

EXISTING PLAT

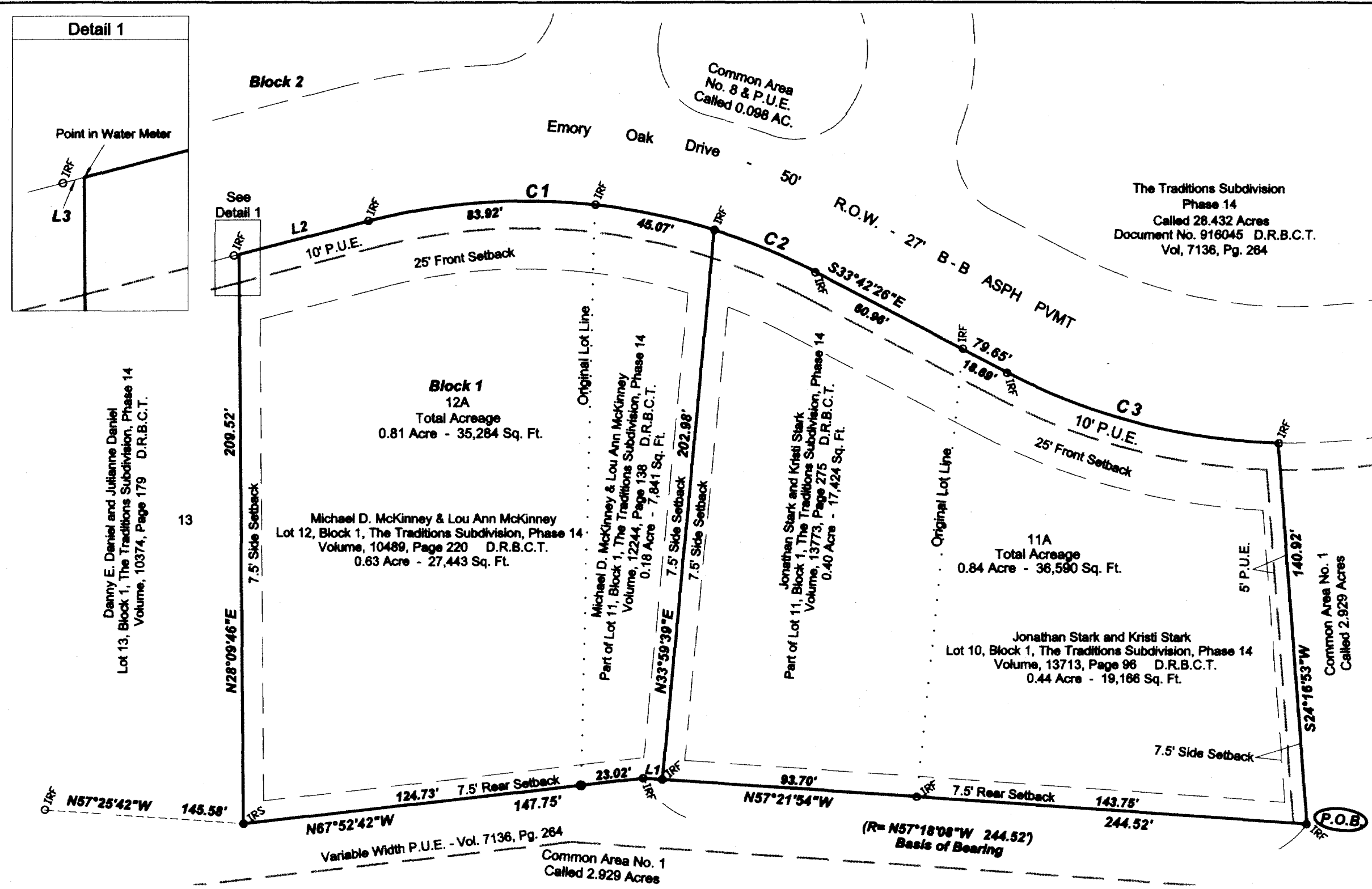
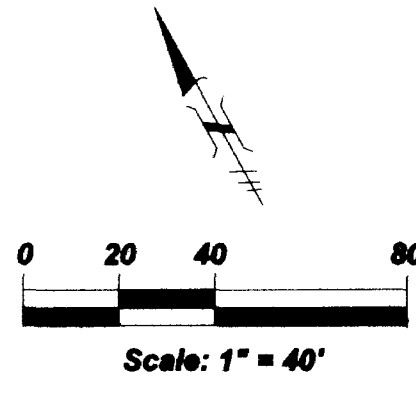
Curve Table - EXISTING				Curve Table - REPLAT			
Num	Delta	Arc	Radius	Num	Delta	Arc	Radius
C1	27°10'30"	154.14'	325.00'	C1	32°09'01"	128.89'	230.00'
C2	42°11'25"	186.36'	230.00'	C2	10°03'23"	40.37'	230.00'
C3	88°37'32"	348.03'	225.00'	C3	28°23'13"	103.82'	225.00'

