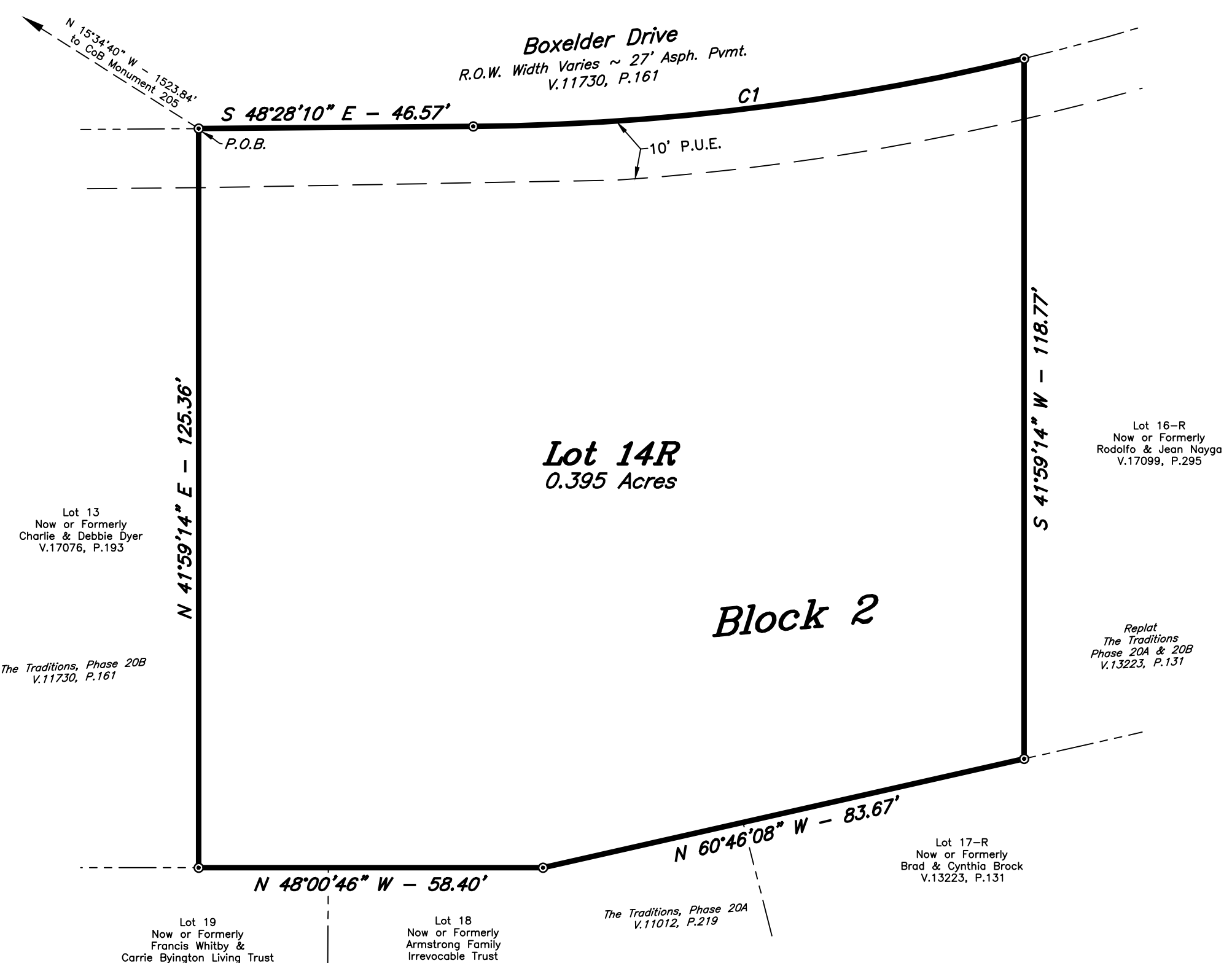


**ORIGINAL PLAT**  
 LOTS 14 & 15, BLOCK 2  
 THE TRADITIONS, PHASE 20B AS RECORDED  
 IN VOLUME 11730, PAGE 161



**REPLAT**

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	13°08'08"	411.50'	94.34'	47.38'	S 55°02'14" E	94.13'

