

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 71°59'48" E	30.00'
L2	S 18°00'12" E	82.73'
L3	S 69°32'14" E	115.95'
L4	S 2°01'34" W	53.24'
L5	N 17°35'37" E	2.86'

ORIGINAL PLAT
 LOT 16R-1 & COMMON AREA 3R-1, Block 2
 REPLAT OF
 THE TRADITIONS SUBDIVISION, PHASE 26
 RECORDED IN VOLUME 15656, PAGE 262

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	241°11'07"	50.00'	210.47'	84.57'	S 35°36'01" E	86.08'
C2	48°11'23"	25.00'	21.03'	11.18'	N 47°54'06" E	20.41'
C3	34°15'22"	175.00'	104.63'	53.93'	N 55°16'41" W	103.08'

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 We, Michael D. Rupe, owner and developer of the land shown on this plat, being all or part of the tracts of land as conveyed to me in the Official Records of Brazos County in Volume 15683, Page 156 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.

Michael D. Rupe

 Notary Public, Brazos County, Texas

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared Michael D. Rupe, known to me to be the persons whose name are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose stated.
 Given under my hand and seal on this _____ day of _____, 20____.

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

County Clerk, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 We, The Traditions Homeowners Assoc., Inc., owner and developer of the land shown on this plat, being all or part of the tracts of land as conveyed to me in the Official Records of Brazos County in Volume 15656, Page 262 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.

David Segers, Director

 Notary Public, Brazos County, Texas

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared David Segers, known to me to be the persons whose name are subscribed to the foregoing instrument, and acknowledged to me that they 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 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 J.H. JONES SURVEY, Abstract No. 26, in Bryan, Brazos County, Texas and being all of the called 0.558 acre Common Area 3R-1 and Lot 16R-1, Block 2, THE TRADITIONS SUBDIVISION, PHASE 26 according to the Replat recorded in Volume 15656, Page 262 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 1/2-inch iron rod marking the north corner of this herein described tract, said iron rod also marking the northwest corner of Lot 17R, Block 2, THE TRADITIONS SUBDIVISION, PHASE 26 according to the Replat recorded in Volume 12829, Page 151 (O.R.B.C.) and being in the south line of the called 214.896 acre Traditions Club Bryan, LP tract recorded in Volume 9444, Page 52 (O.R.B.C.);

THENCE: S 18°00'12" E along the common line of this tract and said Lot 17R, Block 2 for a distance of 161.28 feet to a found 1/2-inch iron rod for the Point of Curvature of a curve to the left, said iron rod also marking the southwest corner of said Lot 17R, Block 2 and being in the north cul-de-sac right-of-way line of Mahogany Drive (based on a 50-foot width)

THENCE: along the cul-de-sac and south right-of-way line of said Mahogany Drive for the following three (3) calls:

- 1) 210.47 feet along the arc of said curve having a central angle of 241°11'07", a radius of 50.00 feet, a tangent of 84.57 feet and a long chord bearing S 35°36'01" E at a distance of 86.08 feet to a found 1/2-inch iron rod for the Point of Curvature of a curve to the right;
- 2) 21.03 feet along the arc of said curve having a central angle of 48°11'23", a radius of 25.00 feet, a tangent of 11.18 feet and a long chord bearing N 47°54'06" E at a distance of 20.41 feet to a found 1/2-inch iron rod for the Point of Tangency;
- 3) N 71°59'48" E for a distance of 30.00 feet to a found 1/2-inch iron rod marking an exterior left corner of this tract, said iron rod also marking the northwest corner of Lot 14, Block 2, THE TRADITIONS SUBDIVISION, PHASE 26 according to the Final Plat recorded in Volume 12630, Page 25 (O.R.B.C.);

THENCE: along the common line of this tract, said Lot 14, Block 2 and Lots 13 and 12, Block 2 of said THE TRADITIONS SUBDIVISION, PHASE 26 (12630/25) for the following three (3) calls:

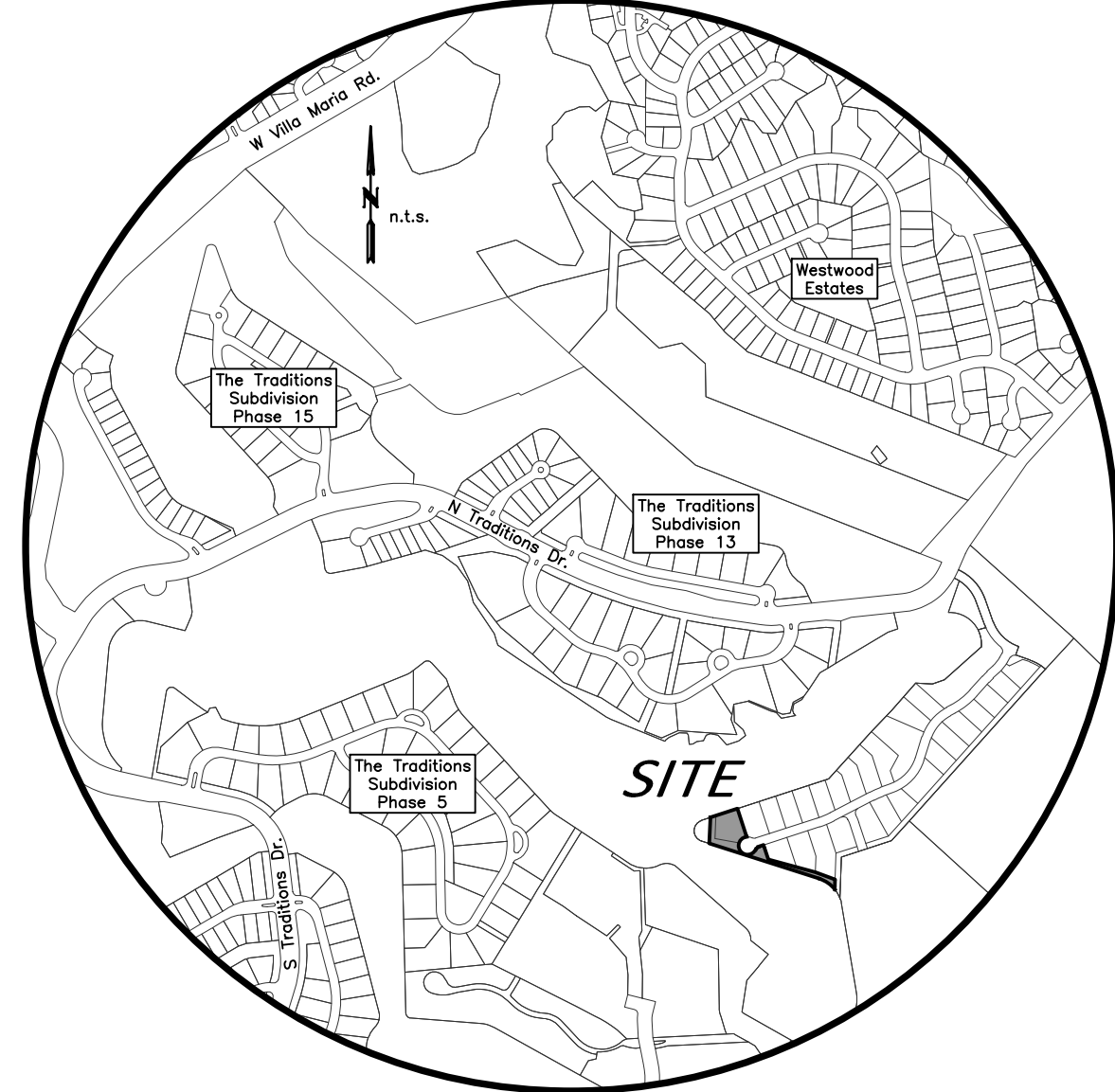
- 1) S 18°00'12" E for a distance of 82.73 feet to a found 1/2-inch iron rod marking a corner of this tract, said iron rod also marking the southeast corner of said Lot 14, Block 2;
- 2) S 74°51'24" E for a distance of 268.33 feet to a found 1/2-inch iron rod marking a corner of this tract, said iron rod also marking the southeast corner of said Lot 13, Block 2 and the southwest corner of said Lot 12, Block 2, and
- 3) S 69°32'14" E for a distance of 115.95 feet to a found 1/2-inch iron rod marking the most easterly north corner of this tract, said iron rod also marking the southeast corner of said Lot 12, Block 2 and being in the northwest line of the called 0.22 acre Buffer Common Area 8 of said THE TRADITIONS SUBDIVISION, PHASE 26 (12630/25);

