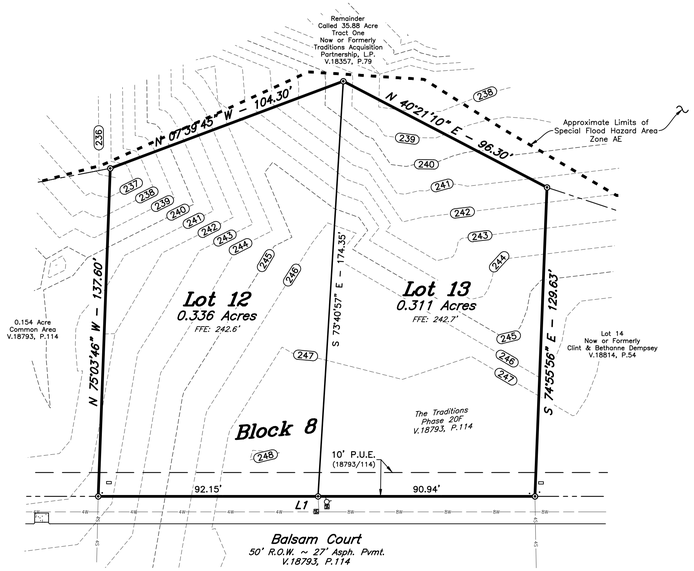
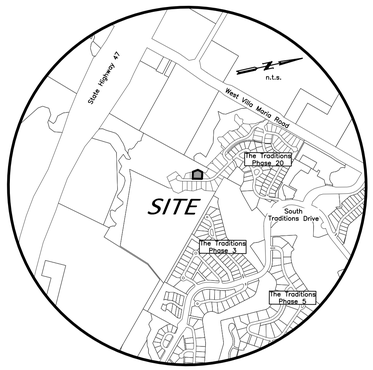


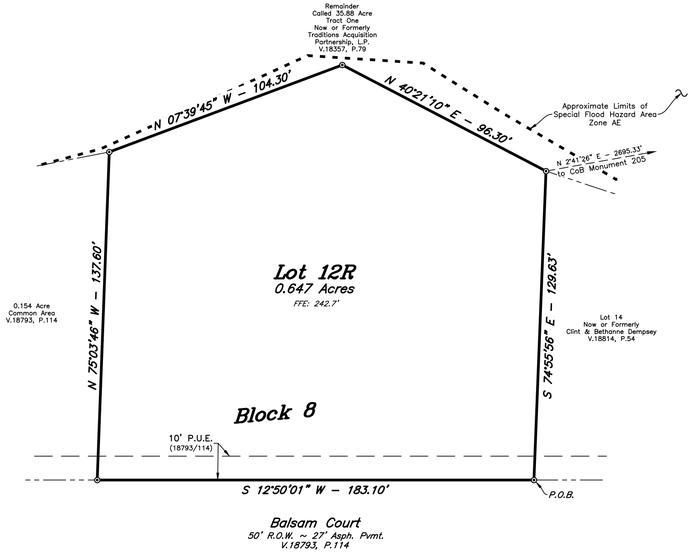
ORIGINAL PLAT

LOTS 12 & 13, BLOCK 8
THE TRADITIONS AS RECORDED
IN VOLUME 18793, PAGE 114

Scale:
1"=30'



VICINITY MAP



REPLAT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 12°50'01" W	183.10'

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Shawn Lafferty, owner and developers of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Public Records of Brazos County in Volume 18830, Page 231 and in Volume 18830, Page 256 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.

_____
Shawn Lafferty

STATE OF TEXAS
COUNTY OF BRAZOS

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 acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal on this _____ day of _____, 20____.

_____
Notary Public, Brazos 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.

_____
Cody Karisch, R.P.L.S. No. 7004

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 _____ day of _____, 20____, in the Official Records of Brazos County, Texas in Volume _____, Page _____.

_____
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 appropriate codes and ordinances of the City of Bryan and was approved on the ____ day of _____, 20_____.

_____
City Engineer, Bryan, Texas

APPROVAL OF THE 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 _____ day of _____, 20_____.

_____
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 12 and 13, Block 8, THE TRADITIONS PHASE 20F according to the Final Plat recorded in Volume 18793, Page 114 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.), said tract being further described in the deeds from Traditions Acquisition Partnership, L.P. to Shawn Lafferty recorded in Volume 18830, Pages 231 and 256 (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 13, said iron rod also marking the south corner of Lot 14, Block 8 of said THE TRADITIONS PHASE 20F and being in the northwest right–of–way line of Balsam Court (based on a 50–foot width);

THENCE: S 12° 50' 01" W along the northwest right–of–way line of said Balsam Court for a distance of 183.10 feet to a found 1/2–inch iron rod marking the common south corner of this tract and said Lot 12, said iron rod also marking the east corner of the called 0.154 acre Common Area, Block 8 of said THE TRADITIONS PHASE 20F;

THENCE: N 75° 03' 46" W along the common line of this tract and the called 0.154 acre Common Area for a distance of 137.60 feet to a found 1/2–inch iron rod marking the common southwest corner of this tract and said Lot 12, said iron rod also being in the east line of the called 35.88 acre Traditions Acquisition Partnership, L.P. remainder Tract One recorded in Volume 18357, Page 79 (O.P.R.B.C.);

THENCE: along the common line of this tract and the called 35.88 acre Traditions Acquisition Partnership, L.P. remainder Tract One for the following two (2) calls:

1) N 07° 39' 45" W for a distance of 104.30 feet to a found 1/2–inch iron rod marking the west corner of this herein described tract, and
2) N 40° 21' 10" E for a distance of 96.30 feet to a found 1/2–inch iron rod marking the common north corner of this tract and said Lot 13, said iron rod also marking the west corner of Lot 14;

THENCE: S 74° 55' 56" E along the common line of this tract and said Lot 14 for a distance of 129.63 feet to the POINT OF BEGINNING and containing 0.647 acres of land.

GENERAL NOTES:

1. ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distance to the monuments are consistent with the Final Plat recorded in Volume 18793, Page 114, 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, 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 September 13, 2022 with Ordinance No. 2576.
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
CM – Controlling Monument
FFE – Finish Floor Elevation
(290) – Contour Elevations

FINAL PLAT

THE TRADITIONS PHASE 20F
LOT 12R, BLOCK 8

BEING A REPLAT OF
LOTS 12 & 13, BLOCK 8
OF THE TRADITIONS, PHASE 20F
AS RECORDED IN VOLUME 18793, PAGE 114

0.647 ACRES

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

AUGUST, 2023
SCALE: 1" = 30

Owner:
Shawn Lafferty
3072 Balsam Court
Bryan, Texas 77807
(281) 799–2400

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

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