



ORIGINAL PLAT
 LOTS 2 & 3, BLOCK 1
 THE TRADITIONS, PHASE 35 AS RECORDED
 IN VOLUME 18013, PAGE 202

VICINITY MAP

REPLAT

- GENERAL NOTES:
- ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distance to the monuments are consistent with the Final Plat recorded in Volume 18013, Page 202, Official Public Records of Brazos County, Texas.
 - According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0285E, Map Revised May 16, 2012, this property is not located in a Special Flood Hazard Area. Limits shown are approximate and were scaled from said map.
 - Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the P.U.E., and the right of ingress and egress on property adjacent to the P.U.E. to access electric facilities.
 - This property is currently zoned Planned Development - Housing District (PD-H) as approved by the Bryan City Council on December 8, 2020 with Ordinance No. 2454.
 - Building setbacks to be in accordance with the City of Bryan Code of Ordinance for Residential District-5000 (RD-5) zoning district. Additional building setbacks may be required by deed restrictions.
 - The unused sewer & water connections will be capped and coordinated with Public Works.
 - Unless otherwise indicated 1/2" Iron Rods are set at all corners.
 - o - 1/2" Iron Rod Found (CM)

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

I, James A. Creel & Bonnie R. Creel, owner and developers of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Public Records of Brazos County in Volume 19605, Page 153 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 A. Creel
 James A. Creel

Bonnie R. Creel
 Bonnie R. Creel

CERTIFICATION BY THE COUNTY CLERK

Filed for Record
 Official Public Records Of:
 Brazos County Clerk
 On: 3/17/2025 2:55:47 PM
 In the PLAT Records

Doc Number: 2025-1551937
 Volume-Page: 19735-216
 Number of Pages: 1
 Amount: 72.00
 Order#: 20250317000112
 By: SR

Karen McQueen
 County Clerk, Brazos County, Texas

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 28°39'11" W	41.77'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	14°24'51"	425.00'	106.92'	53.74'	N 35°51'37" W	106.64'

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Cody Karisch, Registered Professional Land Surveyor No. 7004, 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.

Cody Karisch
 Cody Karisch, R.P.L.S. No. 7004

2/18/25

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 20th day of February, 2025.

W. Matthews
 City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, Martin Zimmerman, 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 20th day of March, 2025.

Martin Zimmerman
 City Planner, Bryan, Texas

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the JOHN H. JONES SURVEY, Abstract No. 26, in Bryan, Brazos County, Texas and being all of Lots 2 and 3, Block 1, THE TRADITIONS SUBDIVISION, PHASE 35 according to the Final Plat recorded in Volume 18013, Page 202 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.), said Lots 2 and 3, Block 1 being further described in the deed from Stephen Manske and Janet Elmers to James A. Creel and Bonnie R. Creel recorded in Volume 19605, Page 153 (O.P.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the common south corner of this herein described tract and said Lot 2, Block 1, said iron rod also marking the west corner of Lot 4, Block 1 and being in the TRADITIONS SUBDIVISION, PHASE 35 and being in the east right-of-way line of Palo Verde Circle (based on a 50-foot width);

THENCE: along the east right-of-way line of said Palo Verde Circle for the following two (2) calls:

- N 28° 39' 11" W for a distance of 41.77 feet to a found 1/2-inch iron rod marking the Point of Curvature of a curve to the left, and
 - 106.92 feet along the arc of said curve having a central angle of 14° 24' 51", a radius of 425.00 feet, a tangent of 53.74 feet and long chord bearing N 35° 51' 37" W at a distance of 106.64 feet to a found 1/2-inch iron rod marking the common west corner of this tract and said Lot 3, Block 1, said iron rod also marking the south corner of Lot 4, Block 1 of said THE TRADITIONS SUBDIVISION, PHASE 35;
- THENCE: N 46° 55' 57" E along the common line of this tract and said Lot 4, Block 1 for a distance of 133.11 feet to a found 1/2-inch iron rod marking the common north corner of this herein described tract and said Lot 3, Block 1, said iron rod also marking the east corner of said Lot 4, Block 1 and being in the southwest line of the called 0.705 acre Common Area 1 of said THE TRADITIONS SUBDIVISION, PHASE 35;
- THENCE: S 28° 39' 11" E along the common line of this tract and the called 0.705 acre Common Area 1 for a distance of 180.70 feet to a found 1/2-inch iron rod marking the common east corner of this tract and said Lot 2, Block 1, said iron rod also marking the north corner of said Lot 1, Block 1;
- THENCE: S 61° 20' 49" W along the common line of this tract and said Lot 1, Block 1 for a distance of 115.54 feet to the POINT OF BEGINNING and containing 0.451 acres of land.

FINAL PLAT

LOT 2-R, BLOCK 1
THE TRADITIONS
PHASE 35

BEING A REPLAT OF
 LOTS 2 & 3, BLOCK 1, THE TRADITIONS, PHASE 35
 AS RECORDED IN VOLUME 18013, PAGE 202

0.451 ACRES

JOHN H. JONES SURVEY, A-26
 BRYAN, BRAZOS COUNTY, TEXAS

JANUARY, 2025
 SCALE: 1" = 20'

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

OWNER:
 James A. Creel & Bonnie R. Creel
 4216 Kirkland Court
 Fort Worth, Texas 76109

Texas Firm Registration No. 10103300

MB