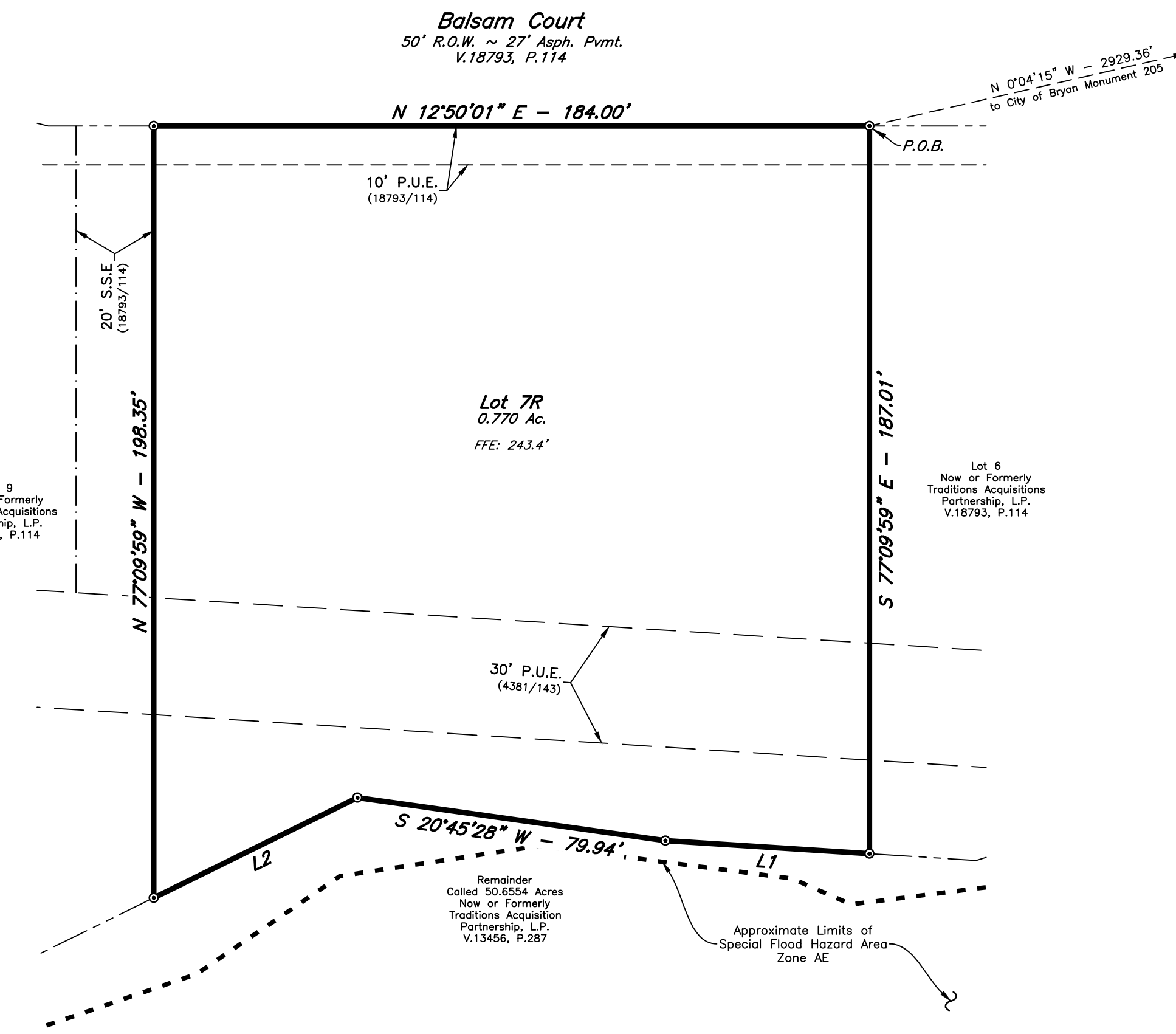