**FIELD NOTES**

Being all that certain tract or parcel of land lying and being situated in the THOMAS J. WOOTEN LEAGUE, Abstract No. 59, in Bryan, Brazos County, Texas and being all of Lots 14 and 15, Block 2, THE TRADITIONS, PHASE 20B according to the Final Plat recorded in Volume 11730, Page 161 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.), said Lot 14, Block 2 being further described in the deed from Top Land Development Company, LLC to Richard C. Higley, Jr. and Kathleen Dunn Higley recorded in Volume 17536, Page 280 (O.P.R.B.C.) and said Lot 15, Block 2 being further described in the deed from Shana Hart to Kathleen Higley and Richard Higley, Jr. recorded in Volume 17268, Page 176 (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 north corner of this herein described tract and said Lot 14, Block 2, said iron rod also marking the east corner of Lot 13, Block 2 of said THE TRADITIONS, PHASE 20B and being in the southwest right-of-way line of Boxelder Drive (based on variable width);

**THENCE:** along the southwest right-of-way line of said Boxelder Drive for the following two (2) calls:

- 1) S 48° 28' 10" E for a distance of 46.57 feet to a found 1/2-inch iron rod marking the Point of Curvature of a curve to the left, and
- 2) 94.34 feet along the arc of said curve having a central angle of 13° 08' 08", a radius of 411.50 feet, a tangent of 47.38 feet and long chord bearing S 55° 02' 14" E at a distance of 94.13 feet to a found 1/2-inch iron rod marking the common east corner of this tract and said Lot 15, Block 2, said iron rod also marking the north corner of Lot 16-R, Block 2, THE TRADITIONS, PHASE 20A & 20B according to the Replat recorded in Volume 13223, Page 131 (O.P.R.B.C.);

**THENCE:** S 41° 59' 14" W along the common line of this tract and said Lot 16-R, Block 2 for a distance of 118.77 feet to a found 1/2-inch iron rod marking the common south corner of this herein described tract and said Lot 15, Block 2, said iron rod also marking the west corner of said Lot 16-R, Block 2 and being in the northeast line of Lot 17-R, Block 2 of said THE TRADITIONS, PHASE 20A & 20B;

**THENCE:** along the common line of this tract, said Lot 17-R, Block 2 and Lots 18 and 19, Block 2, THE TRADITIONS, PHASE 20A according to the Final Plat recorded in Volume 11012, Page 219 (O.P.R.B.C.) for the following two (2) calls:

- 1) N 60° 46' 08" W for a distance of 83.67 feet to a found 1/2-inch iron rod marking an angle point of this tract, and
- 2) N 48° 00' 46" W for a distance of 58.40 feet to a found 1/2-inch iron rod marking the common west corner of this tract and said Lot 14, Block 2, said iron rod also marking the south corner of said Lot 13, Block 2 and being in the northeast line of said Lot 19, Block 2;

**THENCE:** N 41° 59' 14" E along the common line of this tract and said Lot 13, Block 2 for a distance of 125.36 feet to the POINT OF BEGINNING and containing 0.395 acres of land.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF BRAZOS

We, Richard C. Higley, Jr. & Kathleen Higley, owner and developer 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 17268, Page 176 and Volume 17536, Page 280 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.

Richard C. Higley, Jr.

