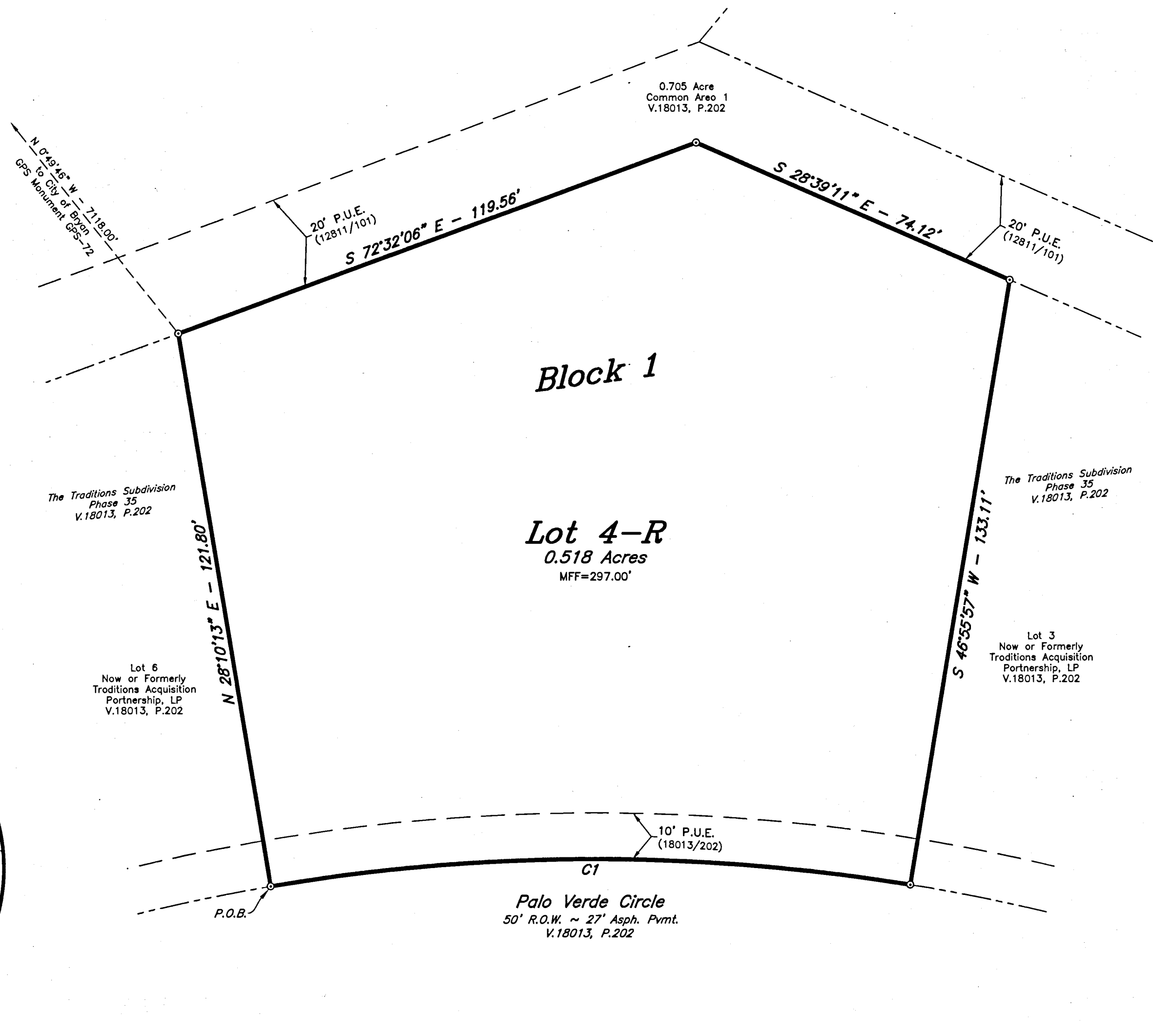
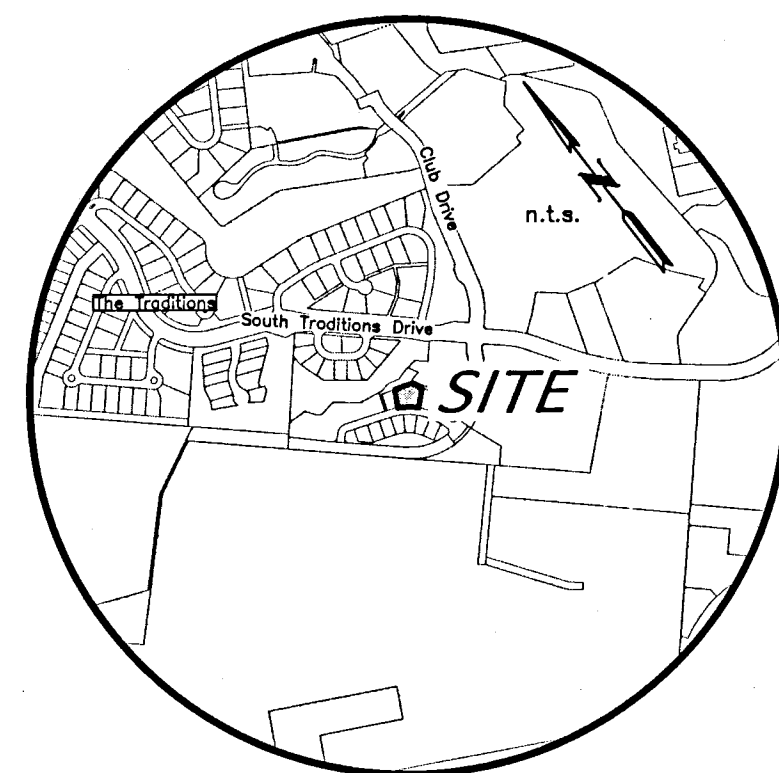


ORIGINAL PLAT

LOTS 4 & 5, BLOCK 1
THE TRADITIONS, PHASE 35 AS RECORDED
IN VOLUME 18013, PAGE 202

VICINITY MAP



REPLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
I, Gina & Jerry Davis, owner and developers of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Public Records of Brazos County in Volume 18844, Page 255 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.

