

ORIGINAL PLAT
VOL. 12630, PG. 25

REPLAT

FIELD NOTES DESCRIPTION OF A 0.82 ACRE TRACT JOHN H. JONES LEAGUE SURVEY, ABSTRACT 26 BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.82 ACRES IN THE JOHN H. JONES LEAGUE SURVEY, ABSTRACT 26, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF LOT 29, BLOCK 2, AND ALL OF LOT 30, BLOCK 2, IN THE TRADITIONS SUBDIVISION, PHASE 26 RECORDED IN VOLUME 12630, PAGE 25 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT), SAID 0.82 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped *KERR 4502* found on the northwest line of Mahogany Drive (50' wide private right-of-way, 12630/25 OPRBCT), for the east corner of Lot 28, Block 2 of said Traditions Subdivision, Phase 26, and being the south corner of said Lot 29 and the south corner hereof;

THENCE, with the common line of Lot 28 and Lot 29, N 48° 25' 19" W, for a distance of 144.43 feet to a 1/2 inch iron rod with a blue plastic cap stamped *KERR SURVEYING* set on the southeast line of a called 214.90 acre tract conveyed to Traditions Club Bryan, LLC in Volume 9444, Page 52 (OPRBCT), for the north corner of Lot 28 and the west corner of Lot 29 and the west corner hereof; for reference the City of Bryan Monument GPS-205 bears N 78° 57' 16" W a distance of 5,840.06 feet;

THENCE, with the southeast line of said 214.90 acre for the following two (2) courses and distances:

- 1) N 70° 10' 47" E, for a distance of 16.13 feet to a 1/2 inch iron rod with a yellow plastic cap stamped *KERR 4502* found;
- 2) N 48° 24' 34" E, passing at a distance of 120.94 feet to a 1/2 inch iron rod with a yellow plastic cap stamped *KERR 4502* found for the north corner of Lot 29 and the west corner of Lot 30, and continuing for a total distance of 269.92 feet to a 1/2 inch iron rod with a yellow plastic cap stamped *KERR 4502* found for the north corner of Lot 30 and the west corner of Common Area 5, Block 2 and the east corner of said 214.90 acres and being the north corner hereof;

THENCE, with the common line of Lot 30 and Common Area 5 for the following three (3) courses and distances:

- 1) S 68° 13' 17" E, for a distance of 42.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped *KERR 4502* found;
- 2) S 20° 42' 04" E, for a distance of 44.38 feet to a 1/2 inch iron rod with a yellow plastic cap stamped *KERR 4502* found;
- 3) S 60° 03' 39" E, for a distance of 20.00 feet to a 1/2 inch iron rod with a blue plastic cap stamped *KERR SURVEYING* set on the northwest line of Mahogany Drive, for the east corner of Lot 30 and the east corner hereof;

THENCE, with the northwest line of Mahogany Drive for the following four (4) courses and distances:

- 1) S 29° 56' 14" W, for a distance of 16.57 feet to a 1/2 inch iron rod with a yellow plastic cap stamped *KERR 4502* found;
- 2) with a curve to the left having a radius of 400.00 feet, an arc length of 81.26 feet, a delta angle of 11° 38' 20"; and a chord which bears S 35° 45' 31" W a distance of 81.12 feet to a 1/2 inch iron rod with a yellow plastic cap stamped *KERR 4502* found;
- 3) S 41° 34' 41" W, passing at a distance of 48.75 feet to a 1/2 inch iron rod with a yellow plastic cap stamped *KERR 4502* found for the south corner of Lot 30 and the west corner of Lot 29, and continuing for a total distance of 117.51 feet to a 1/2 inch iron rod with a blue plastic cap stamped *KERR SURVEYING* found;
- 4) with a curve to the left having a radius of 375.00 feet, an arc length of 65.83 feet, a delta angle of 10° 03' 31"; and a chord which bears S 46° 36' 26" W a distance of 65.75 feet to the POINT OF BEGINNING hereof and containing 0.82 acres, more or less. Surveyed on the ground September 2022 under my supervision.

NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM BRYAN GPS MONUMENTS.
2. DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. AREAS SHOWN AS "MEASURED" HEREON ARE CALCULATED FROM GRID DISTANCES. TO OBTAIN SURFACE DISTANCES (NOT SURFACE AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 0.99990463894660 (CALCULATED USING GEOID12B).
3. (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
4. ALL DISTANCES SHOWN HEREON ARE PLAT CALLED AND MEASURED RECORDED IN VOLUME 12630, PAGE 25 (OPRBCT).
5. THIS TRACT LIES WITHIN FLOOD ZONE "X" UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0285E, REVISED DATE: 05-16-2012.
6. 1/2" IRON RODS WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING" WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
7. ALL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN ORDINANCE.
8. ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT-MIXED USE DISTRICT (PD-M) AS DEFINED IN ORDINANCE NO. 1505, APPROVED BY THE BRYAN CITY COUNCIL ON NOVEMBER 23, 2004.
9. THE DEVELOPER AND HOA WILL COMPLY WITH THE INDEMNITY REQUIREMENTS OF SECTION 110-59(m)(5) OF THE SUBDIVISION ORDINANCE.
10. THE MAINTENANCE OF THE PRIVATE STREET WILL BE THE RESPONSIBILITY OF THE HOA.
11. WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, 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.
12. CONTOURS SHOWN HEREON ARE FROM AN ON-THE-GROUND TOPOGRAPHIC SURVEY BY KERR SURVEYING, ELEVATION DATUM NAVD1988, GEOID09.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

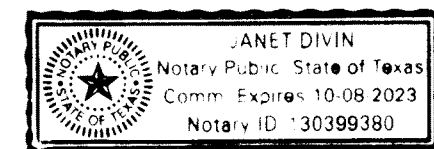
I, Sam Torn, *Sam Torn* of 155 Camp Limited Partnership, the owner and developer of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Official Public Records of Brazos County in Volume 18651, Page 241 and Volume 18082, Page 53, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, watercourses, drains, easements and public places hereon shown for the purpose identified.

Sam Torn
Sam Torn
155 Camp Limited Partnership

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Sam Torn, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.

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



APPROVAL OF THE CITY PLANNER

I, *Heather Zimmmerman*, the undersigned, City Planner and/or designated Secretary of the Planning and 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 18 day of January, 2023.

Heather Zimmmerman
City Planner, Bryan, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Nathan Paul Kerr, Registered Professional Land Surveyor No. 6834, 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 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.

Nathan Paul Kerr
R.P.L.S. No. 6834

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 2/3/2023 10:11:00 AM
In the PLAT Records

Doc Number: 2023-1494429
Volume - Page: 18454-26
Number of Pages: 1
Amount: 73.00
Order#: 20230203000031
By: MG



Karen McQuinn
County Clerk
Brazos County, Texas

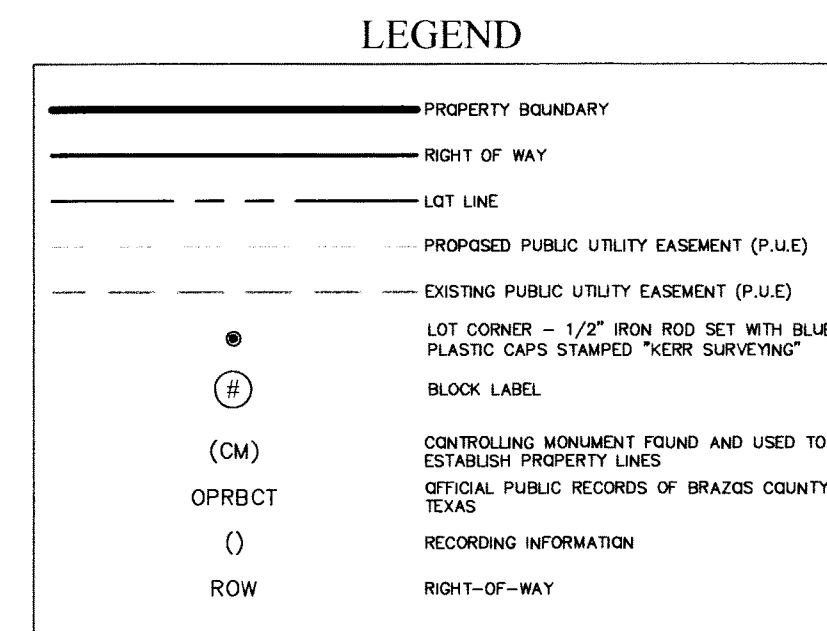
APPROVAL OF THE CITY ENGINEER

I, *W. Paul 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 18 day of January, 2023.

