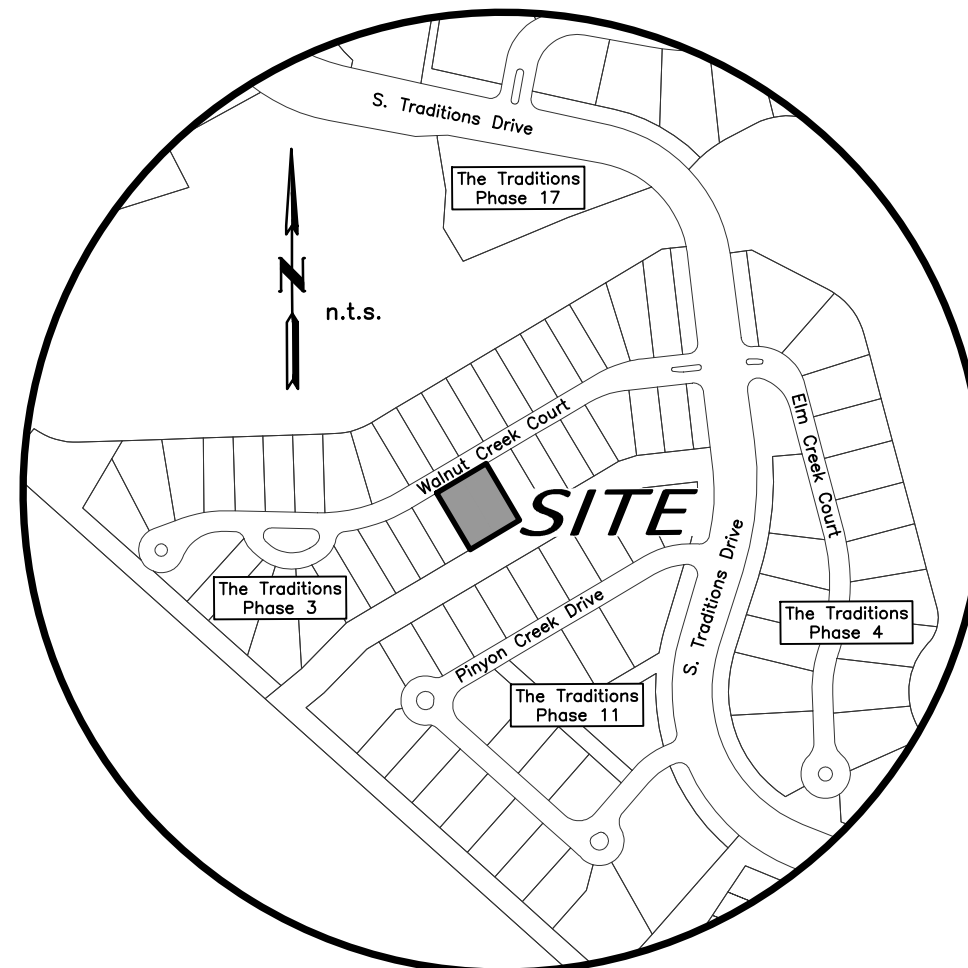
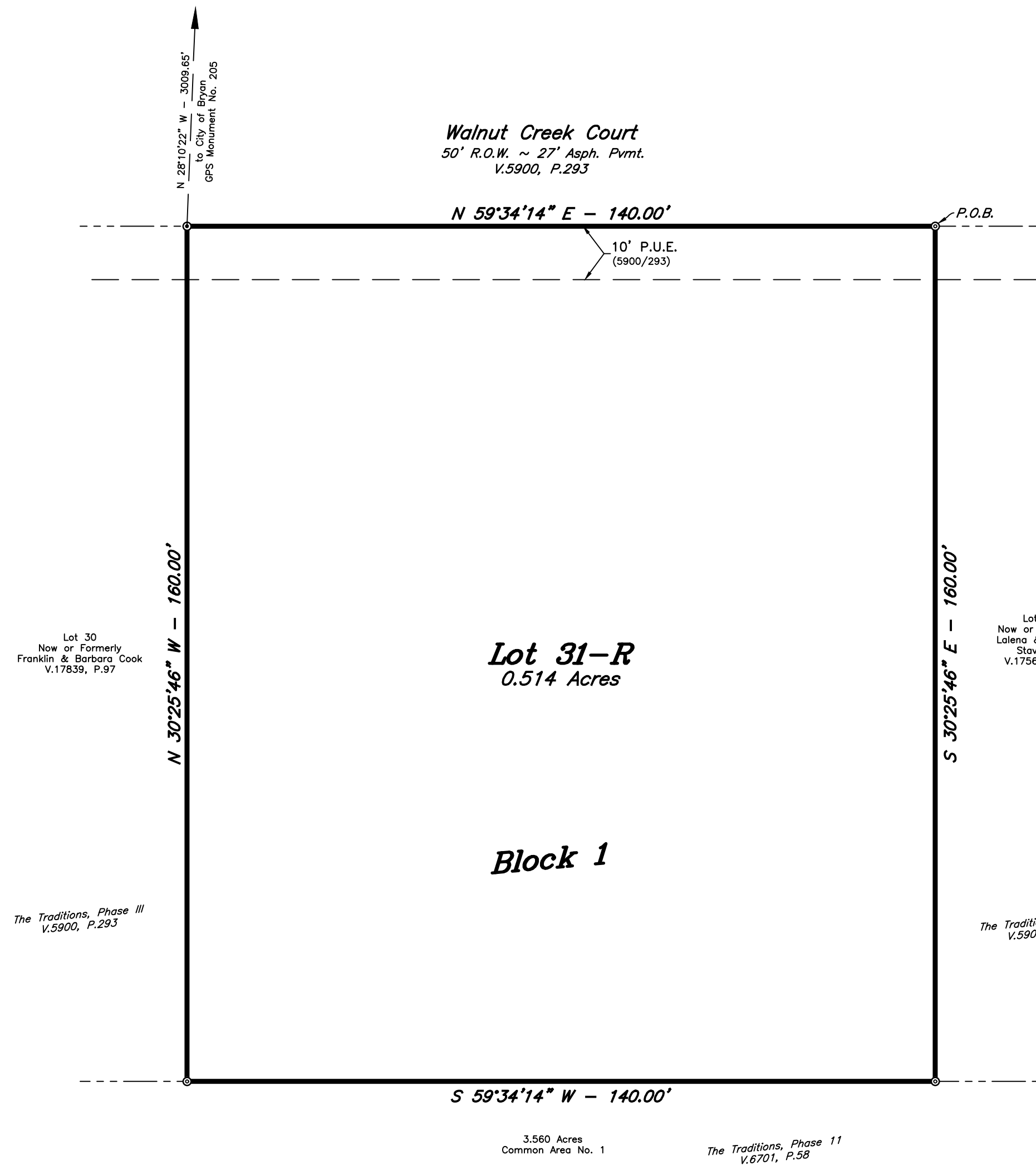


