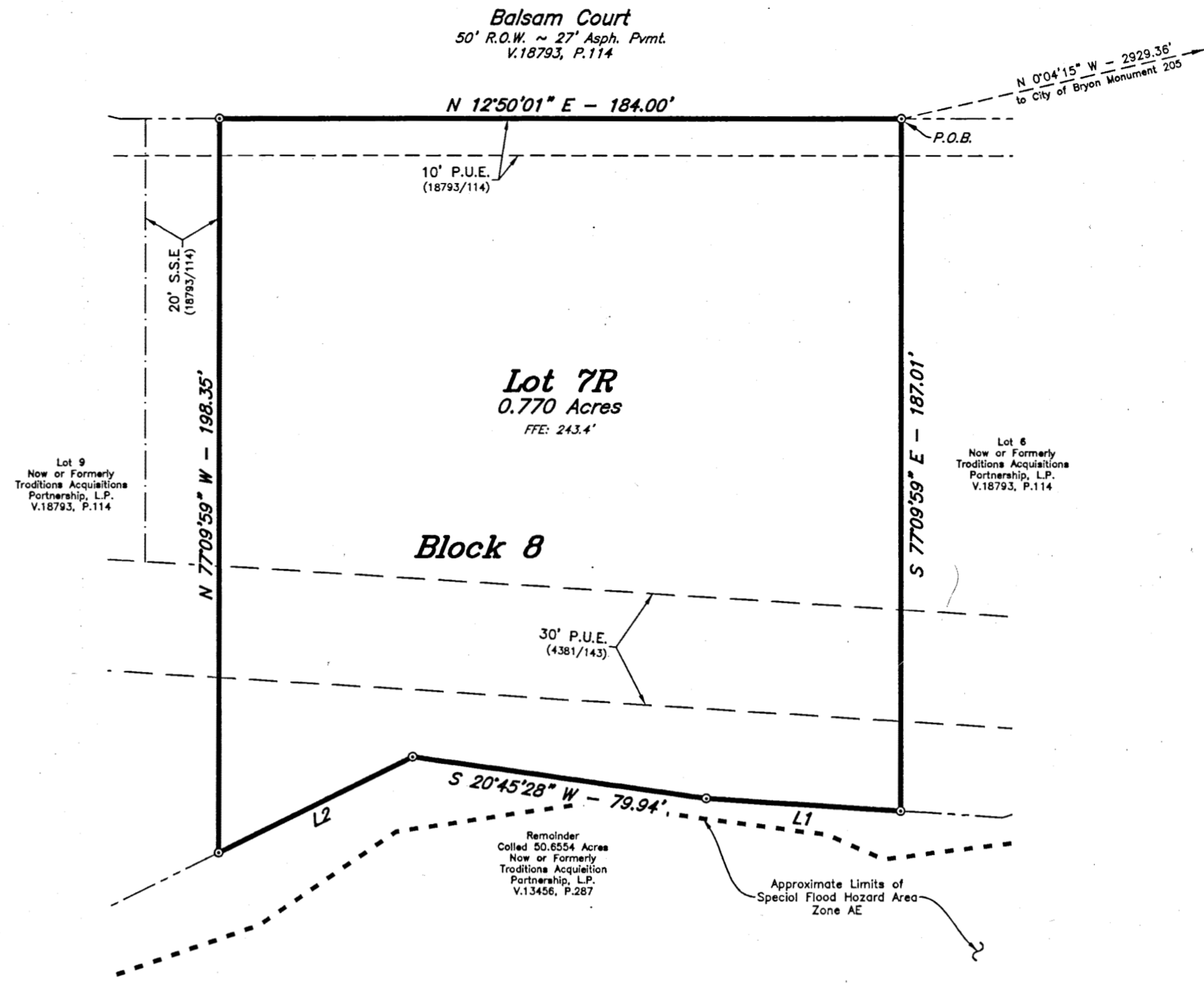