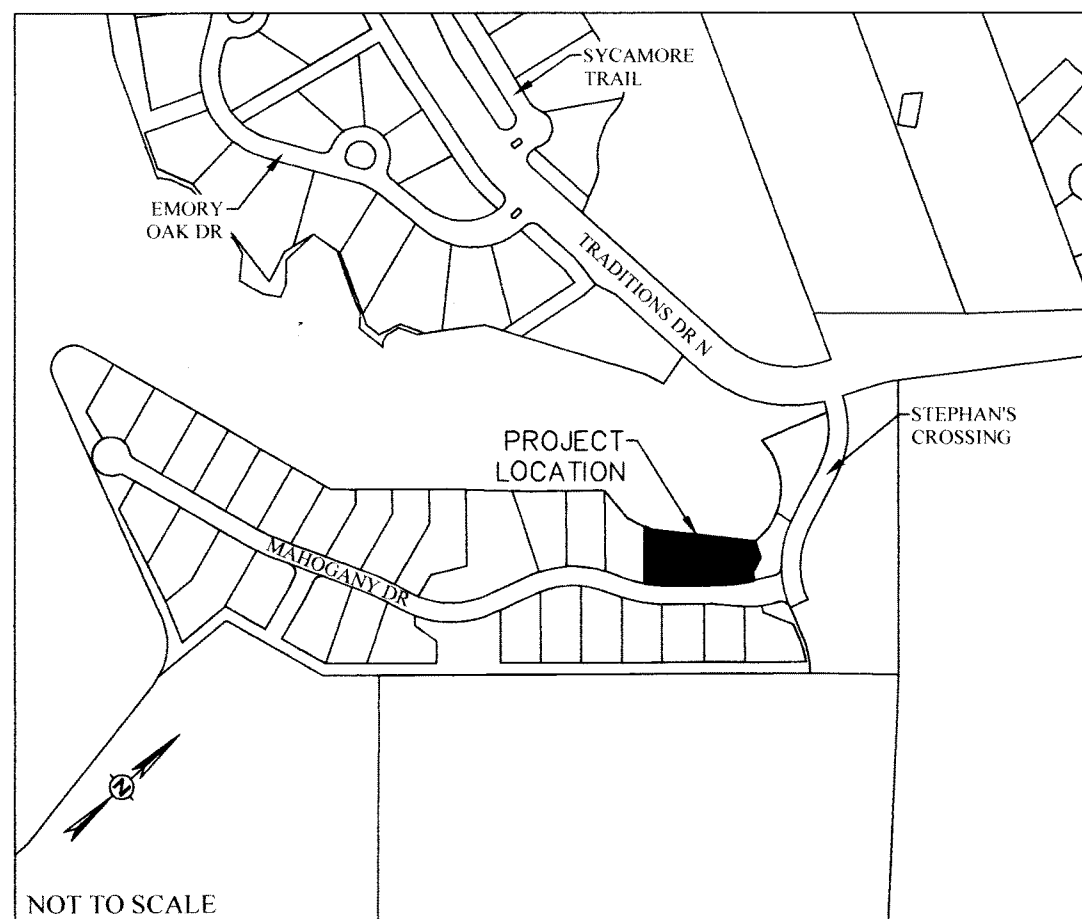
W. Paul Kasper
City Engineer, Bryan, Texas

LINE #	LENGTH	DIRECTION
L1	16.13'	N70° 10' 47"E
L2	42.43'	S68° 13' 17"E
L3	44.38'	S20° 42' 04"E
L4	20.00'	S60° 03' 39"E
L5	16.57'	S29° 56' 21"W

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	81.25'	400.00'	011°38'20"	40.77'	81.12'	S35°45'31"W
C2	65.83'	375.00'	010°03'31"	33.00'	65.75'	S46°36'26"W



VICINITY MAP



FINAL PLAT
OF
THE TRADITIONS SUBDIVISION
PHASE 26
0.82 ACRES
BLOCK 2, LOT 29R
BEING A
REPLAT
OF
THE TRADITIONS SUBDIVISION
PHASE 26
BLOCK 2, LOTS 29 & 30
VOL. 12630, PG. 25 OPRBCT
J.H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER:
155 Camp Limited Partnership
12007 Taylorsrest Ct
Houston, TX 77029

SURVEYOR:

KERR
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195
TBPES FIRM # 16018500
SURVEYS@KERRSURVEYING.NET
Kerr Job 22-776

ENGINEER:

SCHULTZ
TBPES NO. 12327
911 SOUTHWEST PKWY E
College Station, Texas 77840

(979) 764-3900