ORIGINAL PLAT

LOTS 31 & 32, BLOCK 1
THE TRADITIONS SUBDIVISION, PHASE III
AS RECORDED IN VOLUME 5900, PAGE 293



VICINITY MAP



REPLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Michael Jackson & Marci Jackson, 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 18336, Page 88 and Volume 18993, Page 292 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 Jackson

Marci Jackson

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 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

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 consisting of all of the following two (2) individual tracts:

- 1) Being all of Lot 31, Block 1, THE TRADITIONS SUBDIVISION, PHASE III according to the Final Plat recorded in Volume 5900, Page 293 of the Official Records of Brazos County, Texas (O.R.B.C.), said Lot 31, Block 1 being further described in the deed from Shelby S. Cooper to Mike Jackson and Marci Jackson recorded in Volume 18336, Page 88 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.).
- 2) Being all of Lot 32, Block 1 of said THE TRADITIONS SUBDIVISION, PHASE III, said Lot 32, Block 1 being further described in the deed from Juan Felipe Salazar and wife, Maria Alexandra Nisimblat to Michael Jackson and wife, Marci Jackson recorded in Volume 18993, Page 292 (O.P.R.B.C.),

and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 5/8-inch iron rod marking the common north corner of this herein described tract and said Lot 32, Block 1, said iron rod also marking the west corner of Lot 33, Block 1 of said THE TRADITIONS SUBDIVISION, PHASE III and being in the southeast right-of-way line of Walnut Creek Court (based on a 50-foot width);

THENCE: S 30° 25' 46" E along the common line of this tract and said Lot 33, Block 1 for a distance of 160.00 feet to a found 5/8-inch iron rod marking the common east corner of this tract and said Lot 32, Block 1, said iron rod also marking the south corner of said Lot 33, Block 1 and being in the northwest line of the called 3.560 acre Common Area No. 1, THE TRADITIONS SUBDIVISION, PHASE III according to the Final Plat recorded in Volume 6701, Page 58 (O.R.B.C.);

THENCE: S 59° 34' 14" W along the common line of this tract and the called 3.560 acre Common Area No. 1 for a distance of 140.00 feet to a found 5/8-inch iron rod marking the common south corner of this herein described tract and said Lot 31, Block 1, said iron rod also marking the east corner of Lot 30, Block 1 of said THE TRADITIONS SUBDIVISION, PHASE III;

THENCE: N 30° 25' 46" W along the common line of this tract and said Lot 30, Block 1 for a distance of 160.00 feet to a found 1/2-inch iron rod marking the common west corner of this tract and said Lot 31, Block 1, said iron rod also marking the north corner of said Lot 30, Block 1 and being in the southeast right-of-way line of said Walnut Creek Court;

THENCE: N 59° 34' 14" E along the southeast right-of-way line of said Walnut Creek Court for a distance of 140.00 feet to the POINT OF BEGINNING and containing 0.514 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 5900, Page 293, Official Records of Brazos County, Texas.
2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 4804100285E, Map Revised May 16, 2012, this property is not located in a Special Flood Hazard Area.
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 14, 2004 with Ordinance No. 1505.
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. Unless otherwise indicated 1/2" Iron Rods are set at all corners.

- ⊙ - 1/2" Iron Rod Found (CM)
- ⊙ - 5/8" Iron Rod Found (CM)

Abbreviations:

- P.O.B. - Point of Beginning
- P.U.E. - Public Utility Easement
- CM - Controlling Monument
- CV - Communications Vault
- ET - Electrical Transformer
- LP - Light Pole
- SC - Sewer Cleanout
- TP - Telephone Pedestal
- WM - Water Meter
- S- - Underground Sewer Line w/ Pipe Size
- W- - Underground Water Line
- (2X) - Contour Elevations

FINAL PLAT

**THE TRADITIONS
PHASE III
LOT 31-R, BLOCK 1**

BEING A REPLAT OF LOTS 31 & 32, BLOCK 1
OF THE TRADITIONS SUBDIVISION, PHASE III
AS RECORDED IN VOLUME 5900, PAGE 293

0.514 ACRES

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

OCTOBER, 2024
SCALE: 1" = 20'

Owner: Michael Jackson and Marci Jackson
3220 Walnut Creek Court
Bryan, Texas 77807

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

Texas Firm Registration No. 10103300

