



**ORIGINAL PLAT**  
 LOTS 3R & 4R, BLOCK 2  
 THE TRADITIONS, PHASE 35 REPLAT  
 AS RECORDED IN VOLUME 18869, PAGE 112

**REPLAT**

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 STATE OF TEXAS  
 COUNTY OF BRAZOS

I, Mark Tino Alfieri and Christine Louise Alfieri, co-Trustees of the Alfieri Revocable Trust, owner and developers of the land shown on this plat 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.

*Mark Tino Alfieri*  
*Christine Louise Alfieri*  
 Mark Tino Alfieri  
 Christine Louise Alfieri

**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 8:46:23 AM  
 In the PLAT Records

Doc Number: 2024-1520629  
 Volume - Page: 19027-77  
 Number of Pages: 1  
 Amount: 72.00  
 Order#: 20240130000011  
 By: *Robert S. ...*  
 PS

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	26°52'03"	375.00'	175.80'	89.55'	S 56°58'27" E	174.20'

STATE OF TEXAS  
 COUNTY OF COLLIN

Before me, the undersigned authority, on this day personally appeared Mark Tino Alfieri and Christine Louise Alfieri, 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 purpose stated.

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

*Shirley F. ...*  
 Notary Public, Collin 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 21st day of December, 2023.

*William ...*  
 City Engineer, Bryan, 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, Allison Kay, 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 20th day of December, 2023.

*Allison Kay*  
 City Planner, 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 3R and 4R, Block 2, THE TRADITIONS SUBDIVISION, PHASE 35 as depicted on the Replat recorded in Volume 18869 Page 112 of the Official Public Records of Brazos County, Texas (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 east corner of this herein described tract and said Lot 3R, said iron rod also marking the north corner of Lot 2R, Block 2 of said THE TRADITIONS SUBDIVISION, PHASE 35 (18869/112) and being in the southwest right-of-way line of Palo Verde Circle (based on a 50-foot width);

THENCE: S 46° 27' 20" W along the common line of this tract and said Lot 2R for a distance of 158.95 feet to a found 1/2-inch iron rod marking the common south corner of this tract and said Lot 3R, said iron rod also marking the west corner of said Lot 2R and being in the northeast line of the called 0.731 acre Common Area 3R, Block 2 of said THE TRADITIONS SUBDIVISION, PHASE 35 (18869/112);

THENCE: along the common line of this tract, the called 0.731 acre Common Area 3R and Lot 5, Block 2, THE TRADITIONS SUBDIVISION, PHASE 35 as depicted on the Final Plat recorded in Volume 18013, Page 202 (O.P.R.B.C.) for the following two (2) calls:

- N 50° 20' 41" W for a distance of 103.92 feet to a found 1/2-inch iron rod marking the common west corner of this herein described tract and said Lot 4R and
- N 19° 35' 36" E, at 26.61 feet, pass a found 1/2-inch iron rod marking the south corner of said Lot 5, continue for a total distance of 146.61 feet to a found 1/2-inch iron rod marking the common north corner of this tract and said Lot 4R, said iron rod also marking the east corner of said Lot 5 and being in the southwest right-of-way line of said Palo Verde Circle;

THENCE: 175.80 feet along the southwest right-of-way line of said Palo Verde Circle and along the arc of a curve in a clockwise direction having a central angle of 26° 52' 03", a radius of 375.00 feet, a tangent of 89.55 feet and long chord bearing S 56° 58' 27" E at a distance of 174.20 feet to the POINT OF BEGINNING and containing 0.501 acres of land.

**FINAL PLAT**

**LOT 3R-1, BLOCK 2**  
**THE TRADITIONS**  
**PHASE 35**

BEING A REPLAT OF  
 LOTS 3R & 4R, BLOCK 2, THE TRADITIONS, PHASE 35  
 REPLAT AS RECORDED IN VOLUME 18869, PAGE 112

**0.501 ACRES**

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

OCTOBER, 2023  
 SCALE: 1" = 20'

OWNER:  
 Mark Tino Alfieri and  
 Christine Louise Alfieri  
 5582 Buena Vista Drive  
 Frisco, Texas 75034  
 (214) 669-4863

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

Texas Firm Registration No. 10103300

**MB**