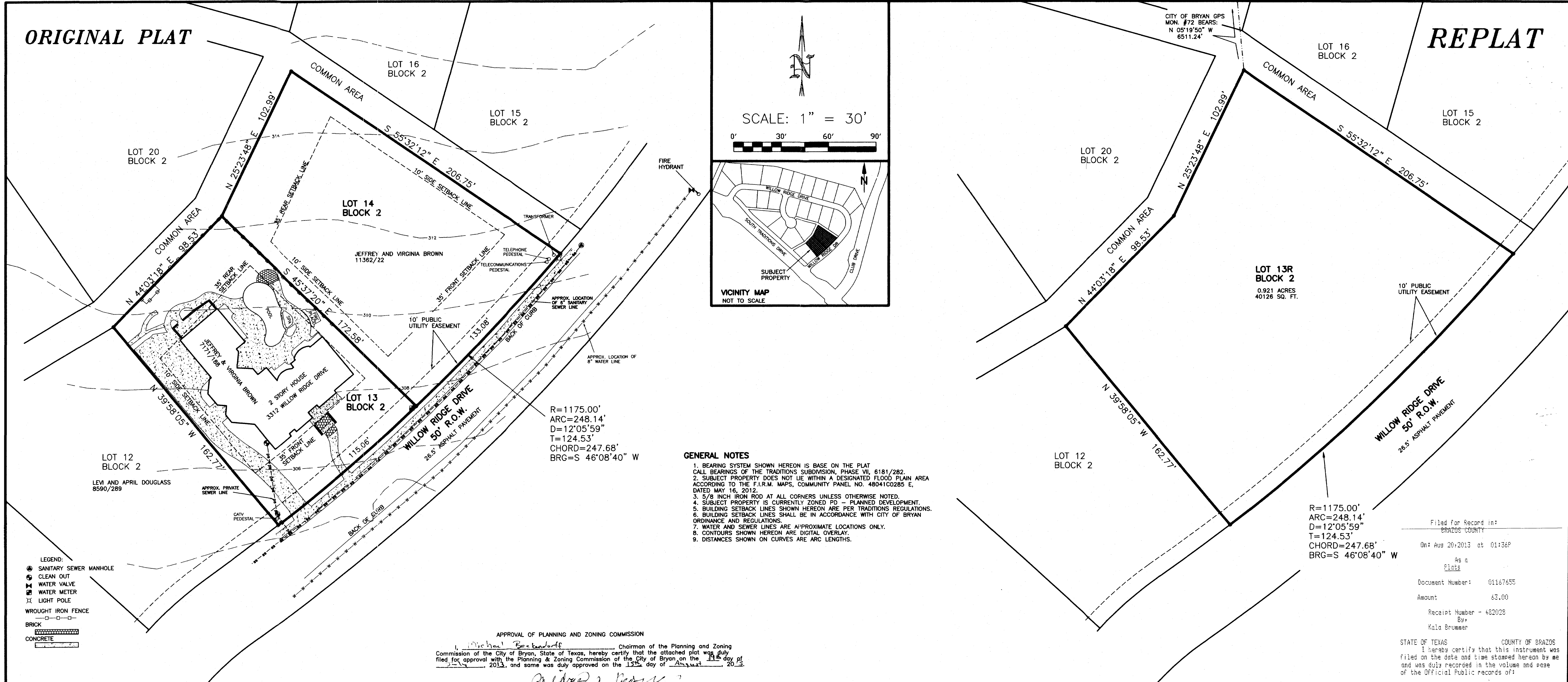


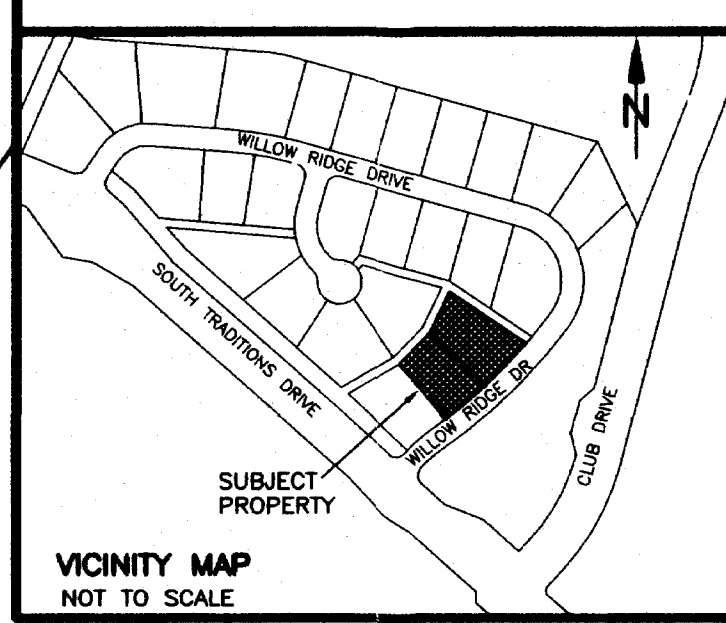
ORIGINAL PLAT

REPLAT



- LEGEND:
SANITARY SEWER MANHOLE
CLEAN OUT
WATER VALVE
WATER METER
LIGHT POLE
WROUGHT IRON FENCE
BRICK
CONCRETE

SCALE: 1" = 30'



R=1175.00'
ARC=248.14'
D=12°05'59"
T=124.53'
CHORD=247.68'
BRG=S 46°08'40" W

- GENERAL NOTES
1. BEARING SYSTEM SHOWN HEREON IS BASED ON THE PLAT CALL BEARINGS OF THE TRADITIONS SUBDIVISION, PHASE VII, 6181/282.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA...

