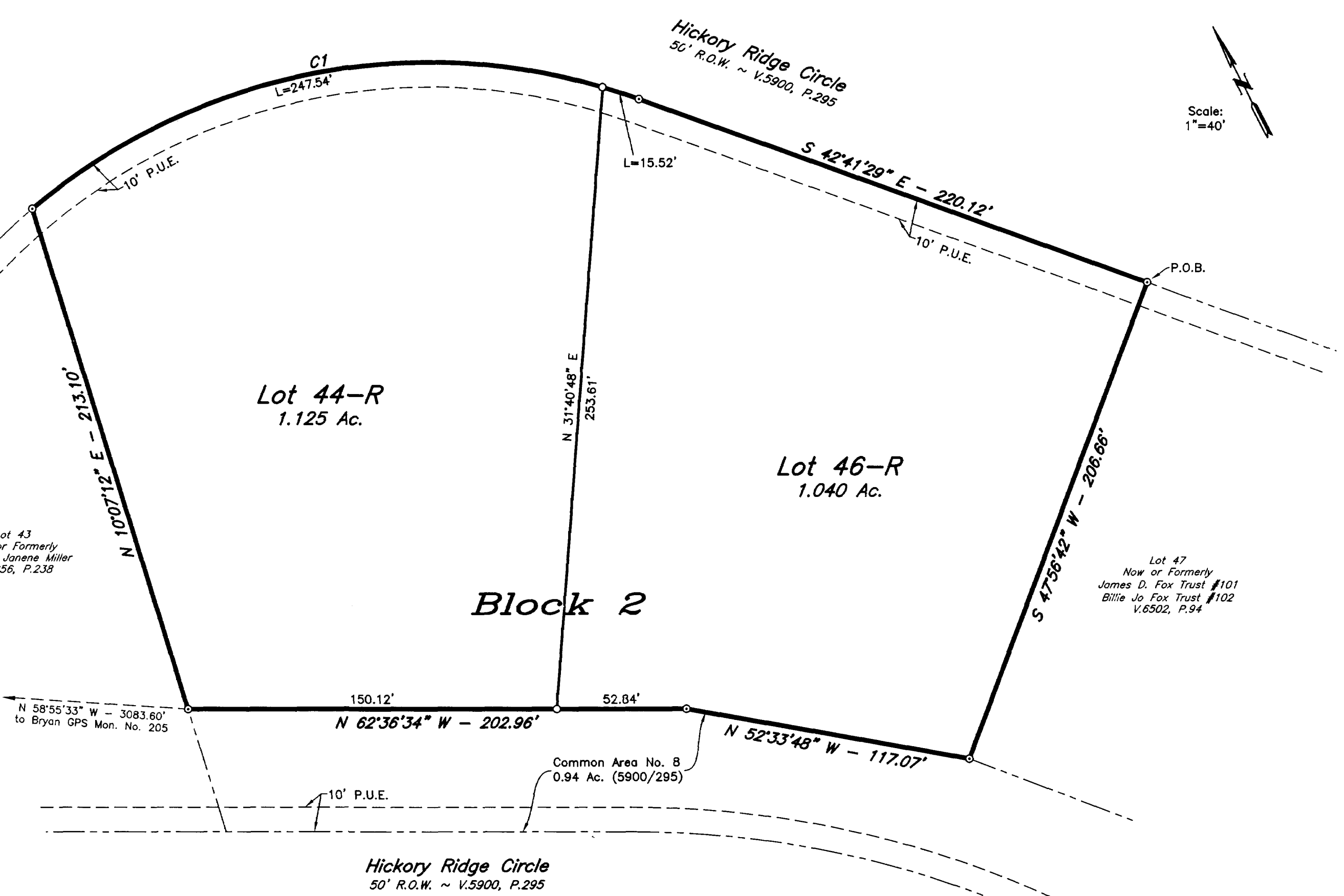
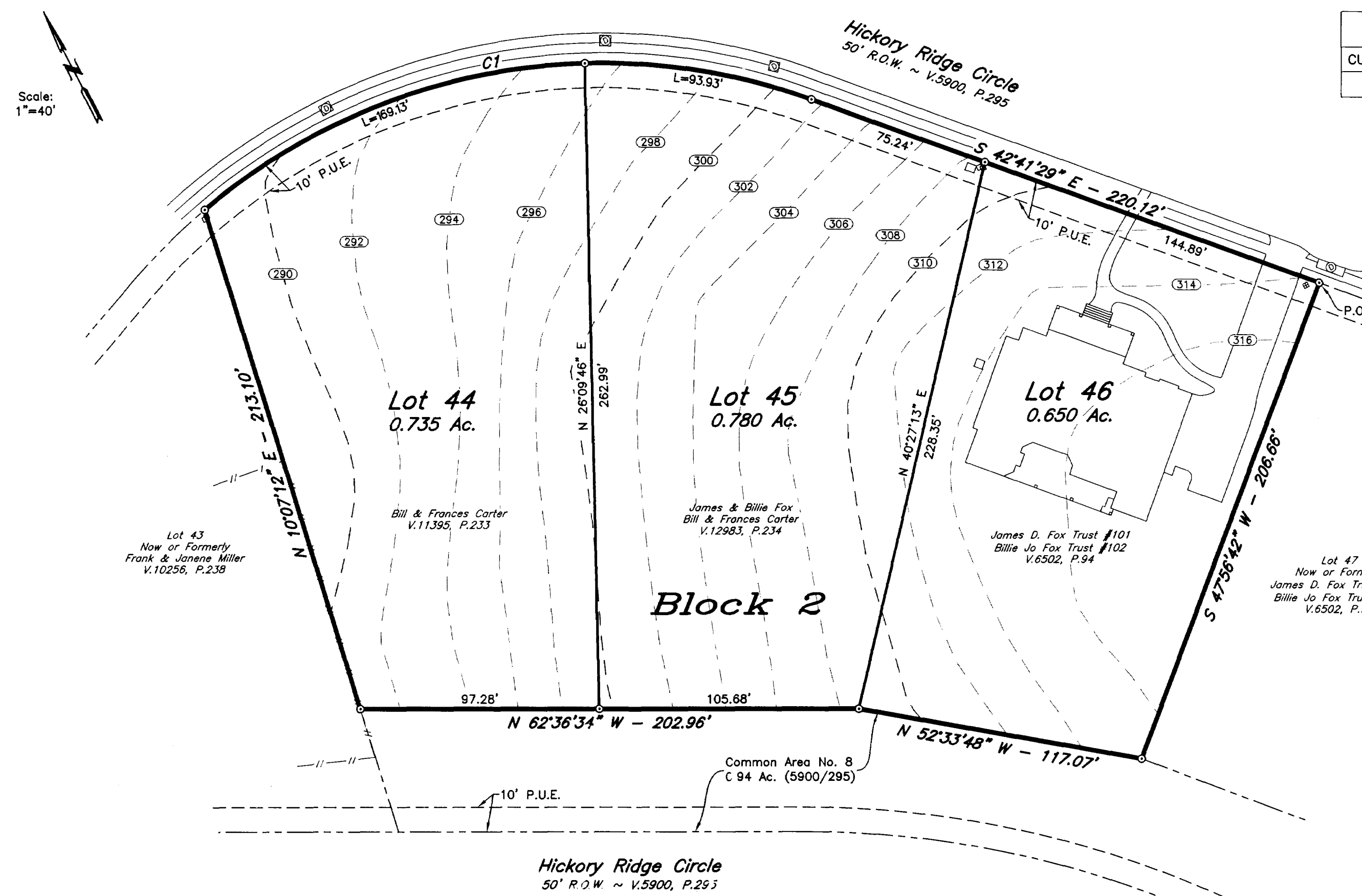


CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	60°17'20"	250.00'	263.06'	145.18'	S 72°50'09" E	251.09'



ORIGINAL PLAT
 LOTS 44, 45 AND 46, BLOCK 2
 THE TRADITIONS SUBDIVISION, PHASE V
 RECORDED IN VOLUME 5900, PAGE 295

REPLAT

Vicinity Map
 SCALE: N.T.S.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 We, Bill E. and Frances B. Carter, owner and developer of LOT 44-R, BLOCK 2, THE TRADITIONS SUBDIVISION, PHASE V as shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 11395, Page 233 and Volume 12953, Page 234 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.

Bill E. Carter
 Bill E. Carter

Frances B. Carter
 Frances B. Carter

Doc: 01351502
 Bl: 01
 Vol: 13997
 Pg: 763

Filed for Record in
 BRAZOS County
 On: Dec 23 2015 at 12:16:49

Doc: 01351502
 Bl: 01
 Vol: 13997
 Pg: 763

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Leah Johnson, County Clerk, do hereby certify that this instrument was filed in the public records of this county on the 23rd day of December, 2015, and was duly recorded in the volume and page of the Official Public Records of this county as shown hereon.

Leah Johnson
 Leah Johnson
 County Clerk, Brazos County, Texas

CERTIFICATION BY 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 its certificates of authentication was filed for record in my office the 23rd day of December, 2015, in the Official Records of Brazos County, Texas in Volume 13997, Page 763.

