

CITY OF BRYAN
The Good Life, Texas Style.™

CERTIFICATE OF ACTION TAKEN BY THE CITY OF BRYAN PLANNING AND ZONING COMMISSION

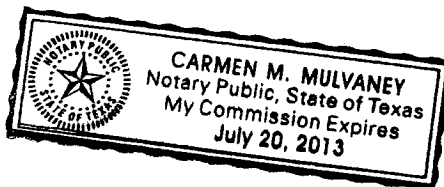
STATE OF TEXAS §

COUNTY OF BRAZOS §

Pursuant to Texas Local Government Code §212.013, I, Michael Beckendorf, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that a request to declare vacated the Final Plat of The Traditions Subdivision, Phase 1 being 7.35 acres of land out of J.H. Jones Survey, A-26, Bryan, Brazos County, Texas and recorded in Volume 5926, Page 13 of the Deed Records of Brazos County, Texas, was approved by the City of Bryan Planning and Zoning Commission during a regular meeting on the 2nd day of June, 2011.

Michael Beckendorf, Chair
Planning and Zoning Commission
City of Bryan, Texas

This instrument was acknowledged before a notary public on June 2, 2011 by Michael Beckendorf, Chair of the City of Bryan Planning and Zoning Commission.


Notary Public, State of Texas

Three H Sub.

Filed for Record in:
BRAZOS COUNTY

On: Jun 06, 2011 at 11:29A

As a
Recording

Document Number: 01092906

Amount 20.00

Receipt Number - 414546

By:
Flo Workman

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the Official Public records of:

