

**ORIGINAL PLAT**  
 LOTS 4 & 5, BLOCK 5  
 THE TRADITIONS, PHASE 20E AS RECORDED  
 IN VOLUME 18845, PAGE 127

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 35°06'11" W	38.77'
L2	N 38°14'56" W	73.39'
L3	N 19°49'12" W	42.27'
L4	N 17°51'39" E	96.84'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	13°10'21"	200.00'	45.98'	23.09'	S 47°50'03" E	45.88'
C2	45°37'11"	225.00'	179.15'	94.63'	S 31°36'38" E	174.45'
C3	36°14'09"	50.00'	31.62'	16.36'	N 38°14'56" W	31.10'
C4	24°39'37"	42.00'	18.08'	9.18'	N 30°11'27" E	17.94'

**FIELD NOTES**

Being all that certain tract or parcel of land lying and being situated in the THOMAS J. WOOTON LEAGUE, Abstract No. 59, in Bryan, Brazos County, Texas and being all of Lots 4 and 5, Block 5, THE TRADITIONS PHASE 20E according to the Final Plat recorded in Volume 18845, Page 127 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.), said Lots 4 and 5, Block 5 being further described in the deed from Daniel J. Durkin and Sarah M. Durkin to Wesley Miles Kruger and Susan Sullivan Kruger recorded in Volume 19121, Page 272 (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 4, Block 5, said iron rod also marking the north corner of the called 0.265 acre Common Area 4 of said TRADITIONS PHASE 20E and being in the southwest right-of-way line of Century Oak Drive (based on a 50-foot width);

THENCE: along the common line of this tract and the called 0.265 acre Common Area 4 for the following two (2) calls:

- 1) S 54° 06' 28" W for a distance of 189.07 feet to a found 1/2-inch iron rod marking the common south corner of this tract and said Lot 4, Block 5, and
- 2) N 35° 06' 11" W for a distance of 38.77 feet to a found 1/2-inch iron rod marking the Point of Curvature of a curve to the left, said iron rod also being in the east line of the called 11.487 acre The Traditions Homeowners Association, Inc. tract recorded in Volume 18812, Page 66 (O.P.R.B.C.);

THENCE: 31.62 feet along the arc of said curve and along the common line of this tract and the called 11.487 acre The Traditions Homeowners Association, Inc. tract having a central angle of 36° 14' 09", a radius of 50.00 feet, a tangent of 16.36 feet and long chord bearing N 38° 14' 56" W at a distance of 31.10 feet to a found 1/2-inch iron rod marking the Point of Tangency, said iron rod also marking the east corner of the called 0.510 acre Common Area 5 of said TRADITIONS PHASE 20E;

THENCE: along the common line of this tract and the called 0.510 acre Common Area 5 for the following two (2) calls:

- 1) N 38° 14' 56" W for a distance of 73.39 feet to a found 1/2-inch iron rod marking an angle point of this tract, and
- 2) N 19° 49' 12" W for a distance of 42.27 feet to a found 1/2-inch iron rod marking the common west corner of this herein described tract and said Lot 5, Block 5, said iron rod also marking the north corner of the called 0.510 acre Common Area 5, the Point of Curvature of a curve to the left and being in the east line of the called 11.487 acre The Traditions Homeowners Association, Inc. tract;