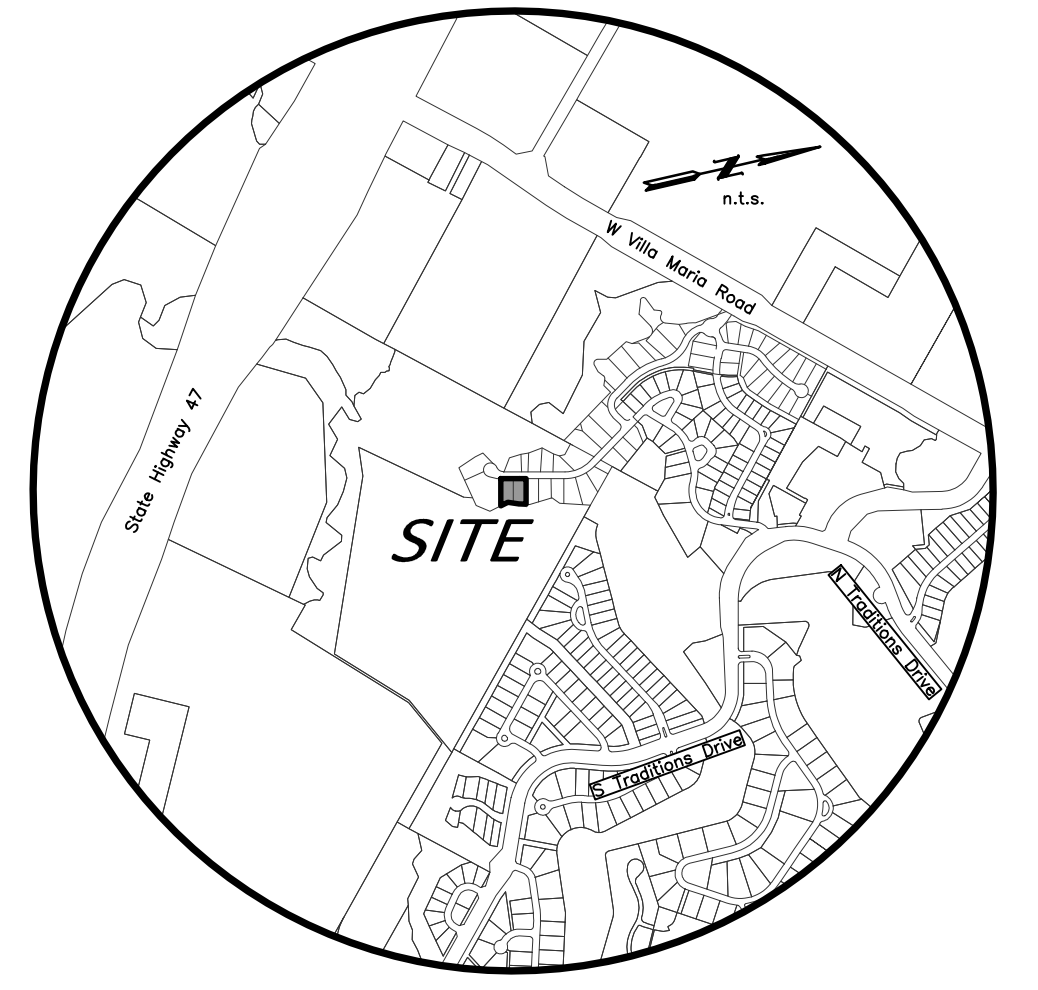