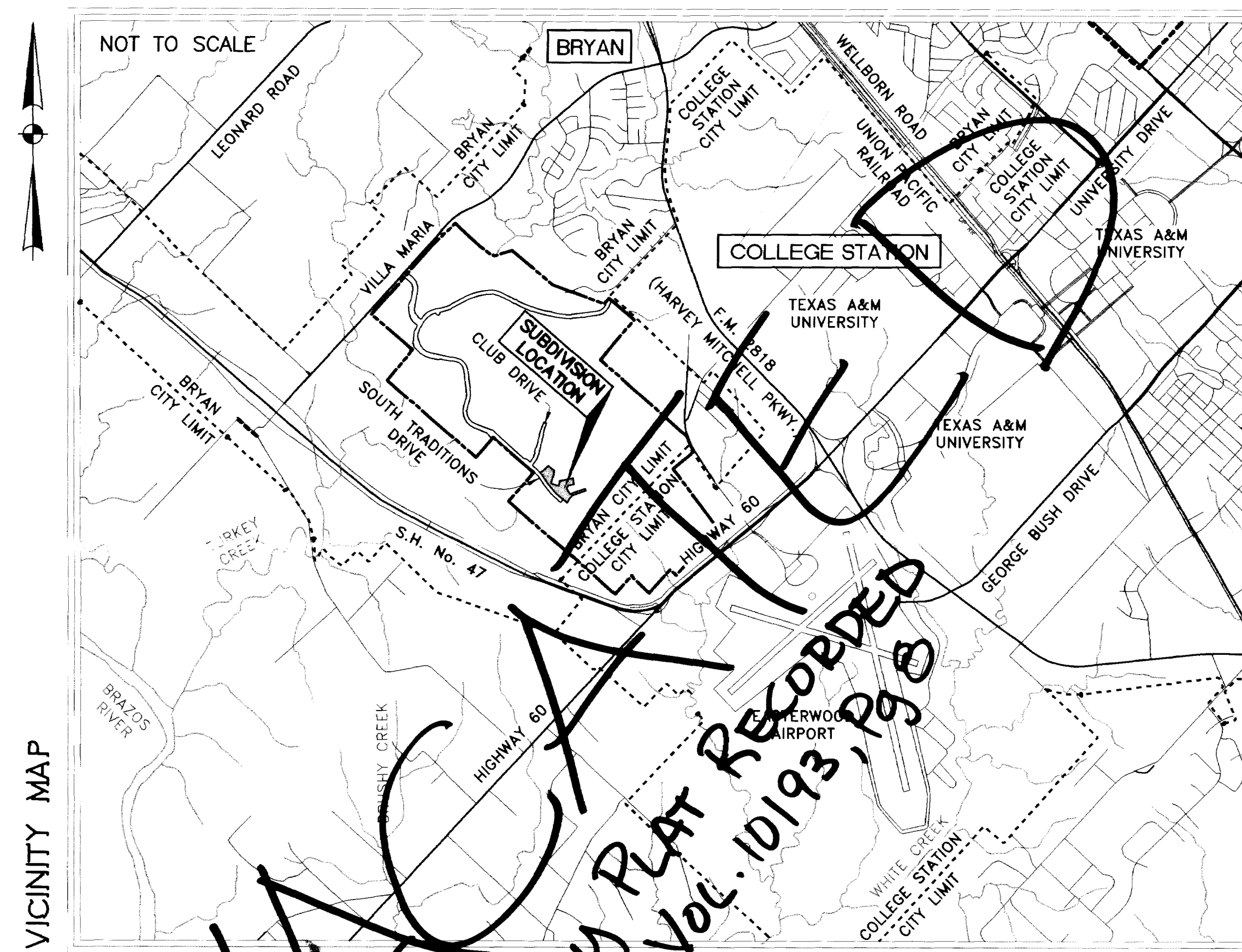
BRAZOS COUNTY

as stamped hereon by me.

Jun 06, 2011

HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY

**FINAL PLAT OF THE TRADITIONS
SUBDIVISION - PHASE 1**



- NOTES:
1. THE BASIS OF BEARINGS IS GRID NORTH, BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD-27 DATUM, CONVERGENCE=02'01'56". DISTANCES ARE SURFACE DISTANCES EXPRESSED IN U.S. SURVEY FEET (SURFACE ADJUSTMENT FACTOR=1.0001093, SURFACE DISTANCE x 0.9998907 = GRID DISTANCE.)
 2. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 481195, PANEL NO. 0143C, MAP NO. 48041C0143C. EFFECTIVE DATE: JULY 2, 1992.
 3. 1/2" IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.
 4. SIDE AND REAR BUILDING SETBACKS SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN SECTION 21 OF THE CITY OF BRYAN ZONING ORDINANCE No. 756, EFFECTIVE DATE DECEMBER 1, 1989. FRONT BUILDING SETBACKS SHALL BE 25' AS INDICATED ON THIS PLAT.
 5. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. NO ADDITIONAL RESEARCH WAS CONDUCTED TO DETERMINE APPLICABLE EASEMENTS.

OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS

STATE OF TEXAS
COUNTY OF BRAZOS

I, John Jordan OF TRADITIONS CLUB BY MELROSE, LLC., Owner and Developer of 7.35 Acres shown on this plat, being a portion of the 51.87 Acre - Tract 6, as conveyed by Vol. 5153, Pg. 1 of the Official Records of Brazos County, Texas, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

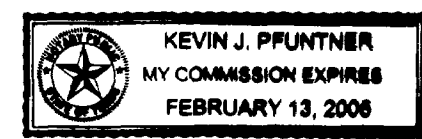
John Jordan

Traditions Club By Melrose, LLC.

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared John Jordan, 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 purposes and considerations therein stated.

Given under my hand and seal this 19th day of February, 2004.



Kevin J. Pfuntner

Notary Public in and for the State of Texas
Printed Name: KEVIN J. PFUNTER
My Commission Expires: FEB. 13, 2006

APPROVAL OF THE DEVELOPMENT ENGINEER

I, Alan P. Gibbs, Asst. City Engineer, Development Engineer of the City of Bryan, Texas, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 17 day of March, 2004.

Alan P. Gibbs

Development Engineer, City of Bryan, Texas
Asst. City Engineer

~~APPROVAL OF THE PLANNING AND ZONING COMMISSION~~

~~of the City of Bryan, State of Texas, 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 _____, 2004.~~

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 authentication was filed for record in my office the 19 day of February, 2004, in the Official Records of Brazos County, Texas, in Volume 5926, Page 12.

Karen McQueen

Karen McQueen, County Clerk, Brazos County, Texas
Sydney Robinson

CERTIFICATE OF THE PLANNING ADMINISTRATOR

I, Joey Dunn, Planning Administrator and/or designated Secretary of the Planning and 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 17 day of MARCH, 2004.

Joey Dunn

Planning Administrator, City of Bryan, Texas
for Tracy Remer

CERTIFICATE OF SURVEYOR

I, S.M. KLING, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2003, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE, CORRECT, AND ACCURATELY REPRESENTS THE LINES AND DIMENSIONS OF THE PROPERTY, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT IT INDICATES ALL EASEMENTS AND FENCES AS THEY ARE VISIBLE ON THE GROUND, AND THAT THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON.



