

ORIGINAL PLAT

LOTS 7, 8, 9 AND 10, BLOCK 2, THE TRADITIONS, PHASE 20B
RECORDED IN VOLUME 11730, PAGE 161

REPLAT

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 69°30'12" W	59.20'
L2	S 55°14'00" W	39.59'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	84°23'01"	75.00'	110.46'	67.99'	N 89°20'20" E	100.74'

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
We, TAP Land Development Company, LLC, owner and developer of the land shown on this plat, being all or part of the tracts of land as conveyed to me in the Official Records of Brazos County in Volume 11730, Page 161 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.

APPROVAL OF PLANNING AND ZONING COMMISSION

Bobby Williams, 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 15 day of July 2020, and same was duly approved on the 15 day of August 2020 by said Commission.

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 and being all of Lots 7, 8, 9 and 10, 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:

BEGINNING: at a found 1/2-inch iron rod marking the west corner of said Lot 7 and the north corner of Lot 6, Block 2 of said THE TRADITIONS, PHASE 20B, said iron rod also being in the southeast right-of-way line of Boxelder Drive (based on 50-foot width);

THENCE: along the southeast and southwest right-of-way lines of said Boxelder Drive for the following three (3) calls:

- 1) N 47°08'51" E for a distance of 133.50 feet to a found 1/2-inch iron rod marking the Point of Curvature of a curve to the right,
- 2) 110.46 feet along the arc of said curve having a central angle of 84°23'01", a radius of 75.00 feet, a tangent of 67.99 feet and a long chord bearing N 89°20'20" E at a distance of 100.74 feet to a found 1/2-inch iron rod marking the Point of Tangency, and
- 3) S 48°28'10" E for a distance of 166.90 feet to a found 1/2-inch iron rod marking the east corner of said Lot 10 and the north corner of Lot 11, Block 2 of said THE TRADITIONS, PHASE 20B;

THENCE: S 41°59'14" W along the common line of said Lots 10 and 11 for a distance of 123.68 feet to a found 1/2-inch iron rod marking the south corner of said Lot 10 and the west corner of said Lot 11; said iron rod also being in the northeast line of Block 2, TRADITIONS, PHASE 20A according to the Final Plat recorded in Volume 11012, Page 219 (O.R.B.C.);

THENCE: along the common line of said Lots 10, 9, 8 and 7 of said THE TRADITIONS, PHASE 20B and said TRADITIONS, PHASE 20A for the following three (3) calls:

- 1) N 48°00'46" W for a distance of 81.60 feet to a found 1/2-inch iron rod for corner,
- 2) S 69°30'12" W for a distance of 59.20 feet to a found 1/2-inch iron rod for corner, and
- 3) S 55°14'00" W for a distance of 39.59 feet to a found 1/2-inch iron rod marking the south corner of said Lot 7 and the east corner of said Lot 6;

THENCE: N 42°51'09" W along the common line of said Lots 7 and 6 for a distance of 135.52 feet to the POINT OF BEGINNING and containing 0.943 acres of land.

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
Gregory Hopcus, R.P.L.S. No. 6047

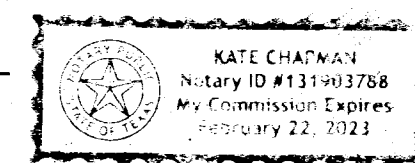


- GENERAL NOTES:
1. ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distance to the monuments are consistent with the recorded plat in Volume 11730, Page 161 of the Official Records of Brazos County, Texas.
 2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 45041C0285E, Map Revised May 16, 2012, this property is not located in a Special Flood Hazard Area.
 3. This property is currently zoned PD - Ordinance No. 1227.
 4. Building setback line shall be 25' from Boxelder Drive in all directions. All other setback lines 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, all distances shown along curves are arc distances.
 6. Abbreviations:
P.O.B. - Point of Beginning
P.U.E. - Public Utility Easement
C.E. - Contour Elevation
 7. Unless otherwise indicated 1/2" Iron Rods are set at all corners.
○ - 1/2" Iron Rod Found
○ - 1/2" Iron Rod Set

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Daniel Seay known to me to be the persons whose name are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose stated, on this 10 day of August 2020.

Kate Chaffman
Notary Public, Brazos County, Texas



APPROVAL OF THE CITY PLANNER

I, Walter 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 the 15 day of September 2020.

Walter Zimmerman
City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, Walter Zimmerman, 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 15 day of September 2020.

Walter Zimmerman
City Engineer, Bryan, Texas

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 9/8/2020 11:47:10 AM
In the PLAT Records

Doc Number: 2020-1404963
Volume-Page: 16343-94
Number of Pages: 1
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B: TC

do hereby certify
ion was filed for
20 in
Page

County Clerk, Brazos County, Texas

Karen McQueen
By: Tom Coo

FINAL PLAT
THE TRADITIONS
SUBDIVISION, PHASE 20B
LOT 7R, 8R & 9R, BLOCK 2
BEING A REPLAT OF
LOTS 7, 8, 9, & 10, BLOCK 2
OF THE TRADITIONS SUBDIVISION, PHASE 20B
AS RECORDED IN VOLUME 11730, PAGE 161
0.943 ACRES
THOMAS J. WOOTEN LEAGUE, A-59
BRYAN, BRAZOS COUNTY, TEXAS
JUNE, 2020
SCALE: 1" = 30'

OWNER
TAP Land Development Company LLC
4250 S. Traditions Drive
Bryan, Texas 77807
(281) 734-1508

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

MB