Line Table - EXISTING		Line Table - REPLAT	
Num	Bearing	Num	Bearing
L1	S75°50'04"E	L1	N57°21'54"W
L2	S33°36'38"E	L2	S75°53'51"E
	79.66'	L3	N75°53'51"W
			1.94'

- Notes:
- Bearings are based on found iron rods on the South Line of Lot 10 and Lot 11, Block 1, The Traditions Subdivision, Phase 14 recorded as Document No. 918045, Vol. 7136, Pg. 264, Deed Records, Brazos County, Texas.
 - Lots 10, 11, and 12 are not in the 100 year flood plain according to the F.I.R.M. Map, Community Panel No. 48041C0285E, with an effective date of May 16, 2012.
 - Subject to Restrictive Covenants/ Conditions recorded in: Vol. 7136, Pg. 264; Vol. 5901, Pg. 1; Vol. 7125, Pg. 182; Vol. 7444, Pg. 49; Vol. 8596, Pg. 52; Vol. 9318, Pg. 101; Vol. 10681, Pg. 73; Vol. 10973, Pg. 109; Vol. 11151, Pg. 39; Vol. 11312, Pg. 280; Vol. 11382, Pg. 180; and Vol. 11601, Pg. 219, Official Records, Brazos County, Texas, but deleting and covenants, conditions, or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
 - Building setback lines to be in accordance with the City of Bryan Land and Site Development Ordinance for Planned Development - Mixed use (PD-M) zoning district (ordinance 1505). However, additional building setback lines may be required by deed restrictions.
 - Easements as set out in restrictions recorded in Volume 5901, Page 1, Official Records, Brazos County, Texas.
 - Curve lengths shown along the boundary or R.O.W lines are arc lengths.
 - Sanitary sewer and water line locations are based on utility mapping provided by the City of Bryan Water Services and are considered as approximate.

Legend

- IRS Set 1/2" Iron Rod (capped Goodwin-Leaster)
- IIR Found Iron Rod (capped Kerr)
- IIR Found Iron Rod (capped Goodwin-Leaster)
- Point
- W Water Line
- SS Sanitary Sewer Line
- G Gas Line
- UGE Underground Electric Line
- WV Water Valve
- Hydrant
- Sanitary Sewer Manhole
- D.R.B.C.T. Deed Records, Brazos County, Texas



REPLAT

Whereas, Jonathan Stark and Kristi Stark are the owners of all of Lot 10, Block 1, of The Traditions Subdivision, Phase 14, conveyed to them by a deed of record in Volume 13713, Page 96, Deed Records, Brazos County, Texas (DRBCT) and a 0.40 acre tract (17,424 sq. ft.), part of Lot 11, Block 1, of The Traditions Subdivision, as described in a deed recorded in Volume 13773, Page 275, (DRBCT); and Michael D. McKinney and Lou Ann McKinney are the owners of all of Lot 12, Block 1, of The Traditions Subdivision, Phase 14, conveyed to them in a deed recorded in Volume 10489, Page 220 (DRBCT) and a 0.18 acre (7,841 sq. ft.) residue of Lot 11, Block 1, of The Traditions Subdivision, Phase 14, as described in Volume 12244, Page 138, (DRBCT), to which references are hereby made to for any and all purposes. Said tracts being a part of the Traditions Subdivision, Phase 14, as shown on a plat recorded in Volume 7136, Page 264 (DRBCT) and further being in the J. H. Jones Survey, A-26, Brazos County, Texas. Said tracts comprising an aggregate area of 1.65 acres, more or less, and described by metes and bounds as follows, to wit:

BEGINNING at a found 1/2 inch iron rod (capped Kerr) for the South corner of Lot 10 and an interior corner of a called 2.929 acre Common Area No. 1, as identified in the referenced Traditions Subdivision, Phase 14, plat;

THENCE NORTH 57°21'54" WEST with the common line of Lot 10 and said 2.929 acre tract, passing at 143.75 feet a 1/2 inch iron rod found at the common southern corner of Lot 10 and 11, being the southern corner of the referenced 0.40 acre tract, continuing with the Southwest line of Lot 11 and said 2.929 acre tract and passing at 237.45 feet a 1/2 inch iron rod (capped Goodwin-Leaster) found at the western corner of said 0.40 acre tract and a common angle point with Lot 11 and said 2.929 acre tract, continuing a total distance of 244.52 feet to a found 1/2 inch iron rod (yellow cap) found at the common southern corner of Lot 11 and Lot 12 (this line was used as the basis of bearings);

THENCE NORTH 67°52'42" WEST with the common line of Lot 12 and said 2.929 acre tract, passing at 23.02 feet the common corner of Lot 11 and Lot 12, continuing with the common line of Lot 12 and said 2.929 acre tract a total distance of 147.75 feet to 1/2 inch iron rod found at the southwestern corner of Lot 12 and Lot 13 conveyed to from Gary E. White and Brande S. White to Darryl E. Daniel and Julianne Daniel, recorded as Volume 10374, Page 179, Deed Records, Brazos County, Texas. From said point a found iron rod bears N57°25'42"W 145.58 feet;

THENCE NORTH 28°09'46" EAST 209.52 feet, with the common line of Lot 12 and Lot 13, to a point in a water meter in the Southerly right of way of Emory Oaks Drive (50.00 ft. R.O.W. - per plat). From said point a 1/2 inch iron rod found at the beginning of a horizontal curve to the right, in the Northerly line of said Lot 13, bears NORTH 75°53'51" WEST 1.94 feet;

THENCE generally in a southeasterly direction along the southerly right of way of Emory Oaks Drive and with the eastern lines of Lot 12, Lot 11, and Lot 10, as follows:

SOUTH 75°53'51" EAST 48.83 feet to a 1/2 inch iron rod found at the beginning of a horizontal curve to the right, the radius point of which bears SOUTH 14°06'09" WEST 230.00 feet.

With the arc of said curve (CA = 42°11'25" R = 230.00 feet, LC bears SOUTH 54°48'08" EAST 165.56 feet), passing at 83.92 feet a 1/2 inch iron rod found at the original corner of Lot 12 and Lot 11, continuing with said curve, passing at 128.99 feet a 1/2 inch iron rod found at the eastern corner of the referenced 0.40 acre tract, continuing with said curve a total arc distance of 189.36 feet to a found 1/2 inch iron rod found at the end of said curve.

SOUTH 33°42'28" EAST, passing at 60.96 feet a 1/2 inch iron rod found at the eastern corner of the original Lot 11 and Lot 10, continuing a total distance of 79.85 feet to a 1/2 inch iron rod found at the beginning of a horizontal curve to the left, the radius point of which bears NORTH 56°17'34" EAST 225.00 feet, and

Along the arc of said curve (CA = 28°23'13", R = 225.00, LC bears SOUTH 46°54'03" EAST 102.78 feet) at 103.82 feet to a found 1/2 inch iron rod at the eastern corner of Lot 10 and a northeastern corner of the aforesaid 2.929 acres common area;

