

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

The City of Bryan 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 11931, Page 118 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 _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Lord Family Land Company owner and developer of the land shown on this plat, being a portion of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 10004, Page 213 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 _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, JAP Land Development LLC 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 10004, Page 213 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 _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

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 and 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

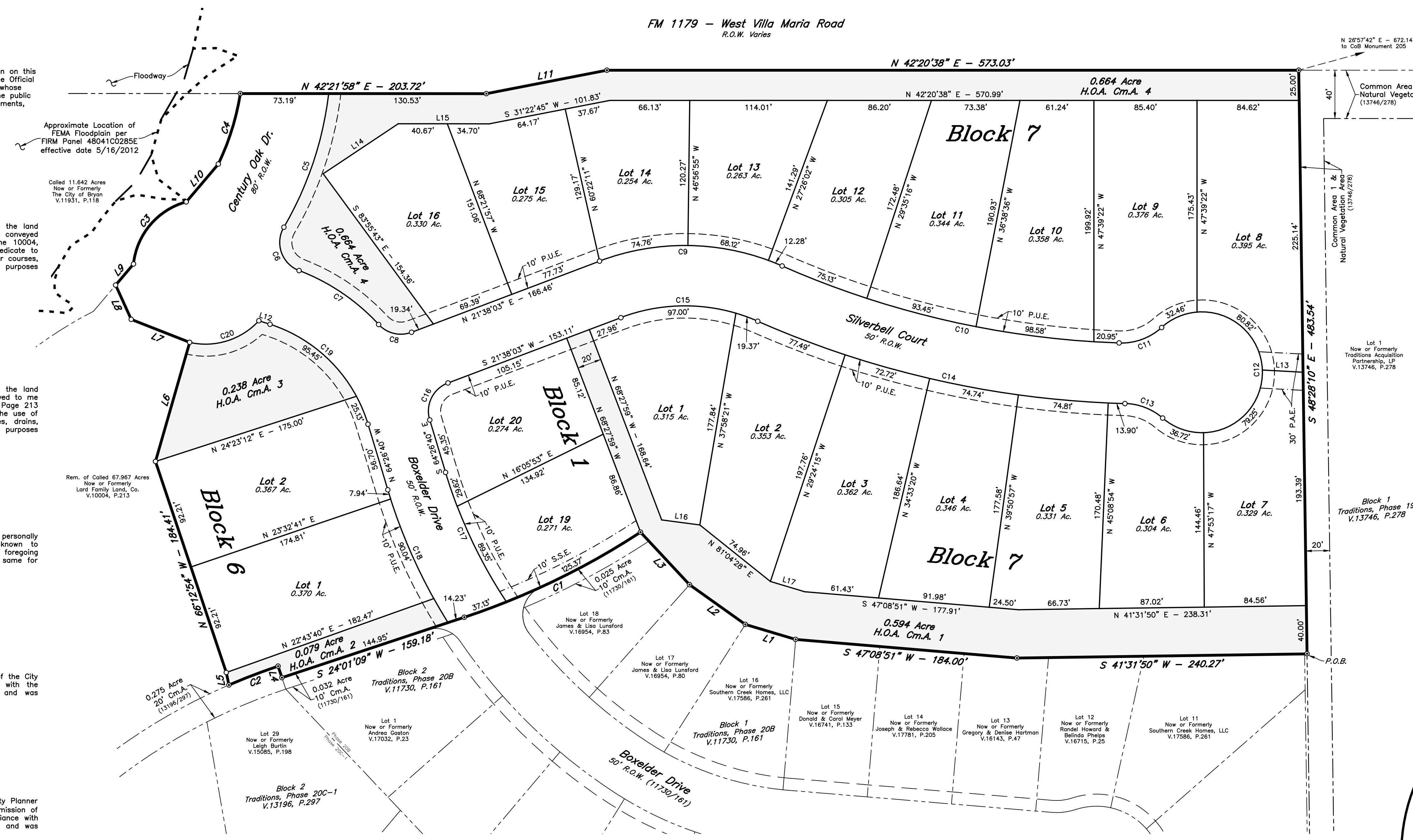
CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, 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