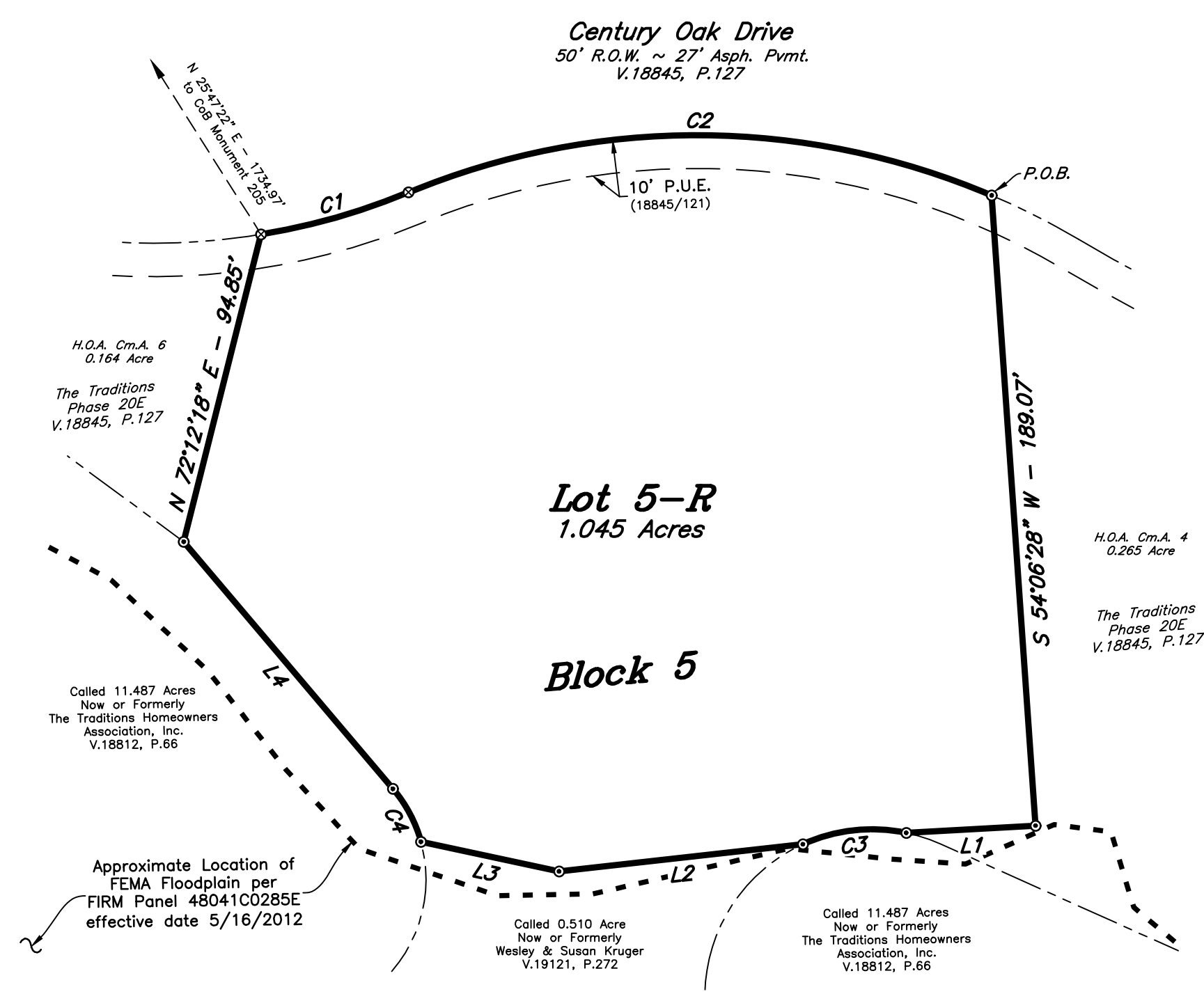
THENCE: along the common line of this tract and the called 11.487 acre The Traditions Homeowners Association, Inc. tract for the following two (2) calls:

- 1) 18.08 feet along the arc of said curve having a central angle of 24° 39' 37", a radius of 42.00 feet, a tangent of 9.18 feet and long chord bearing N 30° 11' 27" E at a distance of 17.94 feet to a found 1/2-inch iron rod marking the Point of Tangency, and
- 2) N 17° 51' 39" E for a distance of 96.84 feet to a found 1/2-inch iron rod marking the common northwest corner of this tract and said Lot 5, Block 5, said iron rod also marking the south corner of the called 0.164 acre Common Area 6 of said TRADITIONS PHASE 20E;

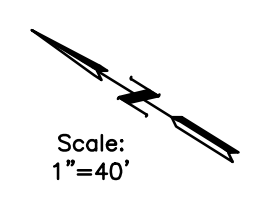
THENCE: N 72° 12' 18" E along the common line of this tract and the called 0.164 acre Common Area 6 for a distance of 94.85 feet to a found 1/2-inch iron rod marking the common northeast corner of this tract and said Lot 5, Block 5, said iron rod also marking the east corner of the called 0.164 acre Common Area 6, the Point of Curvature of a curve to the left and being in the southwest right-of-way line of said Century Oak Drive;

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

- 1) 45.98 feet along the arc of said curve having a central angle of 13° 10' 21", a radius of 200.00 feet, tangent of 23.09 feet and long chord bearing S 47° 50' 03" E at a distance of 45.88 feet to a found 1/2-inch iron rod marking the Point of Reverse Curvature, and
- 2) 179.15 feet along the arc of said curve having a central angle of 45° 37' 11", a radius of 225.00 feet, tangent of 94.63 feet and long chord bearing S 31° 36' 38" E at a distance of 174.45 feet to the POINT OF BEGINNING and containing 1.045 acres of land.



**REPLAT**



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF BRAZOS

We, Wesley Kruger & Susan Kruger, 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 19121, Page 272 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.

Wesley Kruger

Susan Kruger

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.