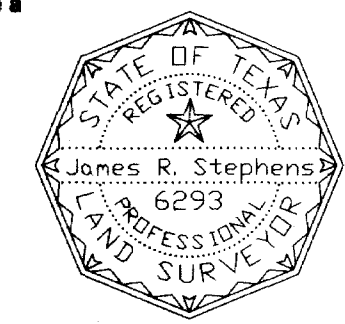
THENCE SOUTH 24°16'53" WEST 140.92 feet along the common line of Lot 10 and said 2.929 acre tract, to the Point of Beginning and containing 1.65 acres, more or less, of which of which 0.84 acre (36,590 sq. ft.), more or less, is owned by Jonathan Stark and Kristi Stark, comprised of all of Lot 10 and the referenced 0.40 acre tract, designated hereon as Lot 11A, and 0.81 acre (35,284 sq. ft.), more or less, is owned by Michael D. McKinney and Lou Ann McKinney, comprised of Lot 12 and the residue of Lot 11, designated hereon as Lot 12A.

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS §
COUNTY OF BRAZOS §

I, James R. Stephens, Registered Professional Land Surveyor, No. 6293, in the State of Texas, hereby certify that this plat is true and correct, was prepared from an actual survey of the property, 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.

James R. Stephens
James R. Stephens, R.P.L.S. 6293



CERTIFICATION OF THE COUNTY CLERK

STATE OF TEXAS §
COUNTY OF BRAZOS §

I, Karen McQuinn, 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 24th day of April, 2017, in the Deed Records of Brazos County, Texas, in Volume 843278, Page 157.

WITNESS my hand and official Seal, at my office in Bryan, Texas.

Karen McQuinn
Karen McQuinn
County Clerk
Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Robb Gossens, Chair 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 10th day of February, 2017 and same was duly approved on the 10th day of April, 2017 by said Commission.

Robb Gossens
Chair, Planning and Zoning Commission
Bryan, Texas

APPROVAL OF THE CITY PLANNER

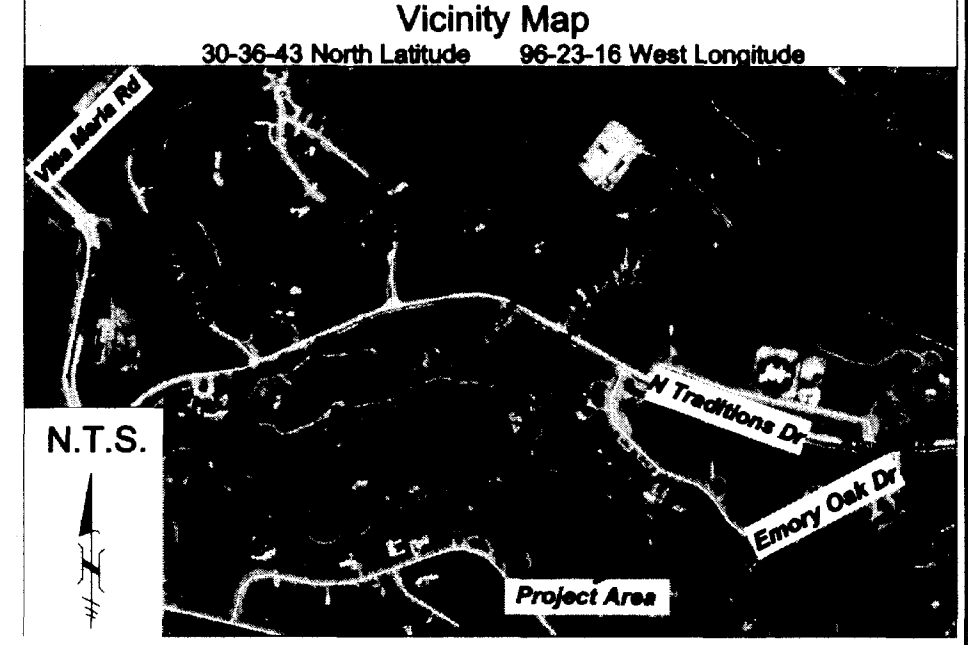
I, *Walter Kasper*, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 10th day of April, 2017.

Walter Kasper
City Planner
Bryan, Texas

APPROVAL OF CITY ENGINEER

I, *Walter Kasper*, the undersigned, City 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 10th day of April, 2017.