FM 1179 - West Villa Maria Road
R.O.M. Varies

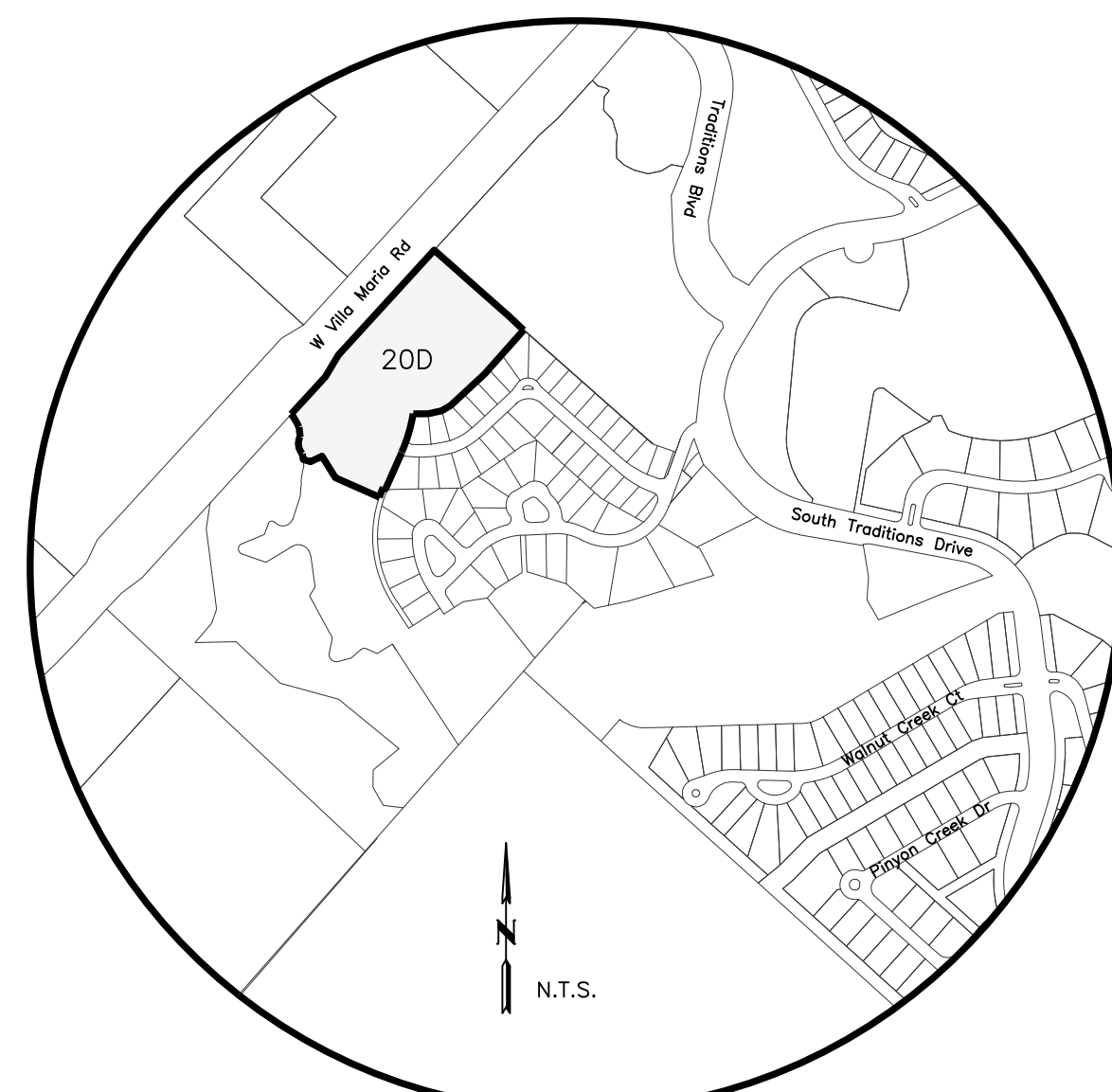


LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Lists line segments L1 through L17 with their respective bearings and distances.

CURVE TABLE

Table with columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD BRG., CHORD DIST. Lists curve data for curves C1 through C20.



Being all that certain tract or parcel of land lying and being situated in the THOMAS J. WOOTEN SURVEY, Abstract No. 59 in Brazos County, Texas and being part of the called 67.967 acre remainder tract described in the deed from Curtis F. Lard, Anna K. Lard, Curtis F. Lard, Jr. and Patricia J. Lard to Lord Family Land Company, a Texas corporation recorded in Volume 10004, Page 213 of the Official Records of Brazos County, Texas (O.R.B.C.) and being part of the called 11.642 acre tract described in the deed from Lord Family Land Company, a Texas corporation to the City of Bryan, Texas recorded in Volume 11931, Page 118 (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a 1/2-inch iron rod found marking the most northerly east corner of this herein described tract, said iron rod also marking the north corner of THE TRADITIONS, PHASE 20B according to the Final Plat recorded in Volume 11730, Page 161 (O.R.B.C.) and being in the southeast line of Lot 1, Block 1, THE TRADITIONS, PHASE 19 according to the Final Plat recorded in Volume 13746, Page 278 (O.R.B.C.);

THENCE: along the common line of this tract and said TRADITIONS, PHASE 20B for the following seven (7) calls:

- 1. S 41°31'50" W for a distance of 240.27 feet to a found 1/2-inch iron rod,
2. S 47°08'51" W for a distance of 184.00 feet to a found 1/2-inch iron rod,
3. S 58°56'24" W for a distance of 43.45 feet to a found 1/2-inch iron rod,
4. S 77°48'26" W for a distance of 56.77 feet to a found 1/2-inch iron rod,
5. S 89°16'29" W for a distance of 59.53 feet to a found 1/2-inch iron rod for the Point of Curvature of a curve to the right,
6. 162.51 feet in a clockwise direction along the arc of a curve having a central angle of 145°52', a radius of 625.00 feet, a tangent of 81.72 feet and a long chord bearing S 16°34'13" W at a distance of 162.05 feet to a found 1/2-inch iron rod for the Point of Tangency, and
7. S 24°01'09" W for a distance of 159.18 feet to a found 1/2-inch iron rod for corner, said iron rod also marking the west corner of said THE TRADITIONS, PHASE 20B and being in the north line of THE TRADITIONS, PHASE 20C-1 according to the Final Plat recorded in Volume 13196, Page 297 (O.R.B.C.);