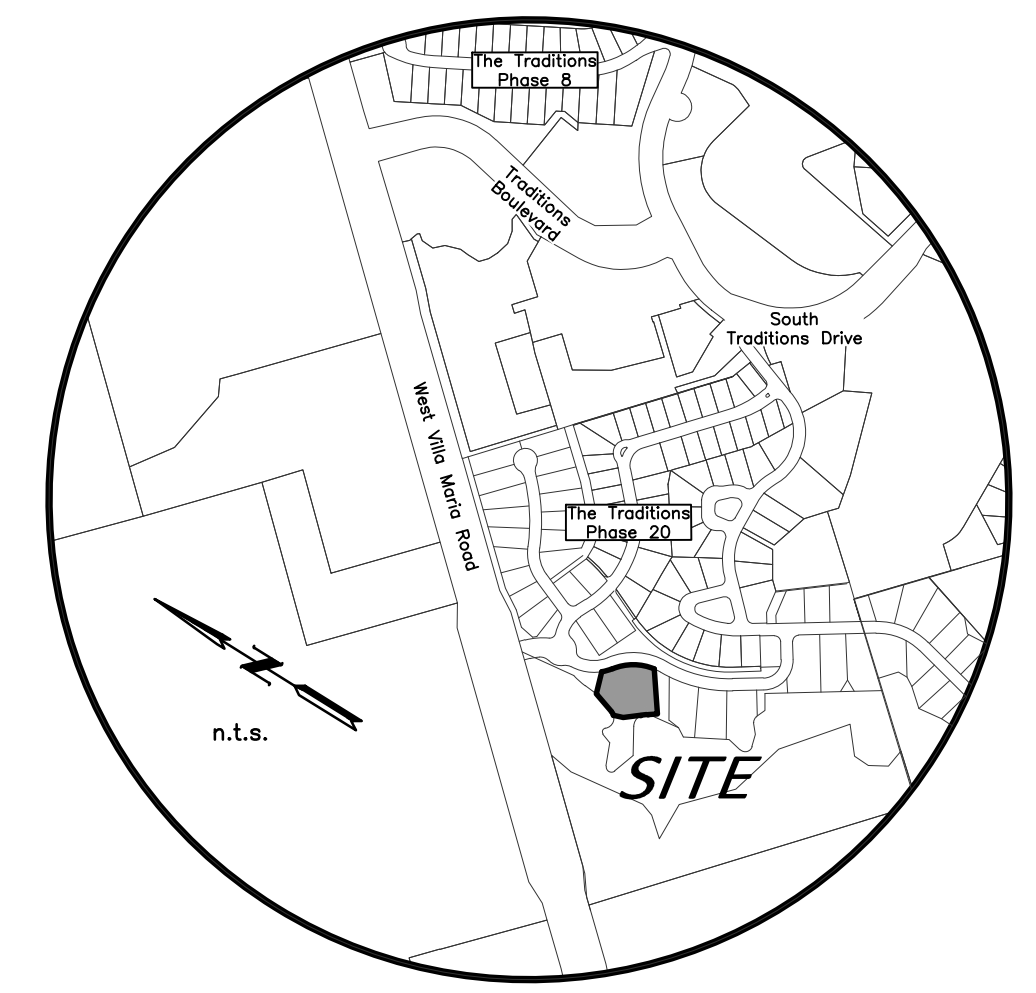
Cody Karisch, R.P.L.S. No. 7004

**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 18845, Page 127, 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 September 13, 2022 with Ordinance No. 2576.
5. 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.
6. Setbacks shown per restrictions recorded in Volume 18796, Page 265 of the Official Public Records of Brazos County, Texas.
7. Unless otherwise indicated 1/2" Iron Rods are set at all corners.

© - 1/2" Iron Rod Found (CM)

8. Abbreviations:
- B.S.L. - Building Setback Line
  - H.O.A. - Homeowner's Association
  - P.O.A. - Point of Beginning
  - P.U.E. - Public Utility Easement
  - CM - Controlling Monument
  - CV - Communications Vault
  - ET - Electrical Transformer
  - GS - Gas Sign (Atmos)
  - LP - Light Pole
  - SE - Sanitary Sewer Manhole
  - SS - Sewer Service
  - WS - Water Service
  - 65— - Underground Sewer Line w/ Pipe Size
  - 1850— - Underground Storm Drain Line w/ Pipe Size
  - 4W— - Underground Water Line w/ Pipe Size
  - (285) - Contour Elevations



**VICINITY MAP**

**FINAL PLAT**

**THE TRADITIONS  
 PHASE 20E  
 LOT 5-R, BLOCK 5**

BEING A REPLAT OF  
 LOTS 4 & 5, BLOCK 5  
 OF THE TRADITIONS, PHASE 20E  
 AS RECORDED IN VOLUME 18845, PAGE 127  
 1.045 ACRES  
 THOMAS J. WOOTON LEAGUE, A-59  
 BRYAN, BRAZOS COUNTY, TEXAS

MAY, 2024  
 SCALE: 1" = 40'

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

