

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, \_\_\_\_\_ of \_\_\_\_\_  
 owner of the 20.45 acre tract shown on this plat, being the tract of land as  
 conveyed in the Official Records of Brazos County in Volume 4006, Page 195  
 and Volume 5153, Page 1, and designated herein as The Traditions Subdivision,  
 Phase 26, in the City of Bryan, Texas and whose name is subscribed hereto  
 dedicate to the use of the public forever all streets, alleys, parks, watercourses,  
 drains, easements and public places hereon shown for the purposes identified.

STATE OF TEXAS  
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_  
 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  
 Printed Name: \_\_\_\_\_  
 My Commission Expires: \_\_\_\_\_

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4502, 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 the property markers and monuments were placed  
 under my supervision on the ground.

Brad Kerr, R.P.L.S. No. 4502

**CERTIFICATE OF 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, \_\_\_\_\_, Chair 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.

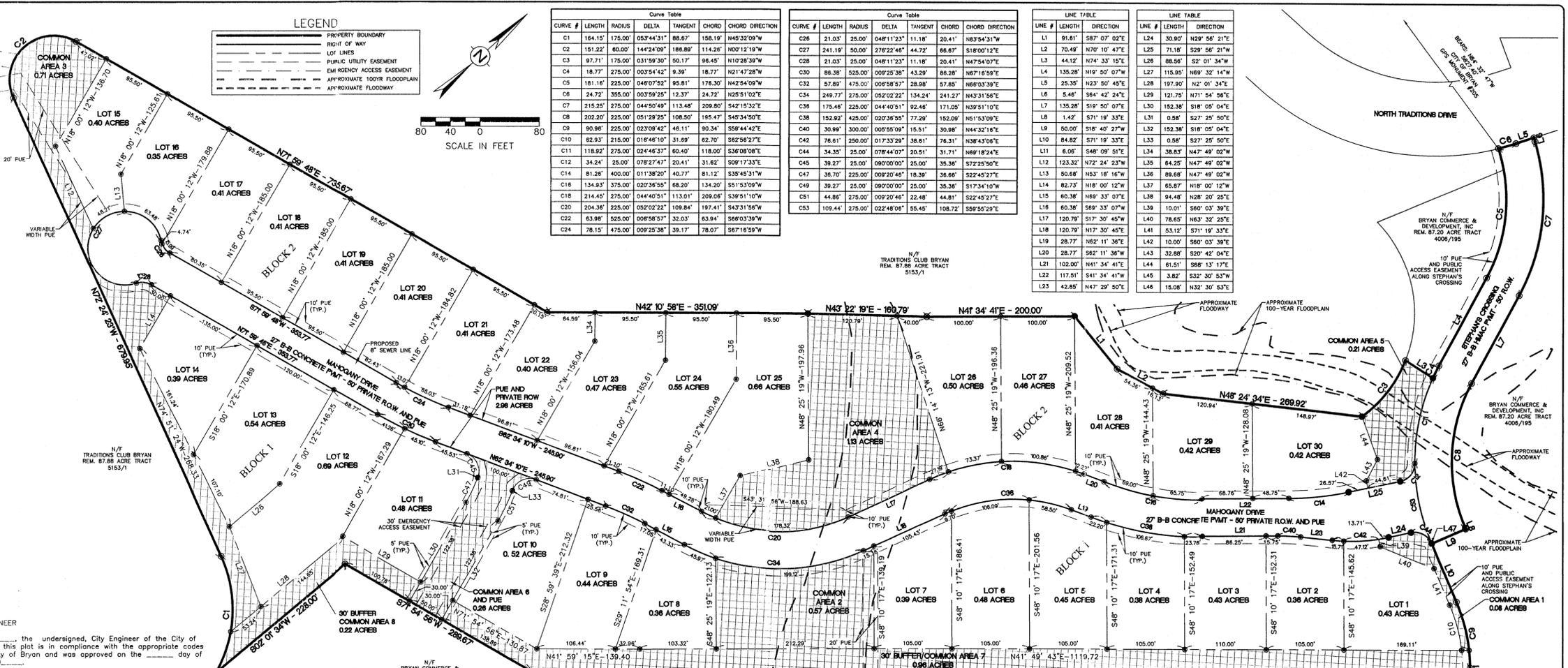
Chair, Planning & Zoning Commission Bryan, Texas

**CERTIFICATE OF THE COUNTY CLERK**

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, \_\_\_\_\_, 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 in Volume \_\_\_\_\_ Page \_\_\_\_\_.