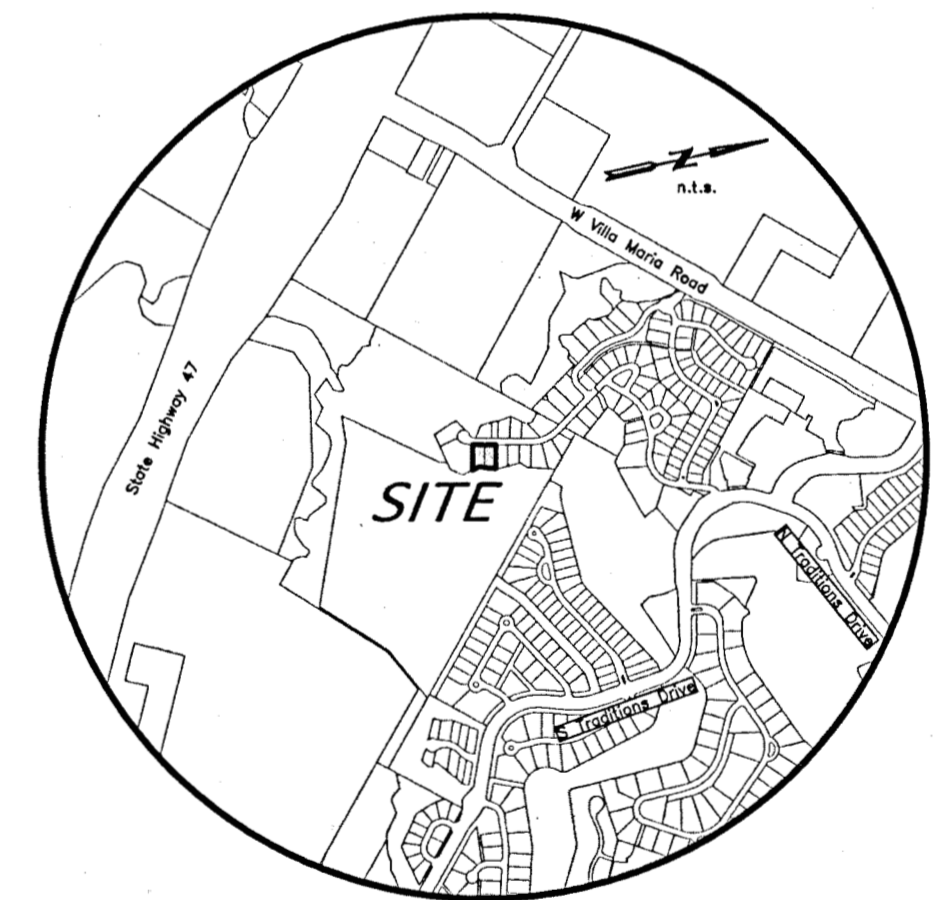


