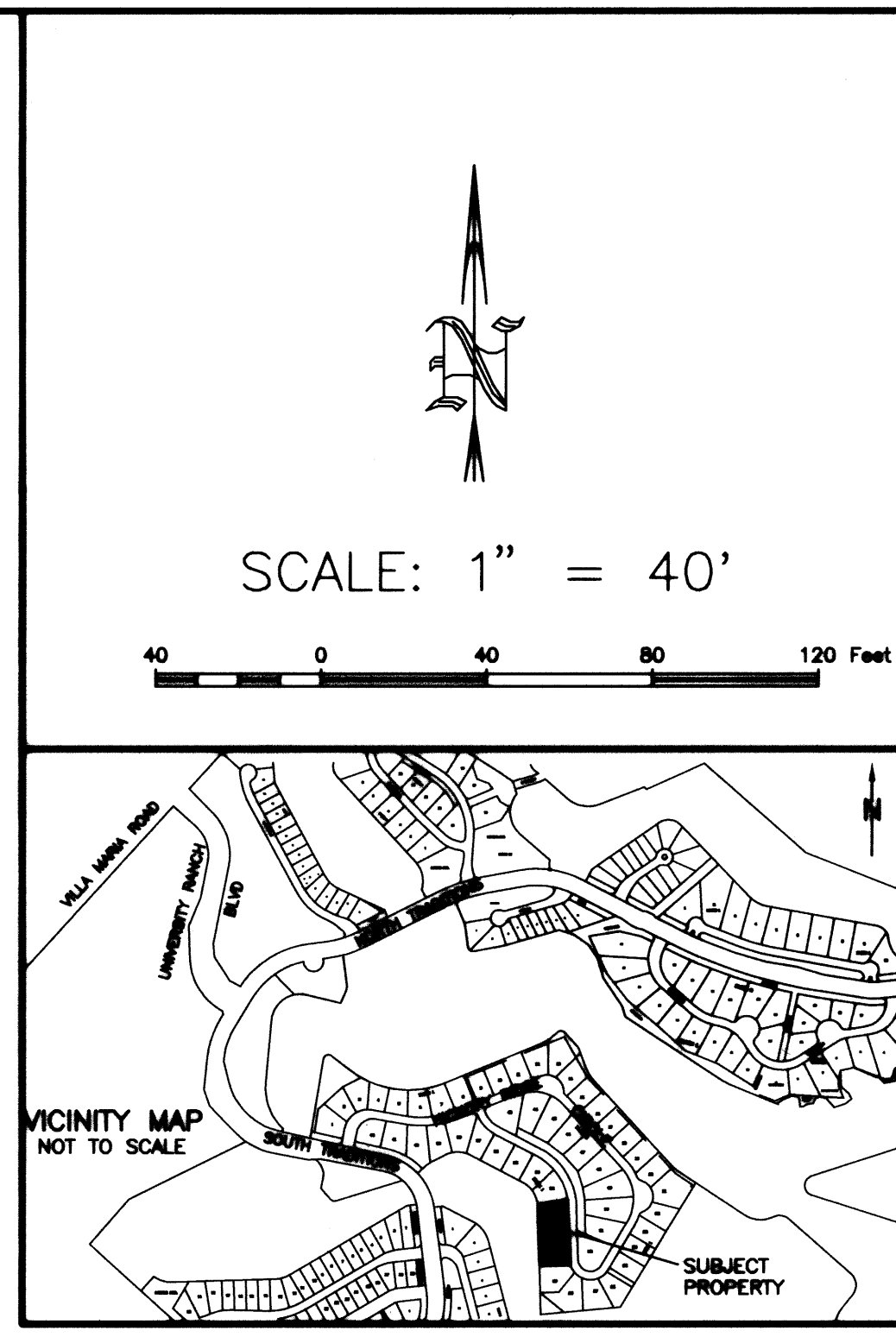
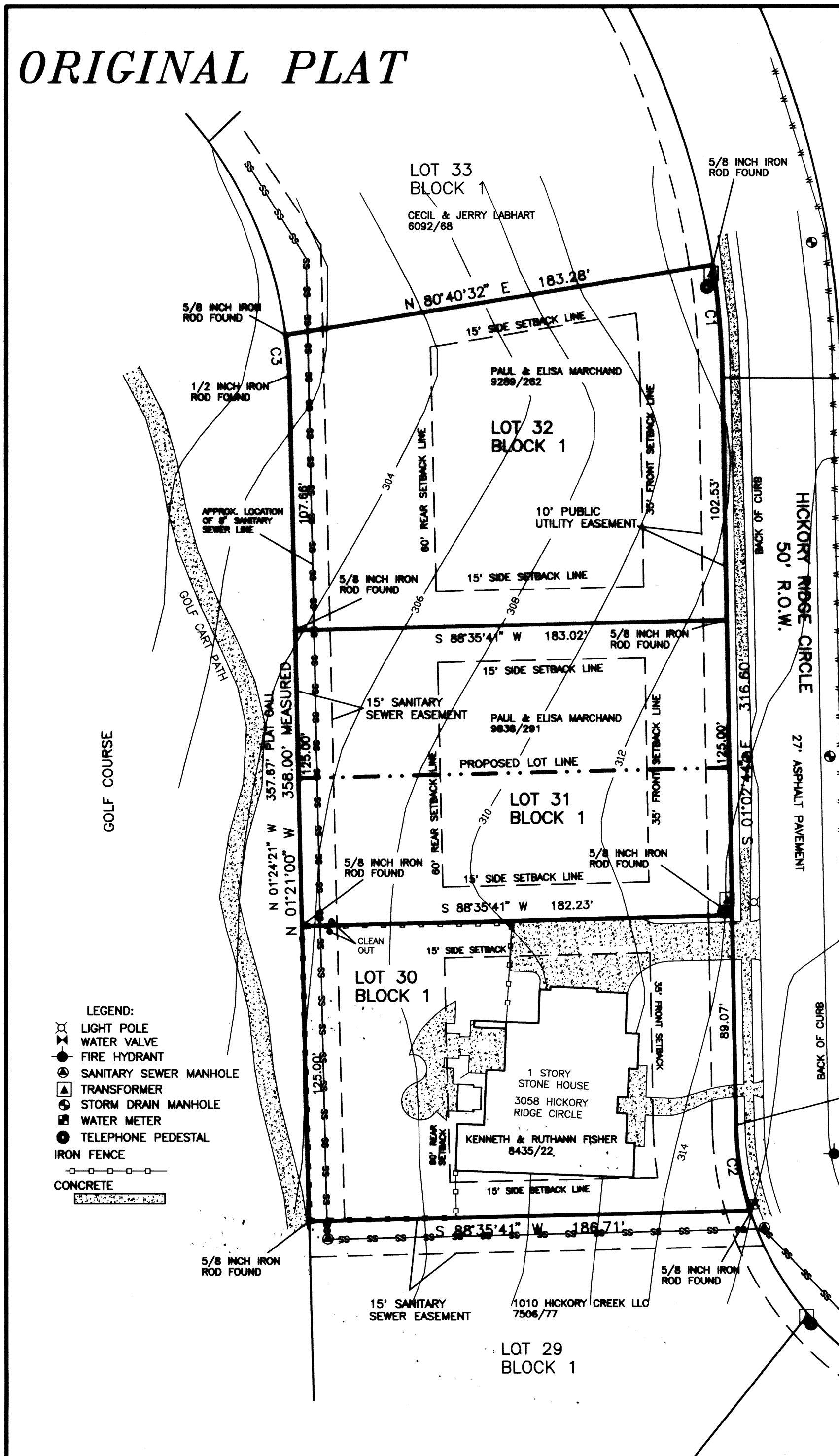