THENCE: S 02°01'34" W along the common line of this tract and the called 0.22 acre Buffer Common Area 8 for a distance of 53.24 feet to a found 1/2-inch iron rod marking the southeast corner of this herein described tract, said iron rod also being in the east line of the called 214.896 acre Traditions Club Bryan, LP tract and for the Point of Curvature of a curve to the left;

THENCE: along the common line of this tract and the called 214.896 acre Traditions Club Bryan, LP tract for the following four (4) calls:

- 1) 104.63 feet along the arc of said curve having a central angle of 34°15'22", a radius of 175.00 feet, a tangent of 53.93 feet and a long chord bearing N 55°16'41" W at a distance of 103.08 feet to a found 1/2-inch iron rod for the Point of Tangency;
- 2) N 72°24'23" W for a distance of 635.31 feet to a found 1/2-inch iron rod marking the west corner of this tract,
- 3) N 02°24'11" E for a distance of 143.80 feet to a found 1/2-inch iron rod marking the northwest corner of this tract, and
- 4) N 71°59'48" E for a distance of 157.01 feet to the POINT OF BEGINNING and containing 1.1278 acres of land.

Scale: 1"=50'



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

GENERAL NOTES:
 1. ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distance to the monuments are consistent with the recorded plat in Volume 15656, Page 262 of the Official Records of Brazos County, Texas.
 2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0285E, Map Revised May 16, 2012, this property is not located in a Special Flood Hazard Area.
 3. This property is currently zoned C-3 - Commercial District.
 4. Building setback lines shall be in accordance with the City of Bryan Code of Ordinances.
 5. Abbreviations:
 B.S.I. - By Separate Instrument
 B.T.U. - Bryan Texas Utilities
 P.O.B. - Point of Beginning
 P.U.E. - Public Utility Easement
 P.R.D.E. - Private Drainage Easement
 Prop. - Proposed
 Vw. - Variable Width
 (300) - Contour Elevation
 6. Unless otherwise indicated 1/2" Iron Rods are set at all corners.
 ● - 1/2" Iron Rod Found
 ○ - 1/2" Iron Rod Set
 7. Where electric facilities are installed, B.T.U. 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.

CERTIFICATION OF THE SURVEYOR
 STATE OF TEXAS
 COUNTY OF BRAZOS

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, 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.

Gregory Hopcus, R.P.L.S. No. 6047

FINAL PLAT

LOT 16R-1R & COMMON AREA 3R-1R, BLOCK 2

BEING A REPLAT OF
 LOT 16R-1 & COMMON AREA 3R-1, BLOCK 2
 REPLAT OF THE TRADITIONS SUBDIVISION, PHASE 26
 AS RECORDED IN VOLUME 15656, PAGE 262

1.128 ACRES

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

JULY, 2022
 SCALE: 1" = 50'

Owners:
 Michael D. Rupe
 4319 Floyd Street
 Houston, Texas 77007

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

Texas Firm Registration No. 10103300