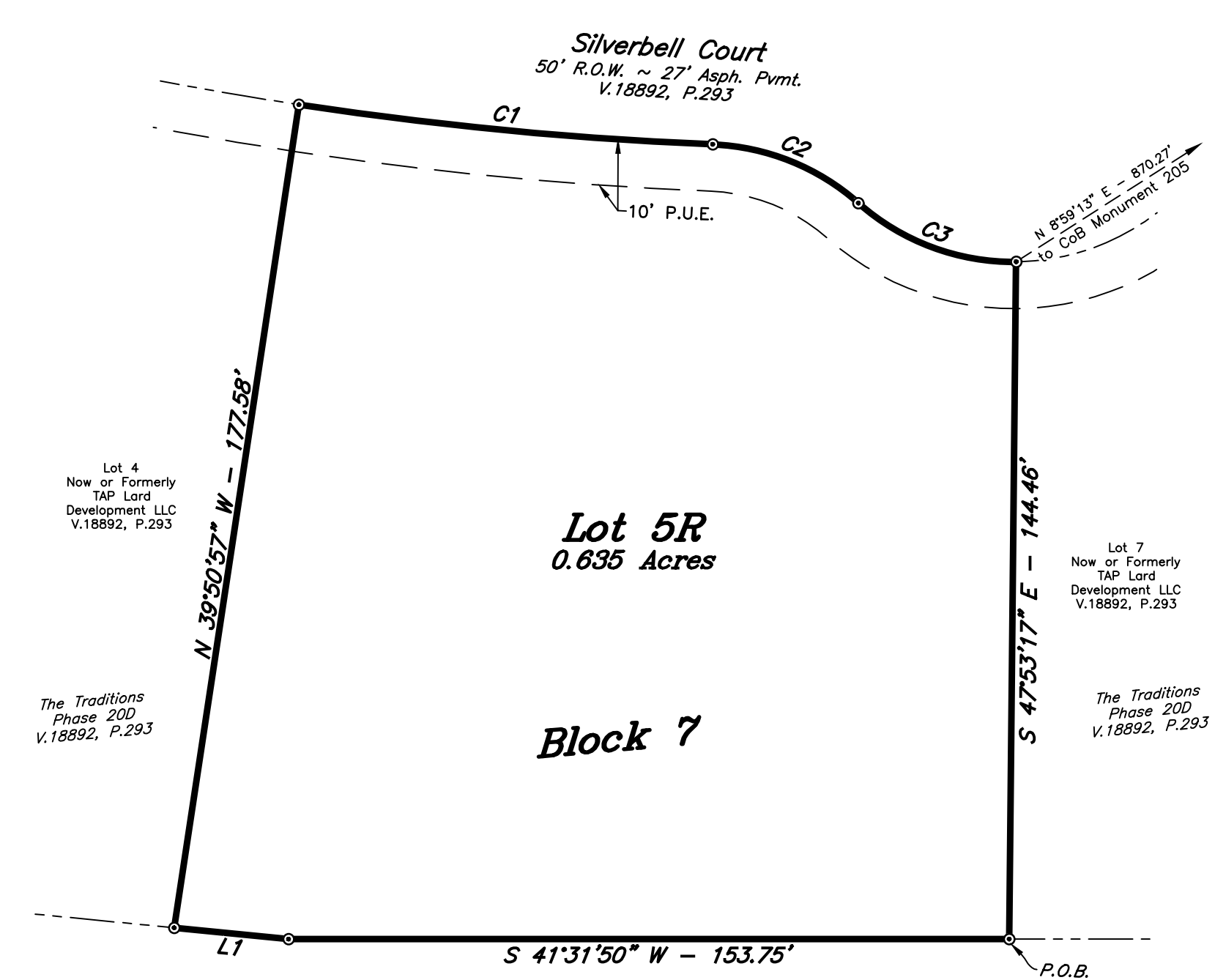


ORIGINAL PLAT
 LOTS 5 & 6, BLOCK 7
 THE TRADITIONS, PHASE 20D AS RECORDED
 IN VOLUME 18892, PAGE 293



REPLAT

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 47°08'51" W	24.50'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	6°17'02"	808.88'	88.71'	44.40'	N 47°00'32" E	88.67'
C2	39°09'09"	50.00'	34.17'	17.78'	N 63°26'35" E	33.51'
C3	42°04'38"	50.00'	36.72'	19.23'	N 61°58'50" E	35.90'