**ORIGINAL PLAT**  
 LOT 7, BLOCK 8 AND LOT 8, BLOCK 8  
 THE TRADITIONS, PHASE 20F AS  
 RECORDED IN VOLUME 18793, PAGE 114

LINE	BEARING	DISTANCE
L1	S 16°28'55" W	52.55'
L2	S 13°18'22" E	58.34'



**REPLAT**



**VICINITY MAP**

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, Randall Roberts, 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 18812, Page 108 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.

Randall Roberts  
 Randall Roberts

**APPROVAL OF THE CITY ENGINEER**

I, W. Paul Karpman, 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 November, 2023.

W. Paul Karpman  
 City Engineer, Bryan, Texas

**FIELD NOTES**

Being all that certain tract or parcel of land lying and being situated in the JOHN H. JONES SURVEY, Abstract No. 26, in Bryan, Brazos County, Texas and being all of Lots 7 and 8, Block 8, THE TRADITIONS PHASE 20F according to the Final Plat recorded in Volume 18793, Page 114 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.), said tract being further described in the deed from Traditions Acquisition Partnership, L.P. to Randall Roberts recorded in Volume 18812, Page 108 (O.P.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 north corner of this herein described tract and said Lot 7, said iron rod also marking the west corner of Lot 6, Block 8 of said THE TRADITIONS PHASE 20F and being in the southeast right-of-way line of Balsam Court (based on a 50-foot width);

THENCE: S 77° 09' 59" E along the common line of this tract and said Lot 6 for a distance of 187.01 feet to a found 1/2-inch iron rod marking the common east corner of this tract and said Lot 7, said iron rod also marking the south corner of said Lot 6 and being in the northwest line of the called 50.6554 acre Traditions Acquisition Partnership, L.P. remainder tract recorded in Volume 13456, Page 287 (O.P.R.B.C.);

THENCE: along the common line of this tract and the called 50.6554 acre Traditions Acquisition Partnership, L.P. remainder tract for the following three (3) calls:

- 1) S 16° 28' 55" W for a distance of 52.55 feet to a found 1/2-inch iron rod marking an angle of this tract,
- 2) S 20° 45' 28" W for a distance of 79.94 feet to a found 1/2-inch iron rod marking an angle of this tract, and
- 3) S 13° 18' 22" E for a distance of 58.34 feet to a found 1/2-inch iron rod marking the common south corner of this herein described tract and the said Lot 8, said iron rod also marking the northeast corner of Lot 9, Block 8 of said THE TRADITIONS PHASE 20F;

THENCE: N 77° 09' 59" W along the common line of this tract and said Lot 9 for a distance of 193.35 feet to a found 1/2-inch iron rod marking the common west corner of said Lot 7 and said Lot 8, said iron rod marking the north corner of said Lot 9 and being in the southeast right-of-way line of said Balsam Court;

THENCE: N 12° 50' 01" E along the southeast right-of-way line of said Balsam Court for a distance of 184.00 feet to the POINT OF BEGINNING and containing 0.770 acres of land.

**STATE OF TEXAS  
 COUNTY OF BRAZOS**

Before me, the undersigned authority, on this day personally appeared Randall Roberts, 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.

Given under my hand and seal on this 18 day of October, 2023.

Betty Heath  
 BETTY HEATH  
 Notary Public, State of Texas  
 Notary ID 11061174  
 My Commission Exp. 03-07-2025

Filed for Record  
 Official Public Records Of:  
 Brazos County Clerk  
 On: 11/2/2023 9:44:01 AM  
 In the PLAT Records

Doc Number: 2023-1515089  
 Volume-Page: 18911-168  
 Number of Pages: 1  
 Amount: 73.00  
 Order#: 20231102000033  
 By: MC



do hereby certify  
 to be filed for  
 on 20 in  
 Page

Karen M. Suen  
 County Clerk, Brazos County, Texas

**CERTIFICATION OF THE SURVEYOR**

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, Cody Karisch, Registered Professional Land Surveyor No. 7004, 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.

Cody Karisch  
 Cody Karisch, R.P.L.S. No. 7004



**APPROVAL OF THE CITY PLANNER**

I, Madia 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 November, 2023.

Madia Zimmerman  
 City Planner, Bryan, Texas

**FINAL PLAT**

**THE TRADITIONS  
 PHASE 20F  
 LOT 7R, BLOCK 8**

BEING A REPLAT OF  
 LOTS 7 & 8, BLOCK 8  
 OF THE TRADITIONS, PHASE 20F  
 AS RECORDED IN VOLUME 18793, PAGE 114  
 0.770 ACRES

JOHN H. JONES SURVEY, A-26  
 BRYAN, BRAZOS COUNTY, TEXAS

AUGUST, 2023  
 SCALE: 1" = 30'

Owner:  
 Randall Roberts  
 4030 State Hwy 6-S #205  
 College Station, TX 77845

Surveyor:  
 McClure & Browne Engineering/Surveying, Inc.  
 1008 Woodcreek Dr., Suite 103  
 College Station, Texas 77845  
 (879) 693-3636

Texas Firm Registration No. 10103300  
 MB