County Clerk  
 Brazos County, Texas



**Curve Table**

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	164.15'	175.00'	053°44'31"	88.67'	158.19'	N45°32'09"W
C2	151.22'	60.00'	144°24'08"	186.89'	114.28'	N00°12'19"W
C3	97.71'	175.00'	031°59'30"	50.17'	96.45'	N10°28'39"W
C4	16.77'	275.00'	003°54'42"	9.39'	16.77'	N21°47'28"W
C5	181.16'	225.00'	048°07'52"	95.81'	176.30'	N42°54'08"W
C6	24.72'	355.00'	003°59'25"	12.37'	24.72'	N25°51'02"E
C7	215.25'	275.00'	044°50'49"	113.48'	209.80'	S42°15'32"E
C8	202.20'	225.00'	051°29'25"	108.50'	195.47'	S45°34'50"W
C9	90.98'	225.00'	023°09'42"	46.11'	90.34'	S59°44'42"E
C10	62.93'	215.00'	016°46'10"	31.69'	62.70'	S82°58'27"E
C11	118.92'	275.00'	024°46'37"	60.40'	118.00'	S36°08'08"E
C12	34.24'	25.00'	078°27'47"	20.41'	31.62'	S09°17'33"E
C14	81.26'	400.00'	011°38'20"	40.77'	81.12'	S35°45'31"W
C16	134.93'	375.00'	020°36'55"	68.20'	134.20'	S51°53'09"W
C18	214.45'	275.00'	044°40'51"	113.01'	209.65'	S39°51'10"W
C20	204.36'	225.00'	052°02'22"	109.84'	197.41'	S43°31'56"W
C22	63.98'	525.00'	008°58'57"	32.03'	63.94'	S66°03'39"W
C24	78.15'	475.00'	009°25'38"	39.17'	78.07'	S67°16'59"W

**Curve Table**

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C26	21.03'	25.00'	048°11'23"	11.18'	20.41'	N83°54'31"W
C27	241.19'	50.00'	276°22'46"	44.72'	66.67'	S18°00'12"E
C28	21.03'	25.00'	048°11'23"	11.18'	20.41'	N47°54'07"E
C30	86.38'	525.00'	009°25'38"	43.29'	86.28'	N67°16'59"E
C32	57.89'	475.00'	008°58'57"	28.98'	57.85'	N66°03'39"E
C34	249.77'	275.00'	052°02'22"	134.24'	241.25'	N43°31'56"E
C36	175.46'	225.00'	044°40'51"	92.48'	171.05'	N39°51'10"E
C38	152.92'	425.00'	020°36'55"	77.29'	152.00'	N51°53'09"E
C40	30.99'	300.00'	005°55'09"	15.51'	30.98'	N44°32'16"E
C42	76.61'	250.00'	017°33'29"	38.61'	76.31'	N38°43'08"E
C44	34.35'	25.00'	078°44'07"	20.51'	31.71'	N69°18'24"E
C45	38.27'	25.00'	090°00'00"	25.00'	36.36'	S72°59'50"E
C47	36.70'	225.00'	009°20'46"	18.39'	36.66'	S22°45'27"E
C49	39.27'	25.00'	090°00'00"	25.00'	36.36'	S17°34'10"W
C51	44.86'	275.00'	009°20'46"	22.48'	44.81'	S22°45'27"E
C53	109.44'	275.00'	022°48'06"	55.45'	108.72'	S59°58'29"E

