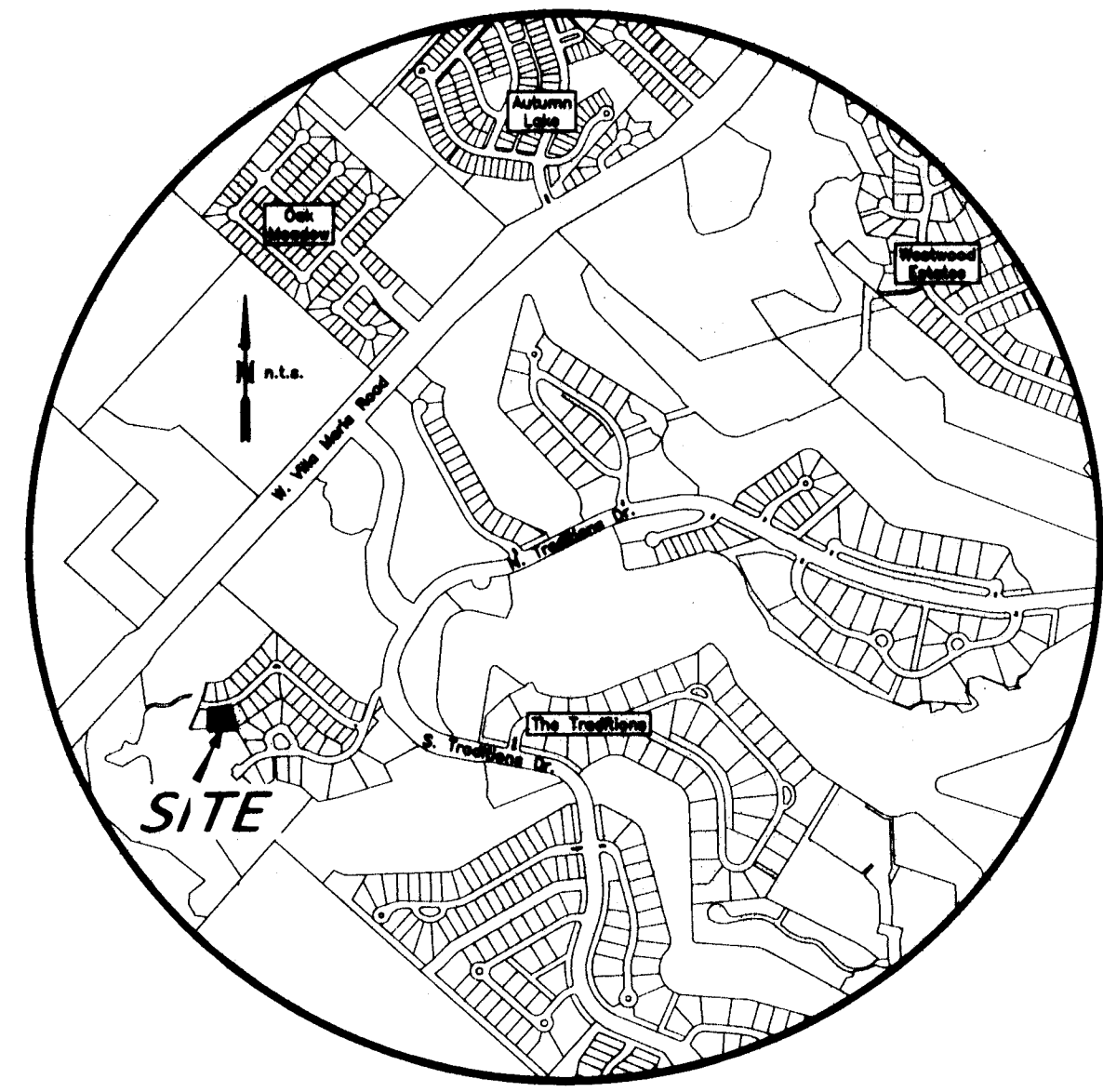
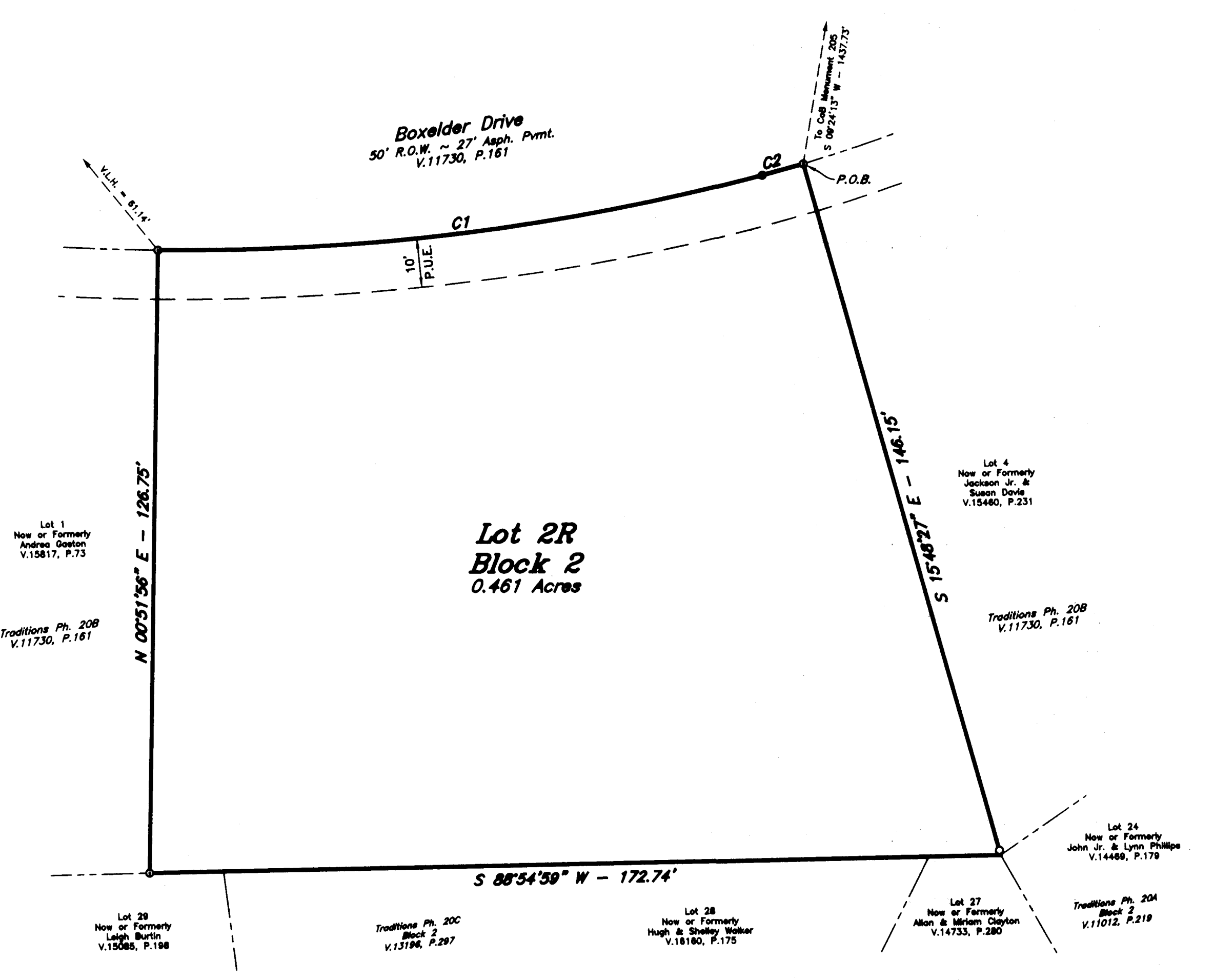


CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	15°32'04"	457.00'	123.90'	62.33'	N 83°05'54" E	123.53'
C2	1°38'22"	300.00'	8.87'	4.34'	N 74°30'11" E	8.87'



VICINITY MAP



REPLAT

ORIGINAL PLAT
 LOTS 2 AND 3, BLOCK 2
 THE TRADITIONS, PHASE 20B
 RECORDED IN VOLUME 11730, PAGE 161

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the THOMAS J. WOOTEN LEAD, Abstract No. 59, in Bryan, Brazos County, Texas and being all of Lot 2, Block 2 and all of Lot 3, Block 2, THE TRADITIONS PHASE 20B, according to the Final Plat recorded in Volume 11730, Page 161 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEARING: at a found 1/2-inch iron rod marking the northeast corner of the herein described tract, said iron rod also marking the common north corner of said Lot 3, Block 2 and Lot 4, Block 2, THE TRADITIONS PHASE 20B (11730/161) and being in the south right-of-way line of Boxelder Drive (based on a 50-foot width);

THENCE: S 15°48'27" E departing the south right-of-way line of said Boxelder Drive and proceeding along the common line of said Lots 3 and 4, Block 2, at 148.15 feet, pass a found 1/2-inch iron rod for reference, continue for a total distance of 148.15 feet to a point marking the southeast corner of this tract, said point also marking the common south corner of said Lots 3 and 4, Block 2, and the common north corner of Lot 24, Block 2, THE TRADITIONS PHASE 20A, according to the Final Plat recorded in Volume 11012, Page 219 (O.R.B.C.) and Lot 27, Block 2, THE TRADITIONS PHASE 20C, according to the Final Plat recorded in Volume 13196, Page 297 (O.R.B.C.);

