

ORIGINAL PLAT

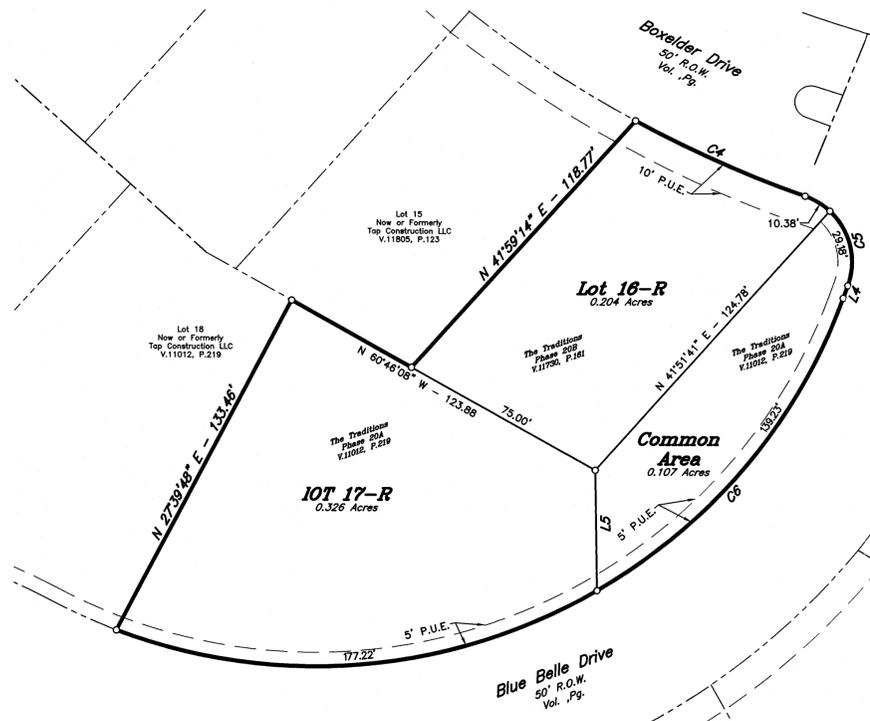
LOTS 16, BLOCK 2
THE TRADITIONS, PHASE 20B
AS RECORDED IN VOLUME 11730, PAGE 161
AND
LOTS 17, BLOCK 2 & 0.17AC. COMMON AREA
THE TRADITIONS, PHASE 20A
AS RECORDED IN VOLUME 11012, PAGE 219

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|----------------|----------|
| L1 | N 41°40'46\" E | 12.78' |
| L2 | N 19°51'26\" E | 16.62' |
| L3 | S 60°46'08\" E | 48.89' |

CURVE TABLE

| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD BRG. | CHORD DIST. |
|-------|------------|---------|---------|---------|----------------|-------------|
| C1 | 8°27'04\" | 411.50' | 60.70' | 30.40' | N 65°49'50\" W | 60.64' |
| C2 | 92°13'49\" | 25.00' | 40.24' | 25.99' | N 26°15'28\" W | 36.04' |
| C3 | 90°39'27\" | 200.00' | 316.45' | 202.31' | N 65°11'10\" E | 284.46' |



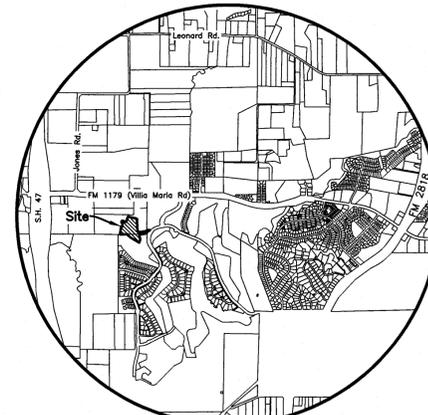
REPLAT

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|----------------|----------|
| L4 | S 19°51'26\" W | 4.76' |
| L5 | S 1°02'49\" E | 43.16' |

CURVE TABLE

| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD BRG. | CHORD DIST. |
|-------|------------|---------|---------|---------|----------------|-------------|
| C4 | 9°12'27\" | 411.50' | 66.13' | 33.14' | S 66°12'32\" E | 66.06' |
| C5 | 90°40'11\" | 25.00' | 39.56' | 25.29' | S 25°28'39\" E | 35.56' |
| C6 | 90°39'27\" | 200.00' | 316.45' | 202.31' | S 65°11'10\" W | 284.46' |



Vicinity Map
SCALE: N.T.S.

- GENERAL NOTES:
- ORIGIN OF BEARING SYSTEM: The record bearing along the southwest line of the 19.62 acre Traditions Acquisition Partnership LP tract recorded in Volume 9793, Page 1 of the Official Records of Brazos County, Texas (O.R.B.C.) was used as the BASIS OF BEARINGS shown on this plat.
 - 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.
 - This property is currently zoned Planned Development-Traditions Residential.
 - 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.
 - Unless otherwise indicated 1/2" Iron Rods are set at all corners.
 - - 3/4" Iron Pipe Set
 - ⊙ - 3/4" Iron Pipe Found
 - ⊙ - 1/2" Iron Rod Found
 - ⊙ - PK Nail control monuments set in asphalt pavement. Monuments are set at selected intersections, culdesac radius points and Points of Curvature.
 - Distances shown along curves are arc lengths.
 - Common Areas shall be owned and maintained by the Homeowner's Association.
 - Abbreviations:
 - C.A. - Common Area
 - P.U.E. - Public Utility Easement
 - Surveyor: Thomas Wooten Survey, A-59, 2100 Traditions Blvd., Bryan, TX 77807, (979) 779-1007

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, TAP LARD DEVELOPMENT 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

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 187 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 McClure, 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 Official Records of Brazos County, Texas in Volume _____ Page _____.

County Clerk, Brazos County, Texas

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

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

REPLAT

**LOT 16-R & LOT 17-R
& 0.107 AC. COMMON AREA
THE TRADITIONS
PHASE 20A & 20B
0.644 ACRES**

THOMAS WOOTEN SURVEY, A-59
BRYAN, BRAZOS COUNTY, TEXAS

APRIL, 2015
SCALE: 1" = 30'

Owner:
Michael and Cynthia Funderburk
10476 Abbey Lane
Iola, TX 77851
(214) 695-3656

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

