

a kank dan a kaba, dan jugan apampung pangunangan ang adalah yang dan panjan panganga apakang pipangang

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, <u>Mark Tino Alfieri and Christine Louise Alfieri, co—Trustees of the Alfieri Revocable Trust</u>, 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
Christiae Ufue

STATE OF TEXAS

Before me, the undersigned authority, on this day personally appeared known to me to be the person whose name is subscribed to the foregoing instrument, and

mot thek Notary Public, 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.

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 Karen Mc Juean Number of Pages: 1 Amount: 72.00 Amount: 72.00
Order#: 20240130000011

By: Patrick St.

APPROVAL OF THE CITY ENGINEER

By: PS

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 20_23.



APPROVAL OF THE CITY PLANNER

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 day of December 2003.

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

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

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 (0.P.R.B.C.) for the following two (2) calls:

1) 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 2) N 19" 35' 38" 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 foot 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.

GENERAL NOTES:
1. ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distance to the monuments are consistent with the Replat recorded in Volume 18869,

Page 112, 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, released approximate and determined and the register install approximate and the register installed in the register in th 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. ⊙ - 1/2" Iron Rod Found (CM)

7. Abbreviations:

P.O.B. — Point of Beginning
P.U.E. — Public Utility Easement Electrical Box Electrical Transformer Box Controlling Monument Gas Sign (Atmos)Light Pole

 Sewer Cleanout Water Meter (304) − Contour Elevations

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'

Owners: Mark Tino Alfieri and Christine Louise Alfieri 5582 Buena Vista Drive Frisco, Texas 75034 (214) 669-4883

Texas Firm Registration No. 10103300 McClure & Browne Engineering/Surveying, Inc. 1008 Woodcreek Dr., Suite 103 College Station, Texas 77845 MB (979) 693-3838

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