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the THOMAS J. WOOTON LEAGUE, Abstract No. 59, in Bryan, Brazos County, Texas and being all of Lots 5 and 6, Block 7, THE TRADITIONS, PHASE 20D according to the Final Plat recorded in Volume 18892, Page 293 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.), said Lot 6, Block 7 being further described in the deed from Tap Land Development Company, LLC to Thomas S. Collier and Patricia O. Collier recorded in Volume 18905, Page 222 (O.P.R.B.C.), said Lot 5, Block 7 being further described in the deed from Tap Land Development Company, LLC to Thomas S. Collier and Patricia O. Collier recorded in Volume 19106, Page 249 (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 6, Block 7, said iron rod also marking the south corner of Lot 7, Block 7 of said THE TRADITIONS, PHASE 20D and being in the northwest line of the called 0.594 acre Common Area 1 of said THE TRADITIONS, PHASE 20D;

THENCE: along the common line of this tract and the called 0.594 acre Common Area 1 for the following two (2) calls:

- 1) S 41° 31' 50" W, at 87.02 feet, pass a found 1/2-inch iron rod marking the south corner of said Lot 6, Block 7 and the east corner of said Lot 5, Block 7, continue for a total distance of 153.75 feet to a found 1/2-inch iron rod marking an angle point of this tract, and
- 2) S 47° 08' 51" W for a distance of 24.50 feet to a found 1/2-inch iron rod marking the common south corner of this tract and said Lot 5, Block 7, said iron rod also marking the east corner of Lot 4, Block 7 of said THE TRADITIONS, PHASE 20D;

THENCE: N 39° 50' 57" W along the common line of this tract and said Lot 4, Block 7 for a distance of 177.58 feet to a found 1/2-inch iron rod marking the common west corner of this herein described tract and said Lot 5, Block 7, said iron rod also marking the north corner of said Lot 4, Block 7 and being in the southeast right-of-way line of Silverbell Court (based on a 50-foot width);

THENCE: along the southeast right-of-way line of said Silverbell Court for the following three (3) calls:

- 1) 88.71 feet in a counterclockwise direction along the arc of a curve having a central angle of 06° 17' 02", a radius of 808.88 feet, a tangent of 44.40 feet and long chord bearing N 47° 00' 32" E at a distance of 88.67 feet to a found 1/2-inch iron rod marking the Point of Reverse Curvature,
- 2) 34.17 feet along the arc of said reverse curve having a central angle of 39° 09' 09", a radius of 50.00 feet, a tangent of 17.78 feet and long chord bearing N 63° 26' 35" E at a distance of 33.51 feet to a found 1/2-inch iron rod marking the Point of Reverse Curvature, and
- 3) 36.72 feet along the arc of said curve having a central angle of 42° 04' 38", a radius of 50.00 feet, a tangent of 19.23 feet and long chord bearing N 61° 58' 50" E at a distance of 35.90 feet to a found 1/2-inch iron rod marking the common north corner of this tract and said Lot 6, Block 7, said iron rod also marking the west corner of said Lot 7, Block 7;

THENCE: S 47° 53' 17" E along the common line of this tract and said Lot 7, Block 7 for a distance of 144.46 feet to the POINT OF BEGINNING and containing 0.635 acres of land.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

We, **Thomas Collier & Patricia Collier**, owner and developer of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 18905, Page 222 and Volume 19106, Page 249 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

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

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

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, 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 _____ day of _____, 20____ and same was duly approved on the _____ day of _____, 20____ by said Commission.