THENCE: along the common line of this tract and said THE TRADITIONS, PHASE 20C-1 for the following two (2) calls:

- 1. N 65°58'51" W for a distance of 10.00 feet to a found 1/2-inch iron rod, and
2. 43.63 feet in a counter clockwise direction along the arc of a curve having a central angle of 05°04'45", a radius of 492.18 feet, a tangent of 21.83 feet and a long chord bearing S 21°28'46" W at a distance of 43.62 feet to a 1/2-inch iron rod set for the south corner of this tract;

THENCE: into and through the called 67.967 acre Lord Family Land Company remainder tract for the following five (5) calls:

- 1. N 59°27'45" W for a distance of 10.55 feet to a 1/2-inch iron rod set,
2. N 66°12'54" W for a distance of 184.41 feet to a 1/2-inch iron rod set,
3. N 31°38'07" W for a distance of 102.63 feet to a 1/2-inch iron rod set,
4. S 63°49'37" W for a distance of 51.98 feet to a 1/2-inch iron rod set, and
5. N 72°09'15" W for a distance of 31.19 feet to a 1/2-inch iron rod set for the southwest corner of this tract, said iron rod also being in the east line of the called 11.642 acre City of Bryan tract;

THENCE: along the common line of this tract, the called 67.967 acre Lord remainder tract and into and through the called 11.642 acre City of Bryan tract for the following four (4) calls:

- 1. N 07°19'51" W for a distance of 51.42 feet to a found 1/2-inch iron rod marking the Point of Curvature of a curve to the right,
2. 71.70 feet in a clockwise direction along the arc of a curve having a central angle of 68°28'23", a radius of 80.00 feet, a tangent of 40.83 feet and a long chord bearing N 07°19'51" W at a distance of 67.51 feet to a found 1/2-inch iron rod for the Point of Tangency, and
3. N 07°19'51" W for a distance of 41.02 feet to a found 1/2-inch iron rod for the Point of Curvature of a curve to the left, and
4. 61.47 feet in a counter clockwise direction along the arc of a curve having a central angle of 16°22'51", a radius of 215.00 feet, a tangent of 30.95 feet and a long chord bearing N 30°20'12" W at a distance of 61.26 feet to a found 1/2-inch iron rod marking the northwest corner of this tract, said iron rod also being in the south right-of-way line of West Villa Maria Road (based on a variable width), said road also known as FM 1179;

THENCE: along the south right-of-way line of said West Villa Maria Road for the following three (3) calls:

- 1. N 42°21'58" E for a distance of 203.72 feet to a 1/2-inch iron rod set,
2. N 31°22'45" E for a distance of 101.83 feet to a 1/2-inch iron rod set, and
3. N 42°20'38" E for a distance of 573.03 feet to a found 1/2-inch iron rod marking the north corner of this tract, said iron rod also marking the west corner of said Lot 1, Block 1, THE TRADITIONS, PHASE 19;

THENCE: S 48°28'10" E along the common line of this tract and said Lot 1, Block 1, THE TRADITIONS, PHASE 19 for a distance of 483.54 feet to the POINT OF BEGINNING and containing 9.847 acres of land.

GENERAL NOTES:

- 1. ORIGIN OF BEARING SYSTEM: The bearing system is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS Observation.
2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0285E effective May 16, 2012, this property is not located in a Special Flood Hazard Area.
3. 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. 2100.
4. Building setback line to be in accordance with the City of Bryan Code of Ordinance for RD-5 zoning district. Additional building setback lines may be required by deed restrictions.
5. Unless otherwise indicated 1/2" Iron Rods are set at all corners.
6. Common Areas shall be owned and maintained by the Homeowner's Association.
7. Abbreviations:
COB - City of Bryan
Cm.A. - Common Area
H.O.A. - Homeowner's Association
P.A.E. - Public Access Easement
P.O.B. - Point of Beginning
P.U.E. - Public Utility Easement
S.S.E. - Sanitary Sewer Easement
8. 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 PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.
9. A homeowner's association (HOA) shall be established with direct responsibility to, and controlled by, the property owners involved to provide for operation, repair and maintenance of all common areas, private drainage easements, and private stormwater detention facilities which are part of this subdivision. The City of Bryan shall not be responsible for any operation, repair and maintenance of these areas.

VICINITY MAP
FINAL PLAT
THE TRADITIONS PHASE 20D
9.847 ACRES
LOTS 19-20, BLOCK 1 LOTS 1-2, BLOCK 6
LOT 1-16, BLOCK 7
TOTAL LOTS - 20
THOMAS J. WOOTEN LEAGUE, A-59
BRYAN, BRAZOS COUNTY, TEXAS
JULY, 2022
SCALE: 1" = 50'