LINE	BEARING	DISTANCE
L1	S 16°28'55" W	52.55'
L2	S 13°18'22" E	58.34'



**ORIGINAL PLAT**  
 LOT 7, BLOCK 8 AND LOT 8, BLOCK 8  
 THE TRADITIONS, PHASE 20F AS  
 RECORDED IN VOLUME 18793, PAGE 114

**REPLAT**



**VICINITY MAP**

CERTIFICATE OF OWNERSHIP AND DEDICATION  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, Randall Roberts 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 18812, Page 108 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.

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\_\_\_\_.

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 7 and 8, 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 deed from Traditions Acquisition Partnership, L.P. to Randall Roberts recorded in Volume 18812, Page 108 (O.P.R.B.C.) and being more particularly described by metes and bounds as follows:

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 \_\_\_\_\_.

BEGINNING: at a found 1/2-inch iron rod marking the common north corner of this herein described tract and said Lot 7, said iron rod also marking the west corner of Lot 6, Block 8 of said THE TRADITIONS PHASE 20F and being in the southeast right-of-way line of Balsam Court (based on a 50-foot width);  
 THENCE: S 77° 09' 59" E along the common line of this tract and said Lot 6 for a distance of 187.01 feet to a found 1/2-inch iron rod marking the common east corner of this tract and said Lot 7, said iron rod also marking the south corner of said Lot 6 and being in the northwest line of the called 50.6554 acre Traditions Acquisition Partnership, L.P. remainder tract recorded in Volume 13456, Page 287 (O.P.R.B.C.);  
 THENCE: along the common line of this tract and the called 50.6554 acre Traditions Acquisition Partnership, L.P. remainder tract for the following three (3) calls:  
 1) S 16° 28' 55" W for a distance of 52.55 feet to a found 1/2-inch iron rod marking an angle of this tract,  
 2) S 20° 45' 28" W for a distance of 79.94 feet to a found 1/2-inch iron rod marking an angle of this tract, and  
 3) S 13° 18' 22" E for a distance of 58.34 feet to a found 1/2-inch iron rod marking the common south corner of this herein described tract and the said Lot 8, said iron rod also marking the northeast corner of the said Lot 9, Block 8 of said THE TRADITIONS PHASE 20F;

- GENERAL NOTES:  
 1. ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distance to the monuments are consistent with the plat recorded in Volume 18793, Page 114, Official Public Records, Brazos County, Texas.  
 2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 4804100285E, Map Revised May 16, 2012, this property is not located in a Special Flood Hazard Area. Limits shown are approximate and were based on said map.  
 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. 2576.  
 4. 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.  
 5. Abbreviations:  
 P.O.B. - Point of Beginning  
 P.U.E. - Public Utility Easement  
 S.S.E. - Sanitary Sewer Easement  
 CM - Controlling Monument  
 FFE - Finish Floor Elevation  
 (245) - Contour Elevation

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 Before me, the undersigned authority, on this day personally appeared Randall Roberts, 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\_\_\_\_.

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\_\_\_\_.

THENCE: N 77° 09' 59" W along the common line of this tract and said Lot 9 for a distance of 198.35 feet to a found 1/2-inch iron rod marking the common west corner of this tract and said Lot 8, said iron rod also marking the north corner of said Lot 9 and being in the southeast right-of-way line of said Balsam Court;  
 THENCE: N 12° 50' 01" E along the southeast right-of-way line of said Balsam Court for a distance of 184.00 feet to the POINT OF BEGINNING and containing 0.770 acres of land.

6. Unless otherwise indicated 1/2" Iron Rods are set at all corners.  
 @ - 1/2" Iron Rod Found (CM)  
 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, 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.

**FINAL PLAT**  
**LOT 7R, BLOCK 8**  
 BEING A REPLAT OF  
 LOT 7, BLOCK 8 AND LOT 8, BLOCK 8  
 THE TRADITIONS, PHASE 20F AS  
 RECORDED IN VOLUME 18793, PAGE 114  
 0.770 ACRE  
 JOHN H. JONES SURVEY, A-26  
 BRYAN, BRAZOS COUNTY, TEXAS  
 AUGUST, 2023  
 SCALE: 1" = 30'

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

Owner: **Randall Roberts**  
 4030 State Hwy 6-S #205  
 College Station, TX 77845