Gina Davis
Gina Davis
Jerry Davis
Jerry Davis

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Gina & Jerry Davis, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated. 15 day of December 2023 under my hand and seal on this

Betty Heath
BETTY HEATH
Notary Public, State of Texas
Notary ID 1106117-4
My Commission Exp. 03-01-2025

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

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)
(COUNTY OF BRAZOS)

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 1/30/2024 8:49:26 AM
In the PLAT Records
Doc Number: 2024-1520630
Volume - Page: 19027-78
Number of Pages: 1
Amount: 72.00
Order#: 20240130000014
By: PS
Karen McQueen
By: *Patricia S. Spill*

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 21st day of December 2023.

W. Paul Chapman
City Engineer, Bryan, Texas EB

APPROVAL OF THE CITY PLANNER

I, Allison Kay, for 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 21st day of December 2023.

Allison Kay
City Planner, Bryan, Texas BJ

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	18°45'47"	425.00'	139.18'	70.22'	N 52°26'56" W	138.56'

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 4 and 5, Block 1, THE TRADITIONS SUBDIVISION, PHASE 35 as depicted on the Final Plat recorded in Volume 18013, Page 202 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.), said Lots being further described in the deed from Traditions Acquisition Partnership, L.P. to Gina Davis and Jerry Davis recorded in Volume 18844, Page 255 (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 west corner of this herein described tract and said Lot 5, said iron rod also marking the south corner of Lot 6, Block 1 of said THE TRADITIONS SUBDIVISION, PHASE 35 and being in the northeast right-of-way line of Palo Verde Circle (based on a 50-foot width);

THENCE: N 28° 10' 13" E along the common line of this tract and said Lot 6 for a distance of 121.80 feet to a found 1/2-inch iron rod marking the common north corner of this tract and said Lot 5, said iron rod also marking the east corner of said Lot 6 and being in the southwest line of the called 0.705 acre Common Area 1, Block 1 of said THE TRADITIONS SUBDIVISION, PHASE 35;

THENCE: along the common line of this tract and the called 0.705 acre Common Area 1 for the following two (2) calls:

- 1) S 72° 32' 06" E for a distance of 119.56 feet to a found 1/2-inch iron rod marking an angle of this tract, and
- 2) S 28° 39' 11" E for a distance of 74.12 feet to a found 1/2-inch iron rod marking the common east corner of this herein described tract and said Lot 4, said iron rod also marking the north corner of Lot 3, Block 1 of said THE TRADITIONS SUBDIVISION, PHASE 35;

THENCE: S 46° 55' 57" W along the common line of this tract and said Lot 3 for a distance of 133.11 feet to a found 1/2-inch iron rod marking the common south corner of this tract and said Lot 4, said iron rod also marking the Point of Curvature of a curve to the left, the west corner of said Lot 3 and being in the northeast right-of-way line of said Palo Verde Circle;

THENCE: 139.18 feet along the northeast right-of-way line of said Palo Verde Circle and along the arc of said curve having a central angle of 18° 45' 47", a radius of 425.00 feet, a tangent of 70.22 feet and long chord bearing N 52° 26' 56" W at a distance of 138.56 feet to the POINT OF BEGINNING and containing 0.518 acres of land.

- GENERAL NOTES:**
1. ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distance to the monuments are consistent with the Final Plat recorded in Volume 18013, Page 202, Official Public Records of Brazos County, Texas.
 2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0285E, Map Revised May 16, 2012, this property is not located in a Special Flood Hazard Area. Limits shown are approximate and were scaled from said map.
 3. 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 P.U.E. and the right of ingress and egress on property adjacent to the P.U.E. to access electric facilities.
 4. This property is currently zoned Planned Development - Housing District (PD-H) as approved by the Bryan City Council on December 8, 2020 with Ordinance No. 2464.
 5. Building setbacks to be in accordance with the City of Bryan Code of Ordinance for RD-5 zoning district. Additional building setbacks may be required by deed restrictions.
 6. Unless otherwise indicated 1/2" Iron Rods are set at all corners.

- Abbreviations:
- P.O.B. - Point of Beginning
 - P.U.E. - Public Utility Easement
 - CM - Controlling Monument
 - EB - Electrical Box
 - ET - Electrical Transformer Box
 - GS - Gas Sign (Atmos)
 - MFF - Minimum Finish Floor Elevation for Sewer Services
 - MH - Manhole (Sanitary Sewer)
 - SC - Sewer Cleanout
 - (300) - Contour Elevations

FINAL PLAT

**LOT 4-R, BLOCK 1
THE TRADITIONS
PHASE 35**

BEING A REPLAT OF
LOTS 4 & 5, BLOCK 1, THE TRADITIONS, PHASE 35
AS RECORDED IN VOLUME 18013, PAGE 202

0.518 ACRES

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

OCTOBER, 2023
SCALE: 1" = 20'

OWNER:
Gina & Jerry Davis
3623 & 3627 Palo Verde
Bryan, Texas 77807
(214) 906-0135

SURVEYOR:
Texas Firm Registration No. 10163300
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

