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	60°17'20"	250.00'	263.06'	145.18'	S 72°50'09" E	251.09'

Vicinity Map
SCALE: N.T.S.



REPLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Bill E. and Frances B. Carter owner and developer of LOT 44–R, BLOCK 2, THE TRADITIONS SUBDIVISION, PHASE V as shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 11395, Page 233 and Volume 12983, Page 234 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.

_____
Bill E. Carter

_____
Frances B. Carter

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Bill E. Carter and Frances B. Carter, 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

We, James D. Fox and Billie Jo Fox owner and developer of LOT 46–R, BLOCK 2, THE TRADITIONS SUBDIVISION, PHASE V as shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 6502, Page 94 and Volume 12983, Page 234 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.

_____
James D. Fox

_____
Billie Jo Fox

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared James D. Fox and Billie Jo Fox, 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 McQueen, 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

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

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the J. H. JONES SURVEY, Abstract No. 26 in Bryan, Brazos County, Texas and being all of Lots 44, 45 and 46, Block 2, THE TRADITIONS SUBDIVISION, PHASE V recorded in Volume 5900, Page 295 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 5/8–inch iron rod marking the common most northerly corner of Lots 46 and 47, Block 2 of said THE TRADITIONS SUBDIVISION, PHASE V and being in the southwest right–of–way line of Hickory Ridge Circle (based on a 50–foot width);

THENCE: S 47° 56' 42" W along the common line of said Lots 46 and 47, Block 2 for a distance of 206.66 feet to a found 5/8–inch iron rod marking the common most southerly corner of said Lots 46 and 47, said iron rod also being in the northeast line of the 0.94 acre Common Area No. 8 as depicted on the final plat of said THE TRADITIONS SUBDIVISION, PHASE V;

THENCE: along the common line of the said 0.94 acre Common Area No. 8 and said Lots 46, 45 and 44, Block 2 for the following two (2) calls:

1) N 52° 33' 48" W for a distance of 117.07 feet to a found 5/8–inch iron rod for corner, and
2) N 62° 36' 34" W for a distance of 202.96 feet to a found 5/8–inch iron rod marking the southwest corner of said Lot 44, the north corner of the said 0.94 acre Common Area No. 8 and said iron rod also being in the east line of Lot 43 of said THE TRADITIONS SUBDIVISION, PHASE V;

THENCE: N 10° 07' 12" E along the common line of said Lots 43 and 44 for a distance of 213.10 feet to a found 5/8–inch iron rod marking the common most northerly corner of said Lots 43 and 44 and being in the southwest line of said Hickory Ridge Circle;

THENCE: 263.06 feet in a clockwise direction along a curve in the southwest line of said Hickory Ridge Circle, said curve having a central angle of 60° 17' 20", a radius of 250.00 feet, a tangent of 145.18 feet and a long chord bearing S 72° 50' 09" E at a distance of 251.09 feet to a found 5/8–inch iron rod marking the Point of Tangency;

THENCE: S 42° 41' 29" E for a distance of 220.12 feet to the POINT OF BEGINNING and containing 2.165 acres of land, more or less.

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

NOV 11 2015

GENERAL NOTES:
1. ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distance to the monuments are consistent with the recorded plat in Volume 5900, Page 295, Official Records of Brazos County, Texas.
2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0285E effective May 16, 2012, this property is not located in a Special Flood Hazard Area.
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.
   ○ – 1/2" Iron Rod Set
   ⊙ – 5/8" Iron Rod Found
6. Distances shown along curves are arc lengths.
7. No driveway access shall be allowed through the common area.
8. Common Areas shall be owned and maintained by the Homeowner's Association.
9. Abbreviations:
   C.A. – Common Area
   P.U.E. – Public Utility Easement
   C.O.B.W.S.S.E. – City of Bryan Water & Sanitary Sewer Easement
10. Owners:
   Bill E. and Frances B. Carter
   5505 Cedar Creek Lane
   Dallas, TX 75252
   214.770.5939

   James D. and Billie Jo Fox
   3031 Hickory Ridge Circle
   Bryan, TX 77807
   979.595.5696

REPLAT

THE TRADITIONS SUBDIVISION, PHASE V

LOTS 44–R AND 46–R, BLOCK 2

2.165 ACRES

J.H. JONES SURVEY, A–26
BRYAN, BRAZOS COUNTY, TEXAS

OCTOBER, 2015
SCALE: 1" = 40'

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

10000298–rp.dwg