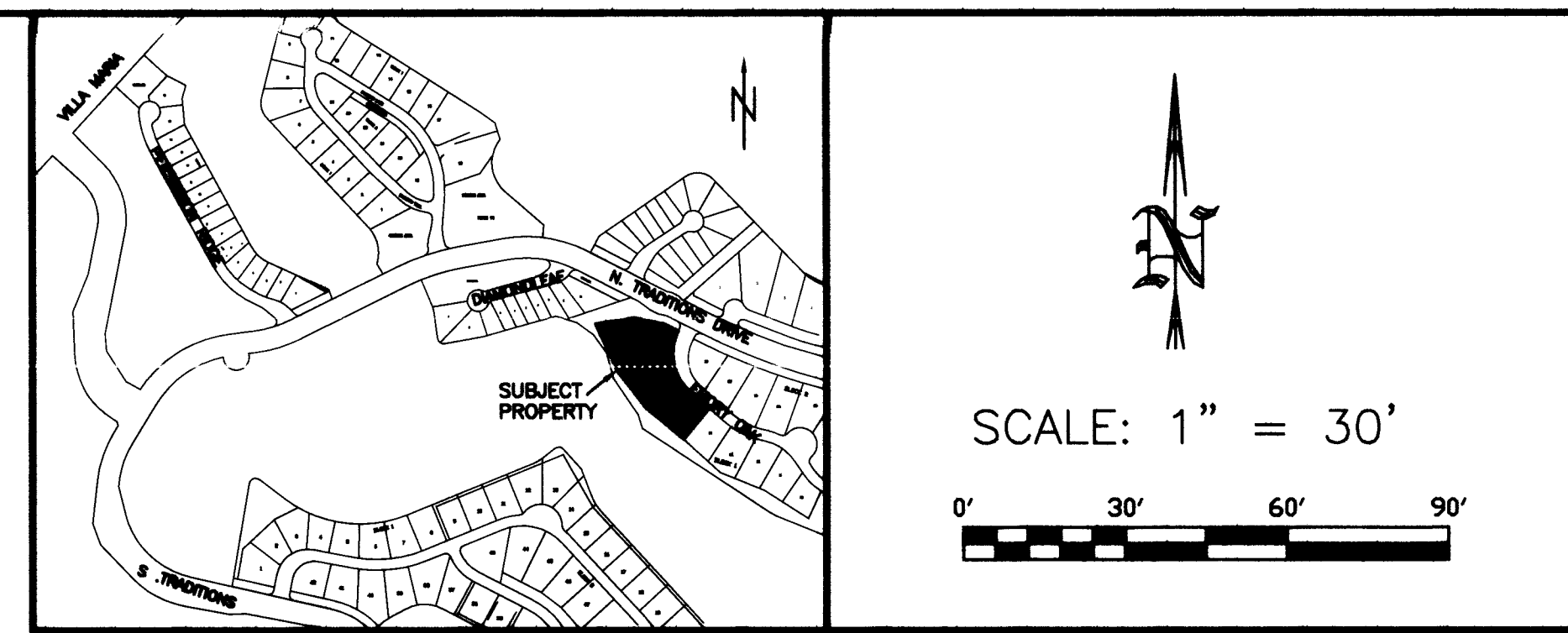


# REPLAT



**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 STATE OF TEXAS  
 COUNTY OF BRAZOS

We JEFFREY AND JUSTINE SPATH, owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County, in Volume 7175, Page 53, 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.

*J. Spath*  
*J. Spath*  
 Owner(s)

**GENERAL NOTES**

1. BEARING SYSTEM SHOWN HEREON IS BASED ON THE PLAT CALL BEARINGS OF THE TRADITIONS SUBDIVISION, PHASE 14, 7136/264.
2. 5/8 INCH IRON ROD AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
3. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS. ADDITIONAL SETBACKS MAY BE REQUIRED BY DEED RESTRICTIONS.
4. A PORTION OF THIS PROPERTY DOES LIE WITHIN A DESIGNATED FLOOD PLAN AREA ACCORDING TO THE F.I.R.M.MAPS, COMMUNITY PANEL NO. 4804100285 E, DATED MAY 16, 2012.
5. CONTOURS SHOWN HEREON ARE DIGITAL OVERLAY.
6. ALL DIMENSIONS SHOWN FOR PROPERTY LINES ARE PLAT CALL AND MEASURED.
7. DISTANCES SHOWN ON CURVE ARE CHORD LENGTHS.
8. SUBJECT PROPERTY IS CURRENTLY ZONED "PD" - PLANNED DEVELOPMENT.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 STATE OF TEXAS  
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared *Louise Barker* known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purpose stated.