Chairman, Planning and Zoning Commission

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

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

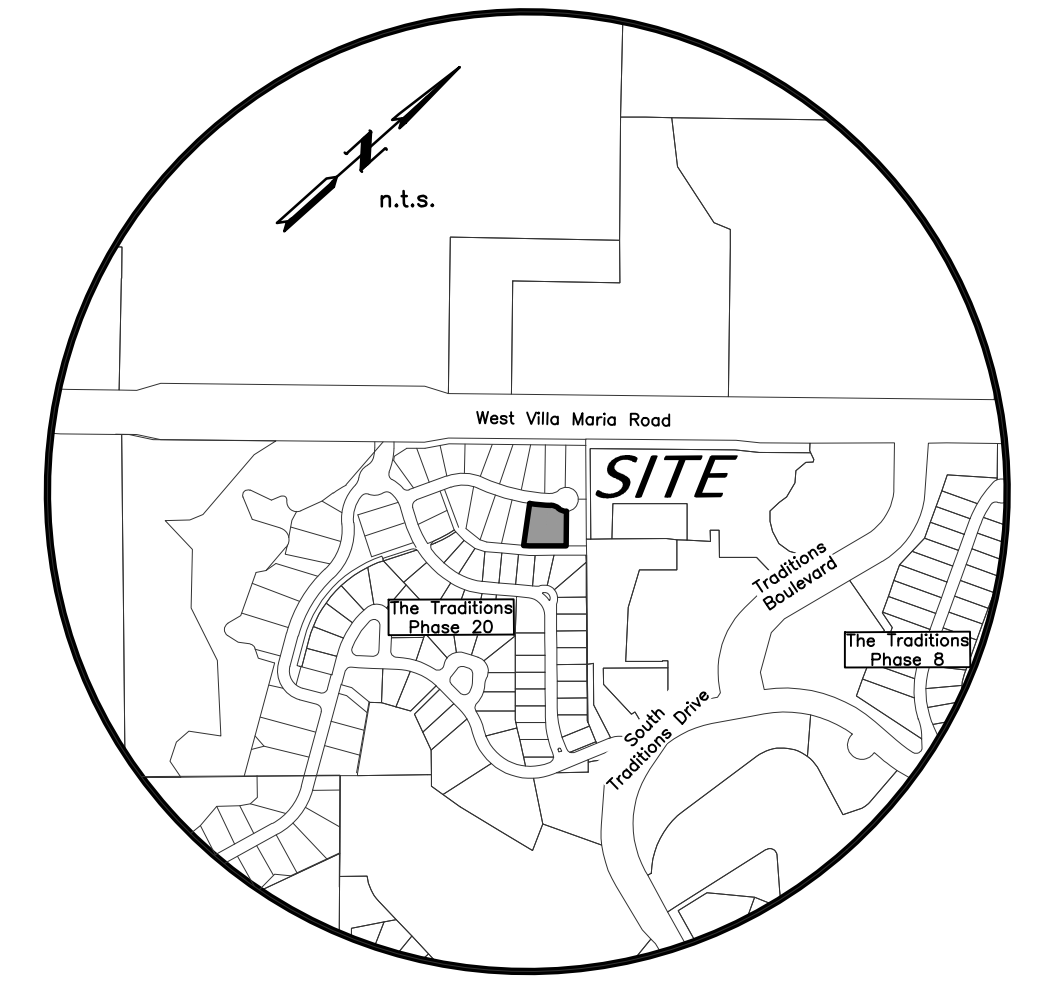
GENERAL NOTES:

1. ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distance to the monuments are consistent with the Final Plat recorded in Volume 18892, Page 293, 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-S 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)

Abbreviations:

- H.O.A. - Homeowner's Association
- P.O.B. - Point of Beginning
- P.U.E. - Public Utility Easement
- CM - Controlling Monument
- SE - Sanitary Sewer Manhole
- SS - Sewer Service
- WS - Water Service
- UE— - Underground Electrical Line
- ES— - Underground Sewer Line w/ Pipe Size
- 4W— - Underground Water Line w/ Pipe Size
- (285) - Contour Elevations



VICINITY MAP

FINAL PLAT

**THE TRADITIONS
 PHASE 20D
 LOT 5R, BLOCK 7**

BEING A REPLAT OF
 LOTS 5 & 6, BLOCK 7
 OF THE TRADITIONS, PHASE 20D
 AS RECORDED IN VOLUME 18892, PAGE 293

0.635 ACRES

THOMAS J. WOOTON LEAGUE, A-59
 BRYAN, BRAZOS COUNTY, TEXAS

MARCH, 2024
 SCALE: 1" = 30'

Owner: Thomas Collier & Patricia Collier
 5306 Shady Bend Court
 Midland, Texas 79707

Surveyor: McClure & Browne Engineering/Surveying, Inc.
 1008 Woodcrest Dr., Suite 103
 College Station, Texas 77845
 (979) 693-3838

Texas Firm Registration No. 10103300