APPROVAL OF PLANNING AND ZONING COMMISSION
I, Michael Beaudouff, 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 11th day of August, 2013, and same was duly approved on the 15th day of August, 2013.

CERTIFICATE OF SURVEYOR
I, Brad Kerr, Registered Public Surveyor No. 4502, 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.



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 14th day of August, 2013.

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 its certificates of authentication was filed for record in my office on the 20th day of August, 2013, in the Official Public Records of Brazos County, Texas, in Volume 11549, Page 149.

METES AND BOUNDS DESCRIPTION
0.921 ACRE TRACT
THE TRADITIONS SUBDIVISION, PHASE VII
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 13 AND 14, BLOCK 2, THE TRADITIONS SUBDIVISION, PHASE VII, ACCORDING TO THE PLAT RECORDED IN VOLUME 6181, PAGE 282 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 WESTERLY LINE OF WILLOW RIDGE DRIVE (50' R.O.W.) MARKING THE NORTHEAST CORNER OF SAID LOT 14 AND A SOUTHEASTERLY CORNER OF COMMON AREA NO. 2, SAID IRON ROD FOUND BEING IN A CLOCKWISE CURVE HAVING A RADIUS OF 1175.00 FEET;
THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12° 05' 59" FOR AN ARC DISTANCE OF 248.14 FEET (CHORD BEARS: S 46° 08' 40" W - 247.68 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID LOT 13 AND THE EAST CORNER OF LOT 12, BLOCK 2;

THENCE: N 39° 58' 05" W ALONG THE COMMON LINE OF SAID LOT 13 AND SAID LOT 12 FOR A DISTANCE OF 162.77 FEET TO A 5/8 INCH IRON ROD FOUND ON THE EASTERLY LINE OF SAID COMMON AREA NO. 2 MARKING THE COMMON CORNER OF SAID LOTS 12 AND 13;

THENCE: N 44° 03' 18" E ALONG THE COMMON LINE OF SAID LOT 13 AND SAID COMMON AREA FOR A DISTANCE OF 98.53 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOT 13 AND LOT 14;

THENCE: N 25° 23' 48" E ALONG THE COMMON LINE OF SAID LOT 14 AND SAID COMMON AREA FOR A DISTANCE OF 102.99 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID LOT 14;

THENCE: S 55° 32' 12" E CONTINUING ALONG THE COMMON LINE OF SAID LOT 14 AND SAID COMMON AREA FOR A DISTANCE OF 206.75 FEET TO THE POINT OF BEGINNING CONTAINING 0.921 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE PLAT CALL BEARINGS OF THE TRADITIONS SUBDIVISION, PHASE VII, 6181/282.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

Filed for Record in: BRAZOS COUNTY
On: Aug 20, 2013 at 01:36P
As a Plat
Document Number: 01167655
Amount: 63.00
Receipt Number: 482028
By: Kala Brummer
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.
Aug 20, 2013
Karen McQueen - Brazos County Clerk
BRAZOS COUNTY

Doc: 01167655
Bk: BR
Vol: 11549
Pg: 173

REPLAT OF LOTS 13 & 14, BLOCK 2 THE TRADITIONS SUBDIVISION PHASE VII
0.921 ACRES, J. H. JONES SURVEY, A-26
VOLUME 6181, PAGE 282
BRYAN, BRAZOS COUNTY, TEXAS.
SCALE: 1 INCH = 30 FEET
SURVEY DATE: 07-10-13
PLAT DATE: 07-18-13
REVISED: 07-30-13
JOB NUMBER: 13-482
CAD NAME: 13-482
CR5 FILE: URANCH (cont); 13-482 (job)
PREPARED BY: KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195
PREPARED FOR: JEFFREY BROWN
3312 WILLOW RIDGE DRIVE
BRYAN, TEXAS 77807

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS COUNTY OF BRAZOS
I, JEFFREY AND VIRGINIA BROWN, owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County, in Volumes 7171 & 11362, Pages 188 & 22, 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.

Owner(s) signature and name

Before me, the undersigned authority, on this day personally appeared JEFFREY AND VIRGINIA BROWN known to me to be the persons whose names 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 1st day of August, 2013.

Notary Public, Brazos County, Texas
Signature and name of notary

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 14th day of August, 2013.

City Planner, City of Bryan