Given under my hand and seal on this 14<sup>th</sup> day of March, 2013

*Louise Barker*  
 Notary Public, Brazos County, Texas

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 STATE OF TEXAS  
 COUNTY OF BRAZOS

We OTWAY AND BONNIE DENNY, owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County, in Volume 8017 & 80, Page 197 & 80, 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.

*O. Denny*  
*B. Denny*  
 Owner(s)

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 STATE OF TEXAS  
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared *OTWAY DENNY* known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purpose stated.

Given under my hand and seal on this 15<sup>th</sup> day of March, 2013

*Louise Barker*  
 Notary Public, Brazos County, Texas

\*MIN. FF = MINIMUM FINISHED FLOOR ELEVATION FOR SANITARY SEWER SERVICE  
 \*\*MIN. FF = MINIMUM FINISHED FLOOR ELEVATION (3' ABOVE BASE FLOOD ELEVATION)

**LOT 17R  
 BLOCK 1**  
 \*MIN. FF=270.0  
 \*\*MIN. FF=280.0  
 2.214 ACRES

R=225.00'  
 D=75°52'19"  
 ARC=297.95'  
 T=175.38'  
 CHORD=276.65'  
 BRG=N 10°43'25" W

**LOT 15R  
 BLOCK 1**  
 \*MIN. FF=288.0  
 \*\*MIN. FF=284.0  
 0.991 ACRES

**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*  
 Brad Kerr, R.P.L.S. No. 4502

**APPROVAL OF PLANNING AND ZONING COMMISSION**

I, *Michael Beckendorf*, 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 13 day of March, 2013, and same was duly approved on the 13 day of March, 2013.

*Michael Beckendorf*  
 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 22 day of MARCH, 2013.

*Suzanne Couvick*  
 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 22 day of MARCH, 2013.

*For: W. Paul Kasehar*  
 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 authentication was filed for record in my office on the day of March, 2013, in the Official Public Records of Brazos County, Texas, in Volume 11244, Page 35.

*Karen McQueen*  
 County Clerk  
 Brazos County, Texas

**REPLAT**  
 OF  
**LOTS 15-18, BLOCK 1**  
**THE TRADITIONS SUBDIVISION**  
**PHASE 14**  
 VOLUME 7136, PAGE 264  
 3.21 ACRES, J. H. JONES SURVEY, A-26  
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 30 FEET  
 SURVEY DATE: 02-05-13  
 PLAT DATE: 02-27-13  
 REVISED: 03-12-13  
 JOB NUMBER: 13-046  
 CAD NAME: 13-046  
 CRS FILE: URANCH

