



**ORIGINAL PLAT**

LOTS 3 & 4, BLOCK 2  
THE TRADITIONS, PHASE 35 AS RECORDED  
IN VOLUME 18013, PAGE 202

**VICINITY MAP**

**REPLAT**

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Mark Tino Alfieri and Christine Louise Alfieri, co-Trustees of the Alfieri Revocable Trust, owner and developers 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 18903, Page 194 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.

Mark Tino Alfieri

Christine Louise Alfieri

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared 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

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

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

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

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	26°52'03"	375.00'	175.80'	89.55'	S 56°58'27" E	174.20'

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 3 and 4, Block 2, THE TRADITIONS SUBDIVISION, PHASE 35 as depicted on the Final Plat recorded in Volume 18013, Page 202 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.), said Lots being further described in the deed from Traditions Acquisition Partnership, L.P. to Mark Tino Alfieri and Christine Louise Alfieri, Co-Trustees of the Alfieri Revocable Trust recorded in Volume 18903, Page 194 (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 3, said iron rod also marking the north corner of Lot 2, Block 2 of said THE TRADITIONS SUBDIVISION, PHASE 35 and being in the southwest right-of-way line of Palo Verde Circle (based on a 50-foot width);

THENCE: S 46° 27' 20" W along the common line of this tract and said Lot 2 for a distance of 120.00 feet to a found 1/2-inch iron rod marking the common south corner of this tract and said Lot 3, said iron rod also marking the west corner of said Lot 2 and an angle corner of the called 0.936 acre Common Area 3, Block 2 of said THE TRADITIONS SUBDIVISION, PHASE 35;

THENCE: along the common line of this tract and the called 0.936 acre Common Area 3 for the following two (2) calls:

- 1) N 51' 14' 29" W for a distance of 61.10 feet to a found 1/2-inch iron rod marking an angle of this tract, said iron rod also marking the west corner of said Lot 3 and the south corner of said Lot 4, and
- 2) N 63' 01' 06" W for a distance of 57.98 feet to a found 1/2-inch iron rod marking the common west corner of this herein described tract and said Lot 4, said iron rod also marking the south corner of Lot 5, Block 2 of said THE TRADITIONS SUBDIVISION, PHASE 35;

THENCE: N 19' 35' 38" E along the common line of this tract and said Lot 5 for a distance of 120.00 feet to a found 1/2-inch iron rod marking the common north corner of this tract and said Lot 4, said iron rod also marking the Point of Curvature of a curve to the right, the east corner of said Lot 5 and being in the southwest right-of-way line of said Palo Verde Circle;

THENCE: 175.80 feet along the arc of said curve having a central angle of 26° 52' 03", a radius of 375.00 feet, a tangent of 89.55 feet and long chord bearing S 56° 58' 27" E at a distance of 174.20 feet to the POINT OF BEGINNING and containing 0.411 acres of land.

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 18013, Page 202, 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 December 8, 2020 with Ordinance No. 2484.
5. Building setbacks to be in accordance with the City of Bryan Code of Ordinance for RD-5 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)

7. Abbreviations:

- P.O.B. - Point of Beginning
- P.U.E. - Public Utility Easement
- EB - Electrical Box
- ET - Electrical Transformer Box
- CM - Controlling Monument
- GS - Gas Sign (Atmos)
- LP - Light Pole
- WM - Water Meter
- Ⓢ - Contour Elevations

**FINAL PLAT**

**LOT 3-R, BLOCK 2**  
**THE TRADITIONS**  
**PHASE 35**

BEING A REPLAT OF  
LOTS 3 & 4, BLOCK 2, THE TRADITIONS, PHASE 35  
AS RECORDED IN VOLUME 18013, PAGE 202

0.411 ACRES

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

OCTOBER, 2023

SCALE: 1" = 20'

Owners:  
Mark Tino Alfieri and  
Christine Louise Alfieri  
5582 Buena Vista Drive  
Frisco, Texas 75034  
(214) 669-4883

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