Walter Kasper
City Engineer
City of Bryan



REPLAT OF
The Traditions Subdivision
Phase 14, Being a REPLAT of Lots 10, 11, 12, Block 1

1.65 Acres

J.H. Jones Survey, A-26
Bryan, Brazos County, Texas

SCALE 1:40
March 15, 2017

OWNER/DEVELOPER: Jonathan Stark, 4713 Nantucket Dr., #100, College Station, TX 77845 (979) 778-9700, T.B.P.L.S. Firm No. 10110901

SURVEYOR: Goodwin-Leaster-Strong, 4077 Cross Park Drive, #100, Bryan, TX 77802 (979) 778-9700, T.B.P.L.S. Firm No. 10110901

ENGINEER: Goodwin-Leaster-Strong, 4077 Cross Park Drive, #100, Bryan, TX 77802 (979) 778-9700, T.B.P.L.S. Firm No. 10110901

Job No. 843278 Sheet 1 of 1

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS §
COUNTY OF BRAZOS §

We, Jonathan Stark and Kristi Stark, owners and developers of the land shown on this plat, being Lot 10 and 0.40 acre of Lot 11 as conveyed to us in the Deed Records of Brazos County in Volume 13713, Page 96, and Volume 13773, Page 275, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements, and public places hereon shown for the purpose identified.

Jonathan Stark
Jonathan Stark
Kristi Stark
Kristi Stark

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS §
COUNTY OF BRAZOS §

I, Michael D. McKinney and Lou Ann McKinney, owners and developers of the land shown on this plat, being Lot 12 and the remainder area of Lot 11 as conveyed to us in the Deed Records of Brazos County in Volume 10489, Page 220, and Volume 12244, Page 138, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements, and public places hereon shown for the purpose identified.

Michael D. McKinney
Michael D. McKinney
Lou Ann McKinney
Lou Ann McKinney

STATE OF TEXAS §
COUNTY OF BRAZOS §

Before me, the undersigned authority, on this day personally appeared Jonathan Stark, 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 and consideration therein stated.

Given under my hand and seal on this 24th day of April, 2017.

Josh Duga
Notary Public, Brazos County, Texas

STATE OF TEXAS §
COUNTY OF BRAZOS §

Before me, the undersigned authority, on this day personally appeared Michael D. McKinney, 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 and consideration therein stated.

Given under my hand and seal on this 24th day of April, 2017.

Josh Duga
Notary Public, Brazos County, Texas

STATE OF TEXAS §
COUNTY OF BRAZOS §

Before me, the undersigned authority, on this day personally appeared Kristi Stark, 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 and consideration therein stated.

Given under my hand and seal on this 24th day of April, 2017.

Josh Duga
Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS §
COUNTY OF BRAZOS §

I, Michael D. McKinney and Lou Ann McKinney, owners and developers of the land shown on this plat, being Lot 12 and the remainder area of Lot 11 as conveyed to us in the Deed Records of Brazos County in Volume 10489, Page 220, and Volume 12244, Page 138, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements, and public places hereon shown for the purpose identified.

Michael D. McKinney
Michael D. McKinney
Lou Ann McKinney
Lou Ann McKinney

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS §
COUNTY OF BRAZOS §

Before me, the undersigned authority, on this day personally appeared Michael D. McKinney, 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 and consideration therein stated.

Given under my hand and seal on this 24th day of April, 2017.

Josh Duga
Notary Public, Brazos County, Texas

STATE OF TEXAS §
COUNTY OF BRAZOS §

Before me, the undersigned authority, on this day personally appeared Lou Ann McKinney, 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 and consideration therein stated.

Given under my hand and seal on this 24th day of April, 2017.

Josh Duga
Notary Public, Brazos County, Texas

STATE OF TEXAS §
COUNTY OF BRAZOS §

Before me, the undersigned authority, on this day personally appeared Lou Ann McKinney, 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 and consideration therein stated.

Given under my hand and seal on this 24th day of April, 2017.

Josh Duga
Notary Public, Brazos County, Texas

STATE OF TEXAS §
COUNTY OF BRAZOS §

Before me, the undersigned authority, on this day personally appeared Lou Ann McKinney, 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 and consideration therein stated.

Given under my hand and seal on this 24th day of April, 2017.

Josh Duga
Notary Public, Brazos County, Texas