PREPARED BY: KERR SURVEYING, LLC  
 409 N. TEXAS AVENUE  
 BRYAN, TEXAS 77803  
 PHONE (979) 268-3185

PREPARED FOR: OTWAY DENNY  
 3307 EMORY OAK DRIVE  
 BRYAN, TEXAS 77803  
 PHONE (713) 582-5315

SHEET 1 OF 2  
 SEE SHEET 2 FOR ORIGINAL PLAT

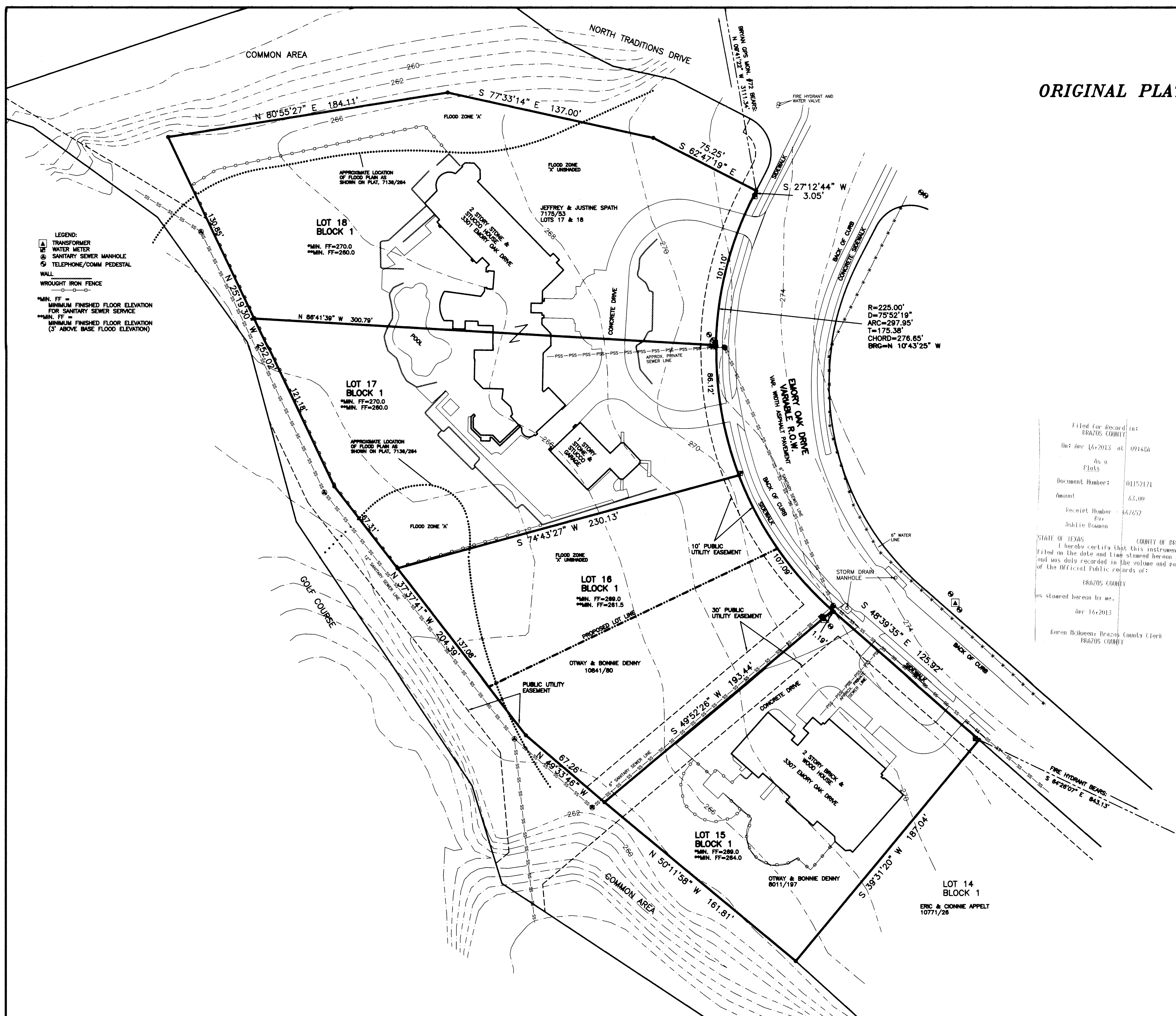
**ORIGINAL PLAT**



SCALE: 1" = 30'



- LEGEND:**
- ▲ TRANSFORMER
  - ⊕ WATER METER
  - ⊙ SANITARY SEWER MANHOLE
  - ⊙ TELEPHONE/COMM PEDESTAL
  - WALL
  - WROUGHT IRON FENCE
  - \*MIN. FF = MINIMUM FINISHED FLOOR ELEVATION FOR SANITARY SEWER SERVICE
  - \*\*MIN. FF = MINIMUM FINISHED FLOOR ELEVATION (3' ABOVE BASE FLOOD ELEVATION)