Karen McQueen
 Karen McQueen
 County Clerk, Brazos 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 applicable codes and ordinances of the City of Bryan and was approved on the 23rd day of December, 2015.

W.P. O'Connell
 W.P. O'Connell
 City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, Mark Zimmerman, 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 23rd day of December, 2015.

Mark Zimmerman
 Mark Zimmerman
 City Planner, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, A.S. Nickles, 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 and Zoning Commission of the City of Bryan on the 23rd day of December, 2015, and same was duly approved on the 23rd day of December, 2015, by said Commission.

A.S. Nickles
 A.S. Nickles
 Chairman, Planning and Zoning Commission

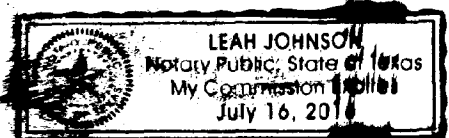
CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared James D. Fox and Billie Jo Fox, 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.

James D. Fox
 James D. Fox Trust #101

Billie Jo Fox
 Billie Jo Fox Trust #102

Notary Public, Brazos County, Texas



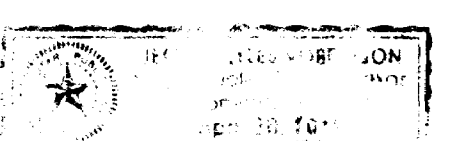
CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared James D. Fox and Billie Jo Fox, 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.

James D. Fox
 James D. Fox Trust #101

Billie Jo Fox
 Billie Jo Fox Trust #102

Notary Public, Brazos County, Texas



FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the J. H. JONES SURVEY, Abstract No. 26 in Bryan, Brazos County, Texas and being all of Lots 44, 45 and 46, Block 2, THE TRADITIONS SUBDIVISION, PHASE V recorded in Volume 5900, Page 295 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 5/8-inch iron rod marking the common most northerly corner of Lot 46 and 47, Block 2 of said THE TRADITIONS SUBDIVISION, PHASE V and being in the southwest right-of-way line of Hickory Ridge Circle (based on a 50-foot width);

THENCE: S 47° 56' 42" W along the common line of said Lots 46 and 47, Block 2 for a distance of 206.66 feet to a found 5/8-inch iron rod marking the common most southerly corner of said Lots 46 and 47, said iron rod also being in the northeast line of the 0.94 acre Common Area No. 8 as depicted on the final plat of said THE TRADITIONS SUBDIVISION, PHASE V;

THENCE: along the common line of the said 0.94 acre Common Area No. 8 and said Lots 46, 45 and 44, Block 2 for the following two (2) calls:

1) N 52° 33' 48" W for a distance of 117.07 feet to a found 5/8-inch iron rod for corner, and
 2) N 62° 36' 34" W for a distance of 202.96 feet to a found 5/8-inch iron rod marking the southwest corner of said Lot 44, the north corner of the said 0.94 acre Common Area No. 8 and said iron rod also being in the east line of Lot 43 of said THE TRADITIONS SUBDIVISION, PHASE V;

THENCE: N 10° 07' 12" E along the common line of said Lots 43 and 44 for a distance of 213.10 feet to a found 5/8-inch iron rod marking the common most northerly corner of said Lots 43 and 44 and being in the southwest line of said Hickory Ridge Circle;

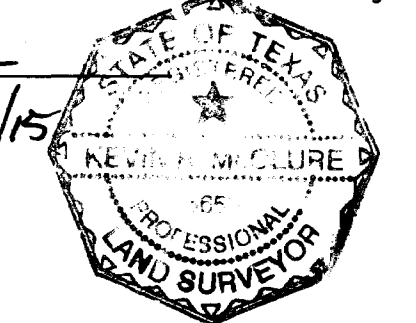
THENCE: 263.06 feet in a clockwise direction along a curve in the southwest line of said Hickory Ridge Circle, said curve having a central angle of 60° 17' 20", a radius of 250.00 feet, a tangent of 145.18 feet and a long chord bearing S 72° 50' 09" E at a distance of 251.09 feet to a found 5/8-inch iron rod marking the Point of Tangency;

THENCE: S 42° 41' 29" E for a distance of 220.12 feet to the POINT OF BEGINNING and containing 2.165 acres of land, more or less.

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, 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.

Kevin R. McClure
 Kevin R. McClure, R.L.S. No. 5650



REPLAT

THE TRADITIONS SUBDIVISION, PHASE V

LOTS 44-R AND 46-R, BLOCK 2

2.165 ACRES

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

OCTOBER, 2015
 SCALE: 1" = 40'

Surveyor:
 McClure & Browne Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (979) 693-3638

