

**ORIGINAL PLAT**  
 LOTS 1, 2 AND 3, BLOCK 1  
 THE TRADITIONS SUBDIVISION, PHASE 15  
 RECORDED IN VOLUME 7554, PAGE 156

**REPLAT**

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the J. H. JONES SURVEY, Abstract No. 26 in Bryan, Brazos County, Texas and being all of Lots 1, 2 and 3, Block 1, THE TRADITIONS SUBDIVISION, PHASE 15 recorded in Volume 7554, Page 156 of the Official Records of Brazos County, Texas (O.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 most northerly corner of Lots 3 and 4, Block 1 of said THE TRADITIONS SUBDIVISION, PHASE 15 and being in the southwest right-of-way line of Palmetto Trail (based on a 50-foot width);

THENCE: along the southwest right-of-way line of said Palmetto Drive for the following four (4) calls:

- 1) S 42° 36' 10" E for a distance of 103.50 feet to a found 1/2-inch iron rod marking the Point of Curvature of a curve to the left,
- 2) 42.00 feet along the arc of said curve having a central angle of 04° 35' 01", a radius of 525.00 feet, a tangent of 21.01 feet and a long chord bearing S 44° 53' 41" E at a distance of 41.99 feet to a found 1/2-inch iron rod marking the Point of Tangency,
- 3) S 47° 11' 11" E for a distance of 148.65 feet to a found 1/2-inch iron rod marking the Point of Curvature of a curve to the left, and
- 4) 84.23 feet along the arc of said curve having a central angle of 16° 21' 24", a radius of 225.00 feet, a tangent of 32.34 feet and a long chord bearing S 55° 21' 53" E at a distance of 64.01 feet to a found 1/2-inch iron rod marking the common southeast corner of this tract and of said Lot 1, Block 1, said iron rod also being the north corner of the called 1.293 acre Common Area No. 2 tract as depicted on said THE TRADITIONS SUBDIVISION, PHASE 15;

THENCE: S 61° 59' 19" W along the common line of said Lot 1 and the called 1.293 acre Common Area No. 2 tract for a distance of 214.87 feet to a found 1/2-inch iron rod marking the south corner of this herein described tract and the west corner of the called 1.293 acre tract, said iron rod also being in the northeast line of the called 214.896 acre Traditions Club Bryan, LP tract recorded in Volume 9444, Page 52 (O.R.B.C.);

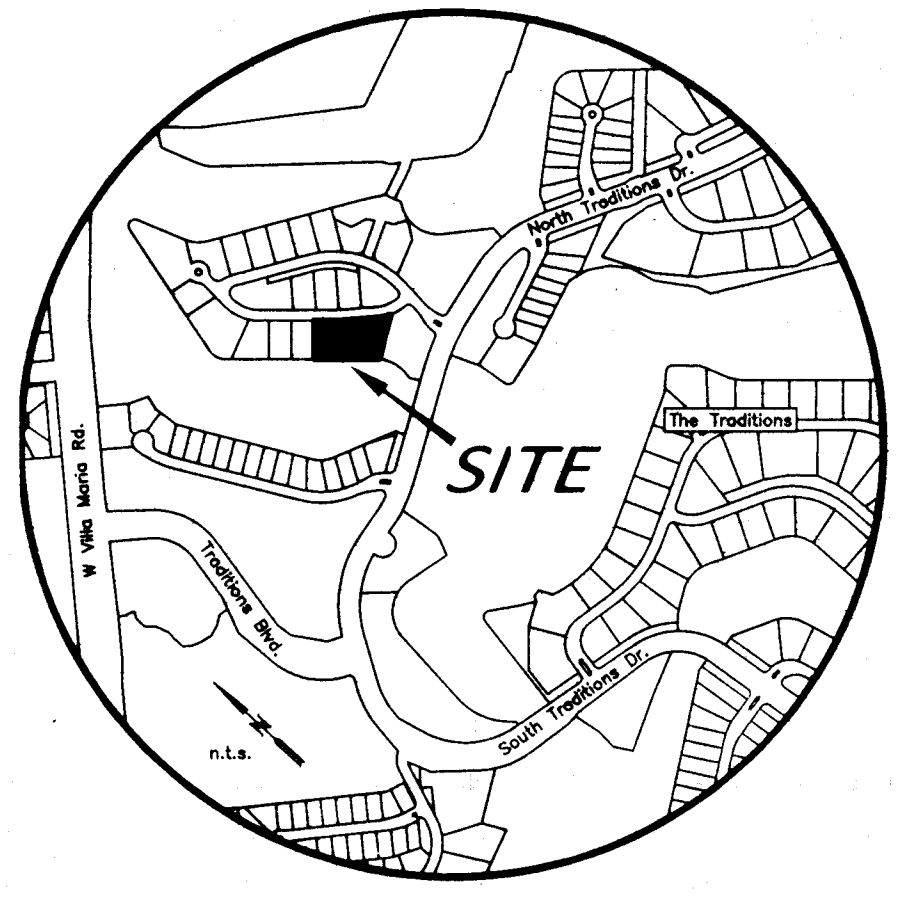
THENCE: along the northeast line of the called 214.896 acre Traditions Club tract for the following two (2) calls:

- 1) 12.72 feet in a counter-clockwise direction along the arc of a curve having a central angle of 04° 09' 56", a radius of 175.00 feet, a tangent of 6.36 feet and a long chord bearing N 40° 31' 20" W at a distance of 12.72 feet to a found 1/2-inch iron rod marking the Point of Tangency, and
- 2) N 42° 36' 28" W for a distance of 289.22 feet to a found 1/2-inch iron rod marking the common west corner of said Lots 3 and 4, Block 1;

THENCE: N 47° 23' 50" E along the common line of said Lots 3 and 4 for a distance of 179.80 feet to the POINT OF BEGINNING and containing 1.395 acres of land, more or less.