ORIGINAL PLAT



REPLAT

Doc Bk Vol Pg
01084104 OR 10038 P 87

Filed for Record in:
BRAZOS COUNTY

On: Feb 17, 2011 at 09:32A

As a
Plat

Document Number: 01084104

Amount: 63.00

Receipt Number: 407364

By:
Kim Green

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the Official Public Records of:
BRAZOS COUNTY
as stamped hereon by me.
Feb 17, 2011

HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY

| CURVE | RADIUS | DELTA | ARC | TANGENT | BEARING | CHORD |
|-------|--------|-----------|-------|---------|---------------|-------|
| C1 | 355.00 | 07°45'07" | 48.03 | 24.05 | S 04°55'17" E | 47.99 |
| C2 | 125.00 | 16°41'29" | 36.41 | 18.34 | S 09°23'28" E | 36.29 |
| C3 | 175.00 | 05°38'19" | 17.22 | 8.62 | N 05°16'56" W | 17.21 |

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0143 C, DATED JULY 2, 1992, ESTABLISHED BY TRADITIONS CLUBS BY MELROSE.
3. BUILDING SETBACK LINES SHOWN HEREON PER REGULATIONS.
4. CONTOURS SHOWN HEREON PER DIGITAL OVERLAY OBTAINED FROM THE CITY OF BRYAN.