Kathleen Higley

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

**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

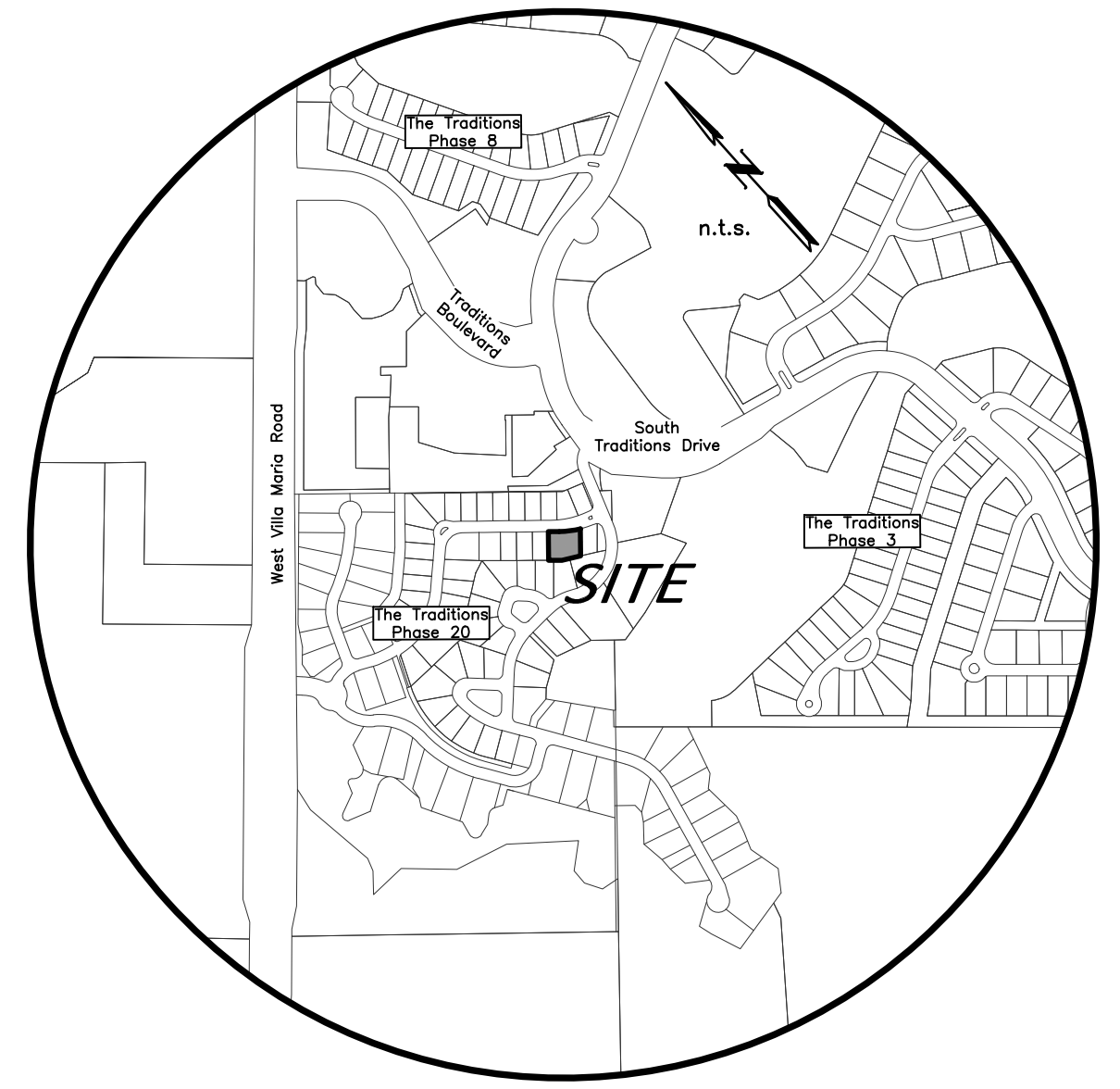
**GENERAL NOTES:**

1. ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distance to the monuments are consistent with the Final Plat recorded in Volume 11730, Page 161, 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.
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. All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances. Additional building setbacks may be required by deed restrictions.
6. Water service and sanitary sewer services on Lot 14 to be abandoned at the main lines with the approval of this replat and prior to filing. Contractor to coordinate with Water Services 48hr in advance of work by calling 979-209-5900
7. Unless otherwise indicated 1/2" Iron Rods are set at all corners.

⊙ - 1/2" Iron Rod Found (CM)

**Abbreviations:**

- P.O.B. - Point of Beginning
- P.U.E. - Public Utility Easement
- CM - Controlling Monument
- EB - Electrical Box
- SE - Sanitary Sewer Manhole
- SS - Sewer Service
- TP - Telephone Pedestal
- WS - Water Service
- UE- - Underground Electrical Line
- ES- - Underground Sewer Line w/ Pipe Size
- 1W- - Underground Water Line w/ Pipe Size
- (285) - Contour Elevations



**VICINITY MAP**

**FINAL PLAT**

**THE TRADITIONS  
 PHASE 20B  
 LOT 14R, BLOCK 2**

BEING A REPLAT OF  
 LOTS 14 & 15, BLOCK 2  
 OF THE TRADITIONS, PHASE 20B  
 AS RECORDED IN VOLUME 11730, PAGE 161  
 0.395 ACRES

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

OCTOBER, 2024  
 SCALE: 1" = 20'

**Owner:**  
 Richard C. Higley, Jr.  
 and Kathleen Higley  
 2905 Boxelder Court  
 Bryan, Texas 77807

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