S.M. Kling

S.M. KLING R.P.L.S. NO. 2003
JUNE 30, 2003

LEGEND

1/2" IRON ROD SET
(UNLESS OTHERWISE SPECIFIED)

**FINAL PLAT
OF
THE TRADITIONS SUBDIVISION,
PHASE I**

7.35 ACRES

J. H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1"=60 JUNE, 2003
SHEET 1 OF 2

OWNED AND DEVELOPED BY:
TRADITIONS CLUB BY MELROSE, LLC.
200 MERCHANT STREET
HILTONHEAD, SOUTH CAROLINA 29926
PHONE No. (843) 689-7150

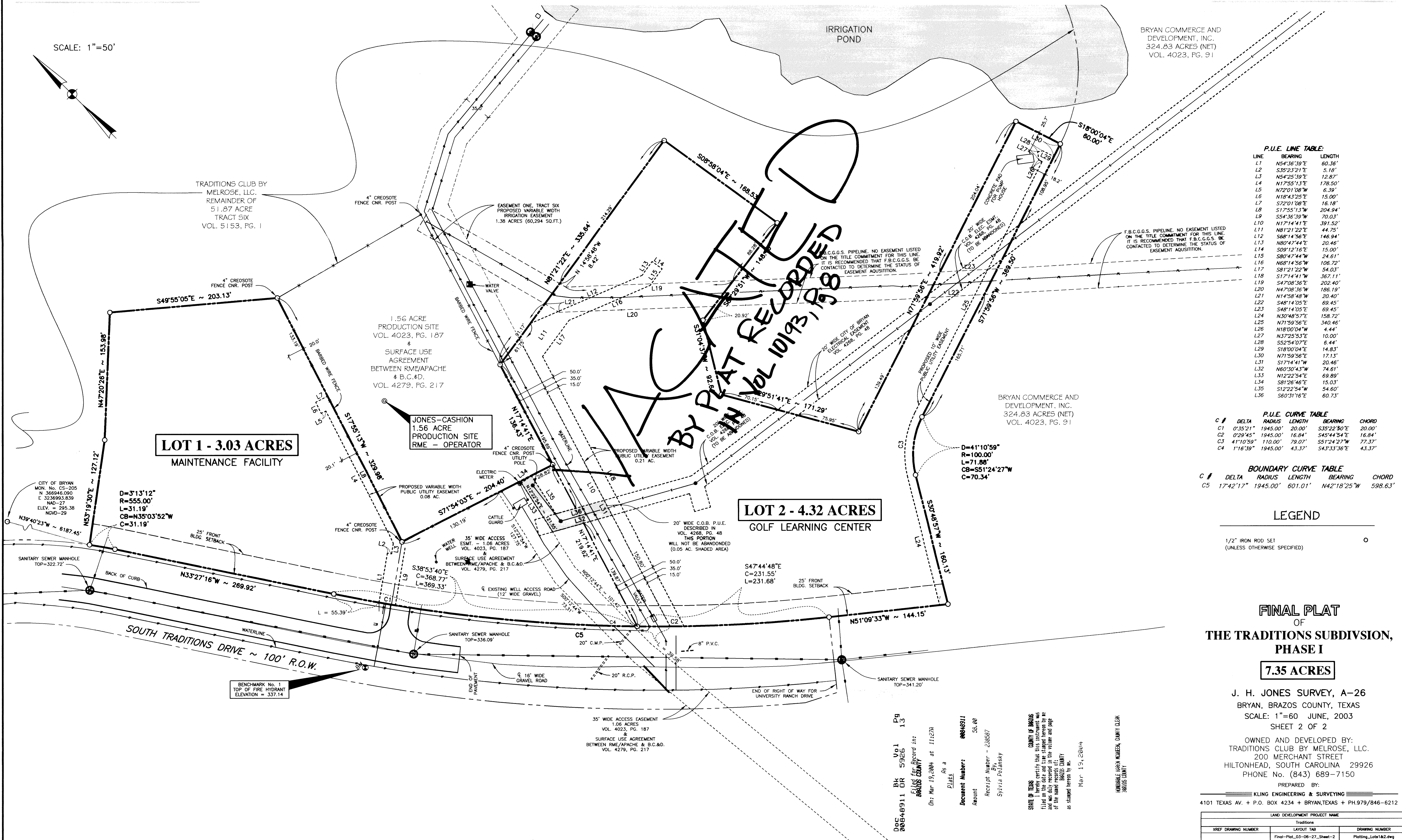
PREPARED BY:

KLING ENGINEERING & SURVEYING
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH. 979/846-6212

LAND DEVELOPMENT PROJECT NAME		
Traditions		
XREF DRAWING NUMBER	LAYOUT TAB	DRAWING NUMBER
	Final-Plat_03-06-27_Sheet-1	Plotting_Lots1&2.dwg

FINAL PLAT OF THE TRADITIONS
SUBDIVISION - PHASE 1

SCALE: 1"=50'



P.U.E. LINE TABLE:

LINE	BEARING	LENGTH
L1	N54°36'39"E	60.36'
L2	S35°23'21"E	5.18'
L3	N54°25'39"E	12.87'
L4	N17°55'13"E	178.50'
L5	N72°01'08"W	6.39'
L6	N18°43'25"E	15.00'
L7	S72°01'08"E	16.18'
L8	S17°55'13"W	204.94'
L9	S54°36'39"W	70.03'
L10	N17°14'41"E	381.52'
L11	N81°21'22"E	44.75'
L12	S68°14'56"E	146.94'
L13	N80°47'44"E	20.46'
L14	S09°12'16"E	15.00'
L15	S80°47'44"W	24.61'
L16	N68°14'56"W	106.72'
L17	S81°21'22"W	54.03'
L18	S17°14'41"W	367.11'
L19	S47°08'36"E	202.40'
L20	N47°08'36"W	198.19'
L21	N14°58'48"W	20.40'
L22	S48°14'05"E	69.45'
L23	S48°14'05"E	69.45'
L24	N30°48'57"E	158.72'
L25	N71°59'56"E	340.46'
L26	N18°00'04"W	4.44'
L27	N37°25'33"E	10.00'
L28	S52°54'07"E	6.44'
L29	S18°00'04"E	14.83'
L30	N71°59'56"E	17.13'
L31	S17°14'41"W	20.46'
L32	N60°30'43"W	74.61'
L33	N12°25'54"E	69.89'
L34	S81°28'46"E	15.03'
L35	S12°22'54"W	54.60'
L36	S60°31'16"E	60.73'

P.U.E. CURVE TABLE

C #	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	0°35'21"	1945.00'	20.00'	S35°22'50"E	20.00'
C2	0°29'45"	1945.00'	16.84'	S45°44'54"E	16.84'
C3	41°10'59"	110.00'	79.07'	S51°24'27"W	77.37'
C4	1°16'39"	1945.00'	43.37'	S43°33'36"E	43.37'

BOUNDARY CURVE TABLE

C #	DELTA	RADIUS	LENGTH	BEARING	CHORD
C5	17°42'17"	1945.00'	601.01'	N42°18'25"W	598.63'

LEGEND

1/2" IRON ROD SET
(UNLESS OTHERWISE SPECIFIED) O

FINAL PLAT
OF
THE TRADITIONS SUBDIVISION,
PHASE I

7.35 ACRES

J. H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1"=60 JUNE, 2003
SHEET 2 OF 2

OWNED AND DEVELOPED BY:
TRADITIONS CLUB BY MELROSE, LLC.
200 MERCHANT STREET
HILTONHEAD, SOUTH CAROLINA 29926
PHONE No. (843) 689-7150

PREPARED BY:
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4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH. 979/846-6212

LAND DEVELOPMENT PROJECT NAME		
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Final-Plat_03-06-27_Sheet-2		Plotting_Lots1&2.dwg

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 on 1/19/04 11:46:49 AM

DOC 200848911 BK Vol 5926 Pg 13
 OR 5926 13
 Edited for Record in:
 BRAZOS COUNTY
 On: Mar 19, 2004 at 11:27A
 as a
 Plats
 Document Number: 00848911
 Report: 50.00
 Receipt Number: 236597
 By: Sylvia Polansky

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, hereby certify that this instrument was
 filed on the date and time stamped herein by me
 and was duly recorded in the public records
 of the same county, and that the same
 as stated herein by me.
 Mar 15, 2004

HONORABLE LISA WALKER, COUNTY CLERK
 BRAZOS COUNTY