METES AND BOUNDS DESCRIPTION
1.63 ACRE TRACT
OF
J. H. JONES SURVEY A-26
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE J. H. JONES SURVEY, ABSTRACT NO. 26, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOTS 30, 31 AND 32, BLOCK 1, THE TRADITIONS SUBDIVISION, PHASE V, ACCORDING TO THE PLAT RECORDED IN VOLUME 5900, PAGE 293 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE WEST LINE OF HICKORY RIDGE CIRCLE (50' R.O.W.) MARKING THE NORTHEAST CORNER OF SAID LOT 32 AND THE SOUTHWEST CORNER OF LOT 33, BLOCK 1, SAID IRON ROD FOUND BEING IN A CLOCKWISE CURVE HAVING A RADIUS OF 355.00 FEET;

THENCE: ALONG THE WEST LINE OF HICKORY RIDGE CIRCLE FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°45'07" FOR AN ARC DISTANCE OF 48.03 FEET (CHORD BEARS: S 04°55'17" E - 47.99 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING THE ENDING POINT OF SAID CURVE;

S 01°02'44" E FOR A DISTANCE OF 318.80 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 125.00 FEET;

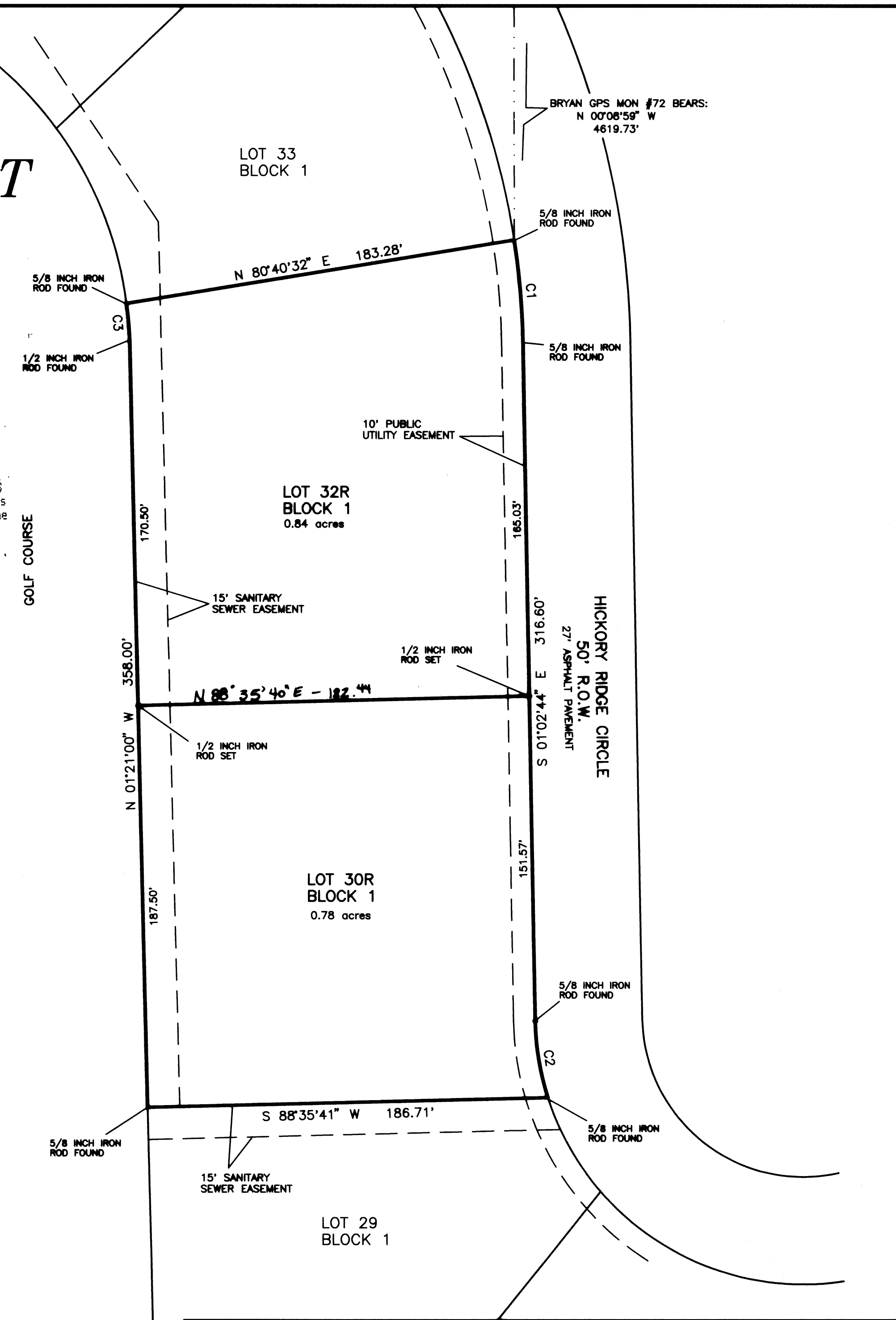
ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°41'29" FOR AN ARC DISTANCE OF 36.41 FEET (CHORD BEARS: S 09°23'28" E - 36.29 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID LOT 30 AND THE NORTHEAST CORNER OF LOT 29, BLOCK 1;