**METES AND BOUNDS DESCRIPTION**  
OF A  
3.21 ACRE TRACT  
J. H. JONES SURVEY, A-26  
BRYAN, BRAZOS COUNTY, TEXAS

**METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE J. H. JONES SURVEY, ABSTRACT NO. 26, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOTS 14 - 18, BLOCK 1, THE TRADITIONS SUBDIVISION, PHASE 14, ACCORDING TO THE PLAT RECORDED IN VOLUME 7136, PAGE 264 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 WESTERLY LINE OF EMORY OAK DRIVE (VARIABLE WIDTH R.O.W.) MARKING THE NORTHEAST CORNER OF SAID LOT 18 AND AN EASTERLY CORNER OF A COMMON AREA AS DEPICTED ON SAID PLAT OF THE TRADITIONS, PHASE 14;**

**THENCE: S 27° 12' 44" W ALONG THE WESTERLY LINE OF EMORY OAK DRIVE FOR A DISTANCE OF 3.05 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 225.00 FEET;**

**THENCE: CONTINUING ALONG THE WESTERLY LINE OF EMORY OAK DRIVE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 75° 52' 19" FOR AN ARC DISTANCE OF 297.95 FEET (CHORD BEARS: S 10° 43' 25" E - 276.85 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE;**

**THENCE: S 48° 39' 35" E ALONG THE SOUTHWEST LINE OF EMORY OAK DRIVE FOR A DISTANCE OF 125.92 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID LOT 15 AND THE NORTH CORNER OF LOT 14, BLOCK 1;**

**THENCE: S 39° 31' 20" W ALONG THE COMMON LINE OF SAID LOT 14 AND SAID LOT 15 FOR A DISTANCE OF 187.04 FEET TO A 5/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF SAID COMMON AREA MARKING THE COMMON CORNER OF SAID LOTS 14 AND 15;**

**THENCE: ALONG THE COMMON LINE OF SAID LOTS 15 - 18 AND SAID COMMON AREA FOR THE FOLLOWING CALLS:**

**N 50° 11' 58" W FOR A DISTANCE OF 161.81 FEET TO A 5/8 INCH IRON ROD FOUND;**

**N 49° 33' 46" W FOR A DISTANCE OF 67.28 FEET TO A 5/8 INCH IRON ROD FOUND;**

**N 37° 37' 41" W FOR A DISTANCE OF 204.39 FEET TO A 5/8 INCH IRON ROD FOUND;**

**N 25° 19' 30" W FOR A DISTANCE OF 252.02 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID LOT 18;**

**N 80° 55' 27" E FOR A DISTANCE OF 184.11 FEET TO A 5/8 INCH IRON ROD FOUND;**

**S 77° 33' 14" E FOR A DISTANCE OF 137.00 FEET TO A 5/8 INCH IRON ROD FOUND;**

**S 62° 47' 19" E FOR A DISTANCE OF 75.25 FEET TO THE POINT OF BEGINNING CONTAINING 3.21 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE PLAT CALL BEARINGS OF THE TRADITIONS SUBDIVISION, PHASE 14, 7136/264.**

Filed for Record in:  
BRAZOS COUNTY  
On: Apr 14 2013 at 09:48A  
As a  
Plat  
Document Number: 01152171  
Amount: \$3.00  
Receipt Number: 867452  
By: Ashlie Bosman  
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 volume and page  
of the Official Public Records of:  
BRAZOS COUNTY  
as stamped herein by me.  
Apr 14 2013  
Karen Robinson, Brazos County Clerk  
BRAZOS COUNTY

Doc: 01152171 Bl: Vol: 08 Pg: 36

SHEET 2 OF 2  
SEE SHEET 1 FOR REPLAT

**REPLAT**  
OF  
**LOTS 15-18, BLOCK 1**  
**THE TRADITIONS SUBDIVISION**  
**PHASE 14**

VOLUME 7136, PAGE 264  
3.21 ACRES, J. H. JONES SURVEY, A-26  
BRYAN, BRAZOS COUNTY, TEXAS

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SURVEY DATE: 02-05-13  
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JOB NUMBER: 13-046  
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