THENCE: S 88°54'58" W along the common line of said THE TRADITIONS PHASE 20B (11730/161) and said THE TRADITIONS PHASE 20C (13196/297) for a distance of 172.74 feet to a found 1/2-inch iron rod marking the southwest corner of this herein described tract, and also marking the common south corner of said Lot 2, Block 2 and Lot 1, Block 2, THE TRADITIONS PHASE 20B (11730/161);

THENCE: N 00°51'56" E departing the common line of said THE TRADITIONS PHASE 20B (11730/161) and said THE TRADITIONS PHASE 20C (13196/297) and proceeding along the common line of said Lots 1 and 2, Block 2, THE TRADITIONS PHASE 20B (11730/161) for a distance of 128.75 feet to a found 1/2-inch iron rod marking the northeast corner of this tract, said iron rod also marking the common north corner of said lots and being in the south right-of-way line of the before-said Boxelder Drive;

THENCE: along the south right-of-way line of said Boxelder Drive for the following two (2) calls:

- 123.90 feet in a counter clockwise direction along the arc of a curve having a central angle of 15°32'04", a radius of 457.00 feet, a tangent of 62.33 feet and a long chord bearing N 83°05'54" E at a distance of 123.53 feet to a found 3/4-inch iron pipe for the Point of Compound Curvature, and
- 8.87 feet along the arc of said compound curve having a central angle of 01°38'22", a radius of 300.00 feet, a tangent of 4.34 feet and a long chord bearing N 74°30'11" E at a distance of 8.87 feet to the POINT OF BEGINNING and containing 0.461 acres of land.

- GENERAL NOTES:**
- ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distance to the monuments are consistent with the recorded plat in Volume 11730 Page 161, Official Records of Brazos County, Texas.
 - According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0285E effective May 16, 2012, this property is not located in a Special Flood Hazard Area.
 - Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, remove and replace said facilities upon, over, under, and across the property included in the PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.
 - This property is currently zoned Planned Development-Traditions Residential.
 - Building setback lines to be in accordance with the City of Bryan Code of Ordinances.
 - There shall be a 10' separation between all structures.
 - Unless otherwise indicated 1/2" Iron Rods are set at all corners.
 - - 1/2" Iron Rod Found
 - - 1/2" Iron Rod Found for Reference
 - - 3/4" Iron Pipe Found
 - Distances shown along curves are arc lengths.
 - No driveway access shall be allowed through the common area.
 - Common Areas shall be owned and maintained by the Homeowner's Association.
 - Abbreviations:
 - B.S.L. - Building Setback Line
 - P.O.B. - Point of Beginning
 - P.U.E. - Public Utility Easement
 - V.L.H. - Vehicle Lay of Hose
 - CoB - City of Bryan
 - (ZZZ) - Contour Elevation

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

We, Albert T. Hamilton owner and developer of LOTS 2 and 3, BLOCK 2, THE TRADITIONS SUBDIVISION, PHASE 20B as shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 15830, Pages 270 & 274 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, paths, water courses, drains, easements, and public places shown hereon for the purpose identified.

Albert T. Hamilton
 Albert T. Hamilton

APPROVAL OF THE CITY ENGINEER

I, W. H. Baker, 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 this 20 day of September, 2021.

W. H. Baker
 City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, Justin 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 this 20 day of September, 2021.

Justin Zimmerman
 City Planner, Bryan, Texas

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Albert T. Hamilton, 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 21 day of September, 2021.

Beth Halk
 Notary Public, Brazos County, Texas

ETI Notary
 Notary Public, State of Texas
 Comm. Expires 06-27-2022
 Notary ID 1106174

Filed for Record
 Official Public Records Of:
 Brazos County Clerk
 On: 10/14/2021 9:57:24 AM
 In the PLAT Records

Doc Number: 2021-1449268
 Volume-Page: 17432-114
 Number of Pages: 1
 Amount: 73.00
 Order#: 20211014000020
 By: MG

Karen McQueen
 County Clerk, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, 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.

Gregory Hopcus 9/16/21
 Gregory Hopcus, R.P.L.S. No. 6047

REPLAT

LOT 2R, BLOCK 2
THE TRADITIONS
PHASE 20B
 BEING A REPLAT OF LOTS 2 AND 3, BLOCK 2
 RECORDED IN VOLUME 11730, PAGE 161
 0.461 ACRES
 THOMAS J. WOOTEN SURVEY, A-59
 BRYAN, BRAZOS COUNTY, TEXAS
 AUGUST, 2021
 SCALE: 1" = 20'

Surveyor: Gregory Hopcus, R.P.L.S. No. 6047
 Texas Firm Registration No. 10103300
 McClure & Browne Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (876) 683-3838