THENCE: S 88°35'41" W ALONG THE COMMON LINE OF SAID LOT 30 AND LOT 29 FOR A DISTANCE OF 186.71 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID LOT 30 AND THE NORTHWEST CORNER OF SAID LOT 29;

THENCE: N 01°21'00" W ALONG THE WEST LINE OF SAID LOTS 30, 31 AND 32, SAME BEING AN EASTERLY LINE OF A PORTION OF A GOLF COURSE, FOR A DISTANCE OF 358.00 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 175.00 FEET;

THENCE: CONTINUING ALONG THE WEST LINE OF SAID LOT 32 AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°38'19" FOR AN ARC DISTANCE OF 17.22 FEET (CHORD BEARS: N 05°16'56" W - 17.21 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID LOT 32 AND THE SOUTHWEST CORNER OF SAID LOT 33;

THENCE: N 80°40'32" E ALONG THE COMMON LINE OF SAID LOT 32 AND LOT 33 FOR A DISTANCE OF 183.28 FEET TO THE POINT OF BEGINNING CONTAINING 1.63 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND OCTOBER 2010. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.



CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this plat together with all instruments of authentication was filed for record in my office on the 17th day of February, 2011, in the Official Public Records of Brazos County, Texas, in Volume 5900, Page 293.

Karen McQueen
County Clerk
Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared with an actual survey of the property and that properly markers and monuments were placed upon the ground, and that the metes and bounds describing said plat as shown will describe a closed geometric form.

Brad Kerr, R.P.L.S. No. 4502



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We) Paul Marchand & Elisa Marchand, owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, R) in the Official Records of Brazos County, in Volume 5900, Page 293, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

Paul Marchand
Elisa Marchand
Owner(s)

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We) Kenneth & Ruthann Fisher & Ruthann Fisher, owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, R) in the Official Records of Brazos County, in Volume 5900, Page 293, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

Kenneth Fisher
Ruthann Fisher
Owner(s)

CERTIFICATE OF THE CITY ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Paul Marchand known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose stated.

Given under my hand and seal on this 5th day of January, 2011

Louise Barker
Notary Public, Brazos County, Texas

CERTIFICATE OF THE CITY ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

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 10th day of January, 2011.

W. Paul Kegan
City Engineer, City of Bryan

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Michael Bestor, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the 10th day of January, 2011, and same was duly approved on the 10th day of January, 2011.

Michael Bestor
Chairman

CERTIFICATION OF CITY PLANNER

I, 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 10th day of January, 2011.

Karen Russell
City Planner, City of Bryan

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 10th day of January, 2011.

W. Paul Kegan
City Engineer, City of Bryan

REPLAT
OF
LOTS 30, 31 & 32, BLOCK 1
THE TRADITIONS SUBDIVISION
PHASE V

VOLUME 5900, PAGE 293
1.63 AC., J. H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 40 FEET
SURVEY DATE: OCT. 2010
PLAT DATE: 10-28-10
REVISED: 11-16-10
JOB NUMBER: 10-564
CAD NAME: 10-564
CRS FILE: 10-564

PREPARED BY: KERR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3195

PREPARED FOR: PAUL MARCHAND
3224 WALNUT CREEK COURT
BRYAN, TEXAS 77807
PHONE (903) 938-9949