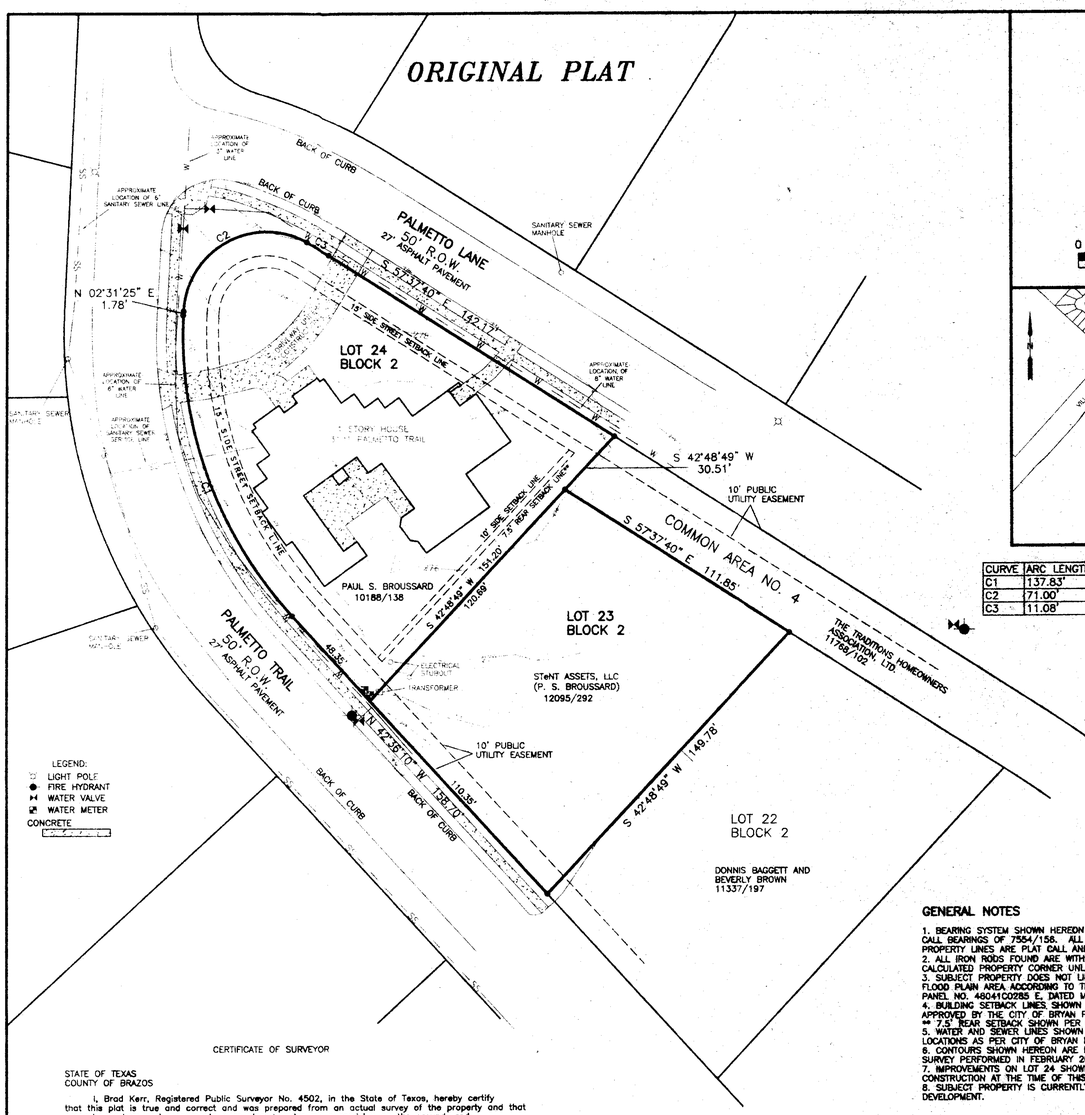
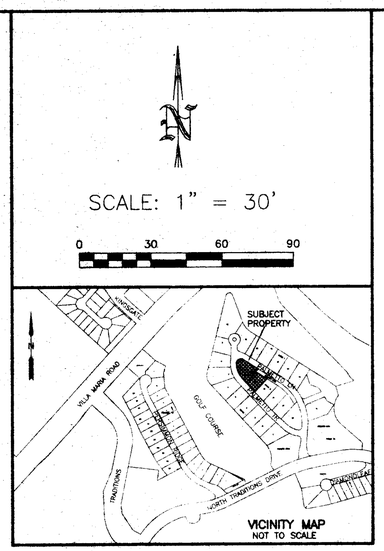
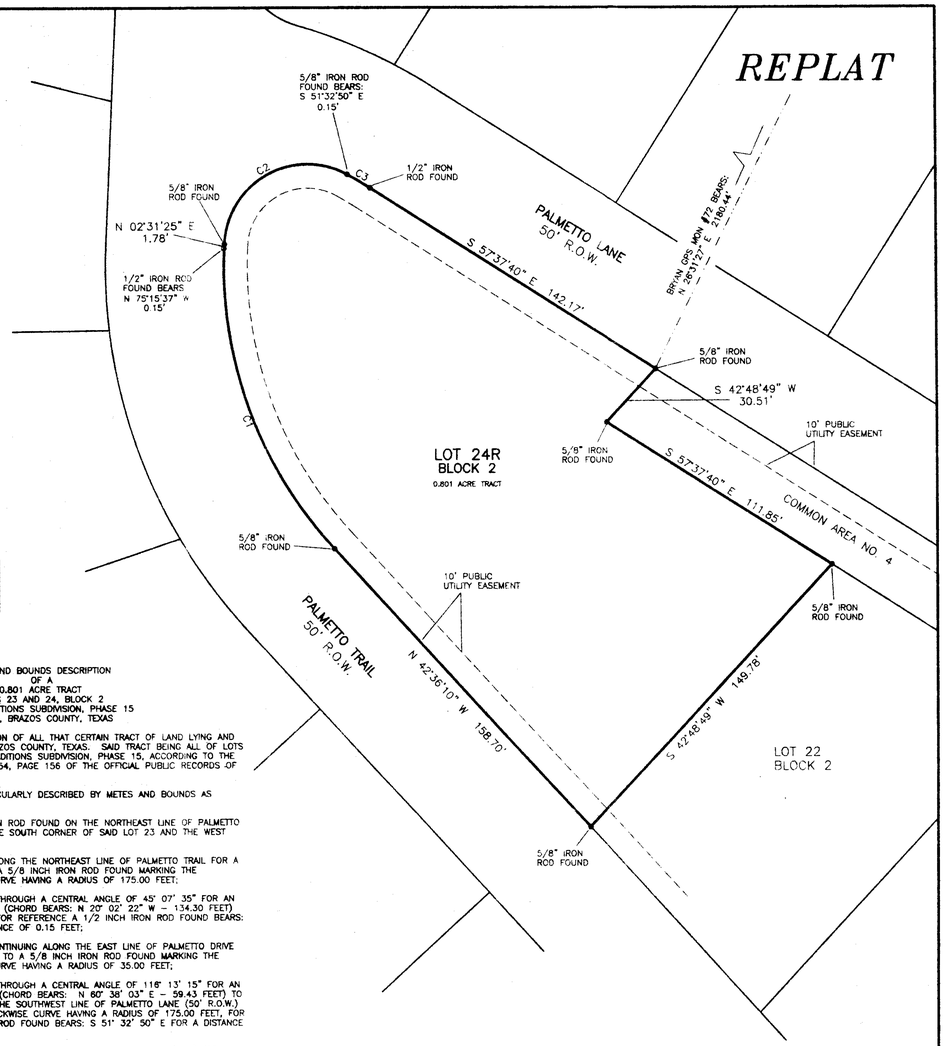




CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	137.83'	175.00'	45°07'35"	N 20°02'22" W	134.30'
C2	71.00'	35.00'	116°13'15"	N 60°38'03" E	59.43'
C3	11.08'	175.00'	3°37'40"	S 59°26'30" E	11.08'



METES AND BOUNDS DESCRIPTION
OF A
0.801 ACRE TRACT
LOTS 23 AND 24, BLOCK 2
THE TRADITIONS SUBDIVISION, PHASE 15
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 23 AND 24, BLOCK 2, THE TRADITIONS SUBDIVISION, PHASE 15, ACCORDING TO THE PLAT RECORDED IN VOLUME 7554, PAGE 156 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 NORTHEAST LINE OF PALMETTO TRAIL (50' R.O.W.) MARKING THE SOUTH CORNER OF SAID LOT 23 AND THE WEST CORNER OF LOT 22, BLOCK 2;

THENCE: N 42° 36' 10" W ALONG THE NORTHEAST LINE OF PALMETTO TRAIL FOR A DISTANCE OF 158.70 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 175.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45° 07' 35" FOR AN ARC DISTANCE OF 137.83 FEET (CHORD BEARS: N 20° 02' 22" W – 134.30 FEET) TO THE END OF SAID CURVE, FOR REFERENCE A 1/2 INCH IRON ROD FOUND BEARS: N 75° 15' 37" W FOR A DISTANCE OF 0.15 FEET;

