



**ORIGINAL PLAT**

LOTS 16, BLOCK 2, THE TRADITIONS, PHASE 20B  
AS RECORDED IN VOLUME 11730, PAGE 161  
AND  
LOTS 17, BLOCK 2 & 0.173 ACRE COMMON AREA, THE TRADITIONS, PHASE 20A  
AS RECORDED IN VOLUME 11012, PAGE 219

**REPLAT**

Filed for Record in:  
BRAZOS COUNTY  
On: Mar 09, 2016 at 09:58A  
As a  
PLAT  
Document Number: 01257854  
Amount: 73.00  
Receipt Number: 569218  
By: Debbie Baker

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 60°46'08" E	48.89'
L2	N 41°40'46" E	12.78'
L3	S 19°51'26" W	16.62'
L4	S 19°51'26" W	4.76'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	8°27'04"	411.50'	60.70'	30.40'	S 65°49'50" E	60.64'
C2	92°13'49"	25.00'	40.24'	25.99'	S 26°15'28" E	36.04'
C3	90°39'27"	200.00'	316.45'	202.31'	S 65°11'10" W	284.46'
C4	90°40'11"	25.00'	39.56'	25.29'	S 25°28'39" E	35.56'

**FIELD NOTES**

Being all that certain tract or parcel of land lying and being situated in the THOMAS J. WOOTEN LEAGUE, Abstract No. 59 in Bryan, Brazos County, Texas, being all of Lot 17 and all of the 0.173 acre Common Area of Block 2 as depicted on the Final Plat of THE TRADITIONS, PHASE 20A Subdivision as recorded in Volume 11012, Page 219 (O.R.B.C.), and being all of Lot 16, Block 2, THE TRADITIONS, PHASE 20B Subdivision as recorded in Volume 11730, Page 161 (O.R.B.C.), being more particularly described by metes and bounds as follows:

**BEGINNING:** at a found 1/2-inch iron rod marking the common most southerly corner of Lots 17 and 18, Block 2 of said PHASE 20A and being in the northeast right-of-way line of Blue Belle Drive (based on a 50-foot width);

**THENCE:** N 27° 39' 48" E along the common line of said Lots 17 and 18, Block 2 for a distance of 133.46 feet for corner marking the common most northerly corner of said lots and being in the southwest right-of-way line of Boxelder Drive;

**THENCE:** S 60° 46' 08" E along the common line of said Lot 17, Block 2, PHASE 20A and Lot 15, Block 2, PHASE 20B for a distance of 48.89 feet for corner marking the common most southerly corner of Lots 15 and 16, Block 2 of said PHASE 20B;

**THENCE:** N 41° 59' 14" E along the common line of said Lots 15 and 16, Block 2 for a distance of 118.77 feet to a found 1/2-inch iron rod marking the common most northerly corner of said lots and being in the southwest right-of-way line of Boxelder Drive (based on a 50-foot width);

**THENCE:** 60.70 feet in a counter-clockwise direction along the arc of a curve in the before-said southwest right-of-way line of Boxelder Drive, said curve having a central angle of 08° 27' 04", a radius of 411.50 feet, a tangent of 30.40 feet and a long chord bearing S 65° 49' 50" E at a distance of 60.64 feet to a found 1/2-inch iron rod marking the east corner of said Lot 16, Block 2, PHASE 20B, and being in the northwest line of the said 0.173 acre Common Area, Block 2, PHASE 20A;

**THENCE:** along the northerly lines of the said 0.173 acre Common Area, said lines being common with the existing southerly right-of-way line of said Boxelder Drive for the following two (2) calls:

- 1) N 41° 40' 46" E for a distance of 12.78 feet to a found 3/4-inch iron pipe for corner;
- 2) 40.24 feet in a clockwise direction along the arc of a curve having a central angle of 92° 13' 49", a radius of 25.00 feet, a tangent of 25.99 feet and a long chord bearing S 26° 15' 28" E at a distance of 36.04 feet to a found 3/4-inch iron pipe for the Point of Tangency in the northwest right-of-way line of the before-said Blue Belle Drive;