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	4°35'01"	525.00'	42.00'	21.01'	S 44°53'41" E	41.99'
C2	16°21'24"	225.00'	64.23'	32.34'	S 55°21'53" E	64.01'
C3	4°09'56"	175.00'	12.72'	6.36'	N 40°31'20" W	12.72'

- GENERAL NOTES:
1. ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distance to the monuments are consistent with the recorded plat in Volume 5900, Page 285, Official Records of Brazos County, Texas.
  2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 4804100285E effective May 16, 2012, this property is not located in a Special Flood Hazard Area.
  3. This property is currently zoned Planned Development-Mixed Use District (PD-M).
  4. Building setback line to be in accordance with the City of Bryan Code of Ordinance for RD-5 zoning district. Additional building setback lines may be required by deed restrictions.
  5. Unless otherwise indicated 1/2" Iron Rods are set at all corners.
    - o - 1/2" Iron Rod Found
  6. Distances shown along curves are arc lengths.
  7. No driveway access shall be allowed through the common area.
  8. Common Areas shall be owned and maintained by the Homeowner's Association.
  9. Abbreviations:
    - C.A. - Common Area
    - P.O.B. - Point of Beginning
    - P.U.E. - Public Utility Easement
    - V.L.H. - Vehicle Lay of Hose



VICINITY MAP

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
 COUNTY OF BRAZOS

We, James R. Darsey and Donna G. Darsey, owner and developer of LOT 1-R, BLOCK 1, THE TRADITIONS SUBDIVISION, PHASE 15 as shown on this plat, being all of the tract of land conveyed to me in the Official Records of Brazos County in Volume 7554, Page 156 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 R. Darsey  
 James R. Darsey  
Donna G. Darsey  
 Donna G. Darsey

STATE OF TEXAS  
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared James R. Darsey and Donna G. Darsey, 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 24 day of January, 2019.

Beth Heath  
 Notary Public, Brazos County, Texas

APPROVAL OF THE CITY ENGINEER

I, Walter Kasper, 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 14th day of March, 2019.

Walter Kasper  
 City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, Kevin Russell, 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 14th day of March, 2019.

Kevin Russell  
 City Planner, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Bobby Green, 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 23rd day of December, 2018, and same was duly approved on the 23rd day of December, 2018, by said Commission.

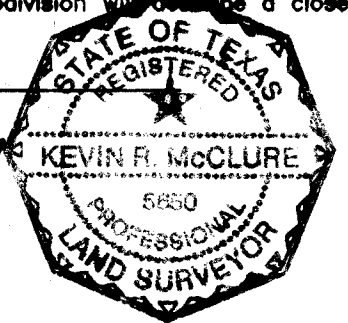
Bobby Green  
 Chairman, Planning and Zoning Commission

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 the metes and bounds describing said subdivision were placed under my supervision on the ground, and that the metes and bounds describing said subdivision were a closed geometric form.

Kevin R. McClure  
 Kevin R. McClure, R.P.L.S. No. 5650  
 1/24/19



CERTIFICATION BY THE COUNTY CLERK  
 (STATE OF TEXAS)  
 (COUNTY OF BRAZOS)

I, Karen McQueen, County Clerk, that this plat together with its case record in my office the 24 day of January, 2019, of the Official Records of Brazos County.

Karen McQueen  
 County Clerk, Brazos County, Texas

Filed for Record  
 Official Public Records Of:  
 Brazos County Clerk  
 On: 3/19/2019 3:15:54 PM  
 In the PLAT Records

Doc Number: 2019-1355546  
 Volume-Page: 15212-295  
 Number of Pages: 1  
 Amount: 73.00  
 Order#: 20190319000077  
 By: KG

**FINAL PLAT**

LOT 1-R, BLOCK 1  
**THE TRADITIONS**  
**SUBDIVISION, PHASE 15**

BEING A REPLAT OF  
 LOTS 1 THRU 3, BLOCK 1  
 RECORDED IN VOLUME 7554, PAGE 156  
 1.395 ACRES

J.H. JONES SURVEY, A-26  
 BRYAN, BRAZOS COUNTY, TEXAS  
 DECEMBER, 2018  
 SCALE: 1" = 30'

OWNER:  
 James R. and Donna G. Darsey

SURVEYOR:  
 McClure & Browne Engineering/Surveying, Inc.  
 1008 Woodcreek Dr., Suite 103  
 Grapeland, TX 77844  
 (704) 249-6424

Texas Firm Registration No. 10103300  
 10000384-17.dwg