THENCE: N 02° 31' 25" E CONTINUING ALONG THE EAST LINE OF PALMETTO DRIVE FOR A DISTANCE OF 1.78 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 35.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 116° 13' 15" FOR AN ARC DISTANCE OF 71.00 FEET (CHORD BEARS: N 60° 38' 03" E – 59.43 FEET) TO THE END OF SAID CURVE ON THE SOUTHWEST LINE OF PALMETTO LANE (50' R.O.W.) AND THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 175.00 FEET, FOR REFERENCE A 5/8 INCH IRON ROD FOUND BEARS: S 51° 32' 50" E FOR A DISTANCE OF 0.15 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 37' 40" FOR AN ARC DISTANCE OF 11.08 FEET (CHORD BEARS: S 59° 26' 30" E – 11.08 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE;

THENCE: S 57° 37' 40" E ALONG THE SOUTHWEST LINE OF PALMETTO LANE FOR A DISTANCE OF 142.17 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID LOT 24 AND THE NORTH CORNER OF COMMON AREA NO. 4, THE TRADITIONS SUBDIVISION, PHASE 15;

THENCE: S 42° 48' 49" W ALONG THE COMMON LINE OF SAID LOT 24 AND SAID COMMON AREA FOR A DISTANCE OF 30.51 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID LOT 23;

THENCE: S 57° 37' 40" E ALONG THE COMMON LINE OF SAID LOT 23 AND SAID COMMON AREA FOR A DISTANCE OF 111.85 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID LOT 23 AND THE NORTH CORNER OF SAID LOT 22;

THENCE: S 42° 48' 49" W ALONG THE COMMON LINE OF SAID LOT 23 AND SAID LOT 22 FOR A DISTANCE OF 149.78 FEET TO THE POINT OF BEGINNING CONTAINING 0.801 OF AN ACRE OF LAND, MORE OF LESS, AS SURVEYED ON THE GROUND SEPTEMBER 2014. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE PLAT CALL BEARINGS OF THE TRADITIONS SUBDIVISION, PHASE 15, 7554/156.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON THE PLAT CALL BEARINGS OF 7554/156. ALL DIMENSIONS SHOWN FOR PROPERTY LINES ARE PLAT CALL AND MEASURED.
2. ALL IRON RODS FOUND ARE WITHIN 0.09' OR LESS OF THE CALCULATED PROPERTY CORNER UNLESS OTHERWISE NOTED.
3. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0205B E, DATED MAY 16, 2012.
4. BUILDING SETBACK LINES SHOWN HEREON ARE PER A SITE PLAN APPROVED BY THE CITY OF BRYAN PRIOR TO DEVELOPMENT.
** 7.5' REAR SETBACK SHOWN PER CITY OF BRYAN ORDINANCE.
5. WATER AND SEWER LINES SHOWN HEREON ARE APPROXIMATE LOCATIONS AS PER CITY OF BRYAN MAPS AND VISIBLE EVIDENCE.
6. CONTOURS SHOWN HEREON ARE PER AN ACTUAL ON-THE-GROUND SURVEY PERFORMED IN FEBRUARY 2014 PRIOR TO DEVELOPMENT.
7. IMPROVEMENTS ON LOT 24 SHOWN ARE CURRENTLY UNDER CONSTRUCTION AT THE TIME OF THIS SURVEY.
8. SUBJECT PROPERTY IS CURRENTLY ZONED PD – PLANNED DEVELOPMENT.

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I PAUL S. BROUSSARD, for P. STEPHEN BROUSSARD FAMILY TRUST, owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County, in Volume 10188 & 12095, Page 138 & 292, 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 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 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

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 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

REPLAT
OF
LOTS 23 & 24, BLOCK 2
THE TRADITIONS SUBDIVISION PHASE 15
VOLUME 7554, PAGE 156
0.801 AC., T. J. WOOTEN LEAGUE, A-59
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 30 FEET
SURVEY DATE: 09-18-14
PLAT DATE: 09-18-14
REVISED: 09-30-14
JOB NUMBER: 14-630
CAD NAME: 14-630
CR5 FILE: URANCH (cont); 14-630 (job)

Development Services
SEP 30 2014
RECEIVED

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

PREPARED FOR: STEVE BROUSSARD
P.O. BOX 9262
COLLEGE STATION, TEXAS 77842