**THENCE:** S 19° 51' 26" W along the said southwest line of Blue Belle Drive for a distance of 16.62 feet to a found 3/4-inch iron pipe for the Point of Curvature of a curve to the right;

**THENCE:** 316.45 feet along the arc of said curve having a central angle of 90° 39' 27", a radius of 200.00 feet, a tangent of 202.31 feet and a long chord bearing S 65° 11' 10" W at a distance of 284.46 feet to the POINT OF BEGINNING and containing 0.6443 acres of land, more or less.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

We, **TAP LARD DEVELOPMENT COMPANY LLC**, owner and developer of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 11531, Page 168 and Volume 11531, Page 170 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.

Owner: *[Signature]*

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared **W. Spencer Clements Jr.**, 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 stated. Given under my hand and seal on this 27 day of February, 2016.

*[Signature]*  
Notary Public, Brazos County, Texas

**CERTIFICATION BY 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 the 9 day of March, 2016, in the Official Records of Brazos County, Texas in Volume 15323, Page 131.

*[Signature]*  
County Clerk, Brazos County, Texas

By: **Debbie Baker**  
Deputy Clerk

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

We, **BRAD M. & CYNTHIA S. BROCK**, owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 12595, Page 197 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.

Owner: *[Signature]*

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared **Brad M. & Cynthia S. Brock**, 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 stated. Given under my hand and seal on this 21 day of February, 2016.

*[Signature]*  
Notary Public, Brazos County, Texas

**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 21 day of February, 2016.

*[Signature]*  
City Engineer, Bryan, Texas

**APPROVAL OF THE CITY PLANNER**

I, **Math Zimmernan**, 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 20 day of February, 2016.

*[Signature]*  
City Planner, Bryan, Texas

**APPROVAL OF PLANNING AND ZONING COMMISSION**

I, **Bobby Gubler**, 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 20 day of February, 2016, and same was duly approved on the 20 day of February, 2016, by said Commission.

*[Signature]*  
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 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.

*[Signature]*  
Kevin R. McClure, P.L.S. No. 5650

**GENERAL NOTES:**

1. ORIGIN OF BEARING SYSTEM: The found monuments and the record bearing along the northwest line of Lot 17, Block 2 The Traditions, Phase 20A recorded in Volume 11012, Page 219 of the Official Records of Brazos County, Texas (O.R.B.C.) was used as the BASIS OF BEARINGS shown on this plat.
2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 4804100285E effective May 18, 2012, no portion of this property is located in the 100-year flood hazard area of Turkey Creek.
3. This property is currently zoned Planned Development-Traditions Residential.
4. Building setback line to be in accordance with the City of Bryan Code of Ordinance for SF-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 - 3/4" Iron Pipe Set
  - o - 1/2" Iron Rod Set
  - o - 3/4" Iron Pipe Found
  - o - 1/2" Iron Rod Found
6. Distances shown along curves are arc lengths.
7. Common Areas shall be owned and maintained by the Homeowner's Association.
8. Abbreviations:  
P.U.E. - Public Utility Easement

**REPLAT**

**THE TRADITIONS**  
**PHASE 20A & 20B**  
LOT 16-R & LOT 17-R, BLOCK 2  
0.0898 ACRE COMMON AREA AND  
0.0077 ACRE RIGHT-OF-WAY DEDICATION  
0.6443 ACRES  
THOMAS WOOTEN LEAGUE, A-59  
BRYAN, BRAZOS COUNTY, TEXAS

JULY, 2015  
SCALE: 1" = 30'

Owner:  
Brad M. & Cynthia S. Brock  
2918 Blue Belle Drive  
Bryan, TX 77807

Surveyor:  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3838

TAP-Lard Development Company, LLC  
2100 Traditions Blvd.  
Bryan, TX 77807

**MB**