**LINE TABLE**

LINE #	LENGTH	DIRECTION
L1	91.81'	S87°07'02"E
L2	70.48'	N70°10'47"E
L3	44.12'	N74°33'15"E
L4	135.28'	N19°50'07"W
L5	25.35'	N23°50'45"E
L6	5.46'	S84°42'24"E
L7	135.28'	S19°50'07"E
L8	1.42'	S71°19'33"E
L9	50.00'	S18°40'27"W
L10	84.82'	S71°19'33"E
L11	6.06'	S48°09'51"E
L12	123.32'	N72°24'23"W
L13	50.66'	N53°18'16"W
L14	82.73'	N18°00'12"W
L15	60.38'	N69°33'07"E
L16	60.38'	S69°33'07"W
L17	120.78'	S17°30'45"W
L18	120.78'	N17°30'45"E
L19	28.77'	N82°11'36"E
L20	28.77'	S82°11'36"W
L21	102.00'	N41°34'41"E
L22	117.51'	S41°34'41"W
L23	42.85'	N47°28'50"E
L24	30.80'	N29°56'21"W
L25	71.18'	S29°56'21"W
L26	88.56'	S2°01'34"W
L27	115.90'	N69°32'14"W
L28	197.90'	N2°01'34"E
L29	121.75'	N71°54'56"E
L30	152.38'	S18°05'04"E
L31	0.58'	S27°25'50"E
L32	152.38'	S18°05'04"E
L33	0.58'	S27°25'50"E
L34	38.83'	N47°49'02"W
L35	64.25'	N47°49'02"W
L36	89.68'	N47°49'02"W
L37	65.87'	N18°00'12"W
L38	94.48'	N28°20'25"E
L39	10.01'	S60°03'39"E
L40	78.65'	N63°32'25"E
L41	53.12'	S71°19'33"E
L42	10.00'	S60°03'39"E
L43	32.80'	S20°42'04"E
L44	61.51'	S68°13'17"E
L45	3.82'	S32°30'53"W
L46	15.08'	N32°30'53"E

- NOTES:**
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.
  - A PORTION OF THIS TRACT DOES LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NOS. 480410285-E, EFFECTIVE DATE: MAY 16, 2012
  - CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE CHORD LENGTHS.
  - THE DEVELOPER AND HOA WILL COMPLY WITH THE INDEMNITY REQUIREMENTS OF SECTION 110-59(m)(5) OF THE SUBDIVISION ORDINANCE.
  - THE DEVELOPER INTENDS TO CONSTRUCT THE PROPOSED PRIVATE STREET TO THE HIGHER STANDARD REQUIRED.
  - THE MAINTENANCE OF THE PRIVATE STREET WILL BE THE RESPONSIBILITY OF THE HOA.
  - ACCESS THROUGH THE PROPOSED GATE WILL BE PROVIDED AT ALL TIMES FOR POLICE, FIRE, CITY INSPECTION, MAIL DELIVERY, GARBAGE PICKUP, UTILITY, SCHOOL BUSES, PARA TRANSIT, DEMAND AND RESPONSE VEHICLES, AND OTHER HEALTH AND SAFETY RELATED VEHICLES. ACCESS THROUGH THE GATE WILL NOT REQUIRE DRIVERS TO EXIT THEIR VEHICLE.

**FINAL PLAT**  
**THE TRADITIONS SUBDIVISION**  
**PHASES 26**  
 20.45 ACRES  
 Block 1, Lots 1 - 14  
 Block 2, Lots 15 - 30  
 Common Areas 1 - 8  
 J.H. JONES SURVEY, A-26  
 BRAZOS COUNTY, TEXAS

**OWNER:**  
 BRYAN COMMERCE & DEVELOPMENT, INC  
 P.O. BOX 1000  
 BRYAN, TEXAS 77805

**DEVELOPER:**  
 BRYAN TRADITIONS, LP  
 2100 TRADITIONS BLVD.  
 BRYAN, TEXAS 77807

**SURVEYOR:**  
 Brad Kerr, RPLS No. 4502  
 Kerr Surveying, LLC  
 409 N. Texas Ave.  
 Bryan, TX 77803  
 (979) 268-3195

**SCALE: 1" = 80'**  
 JUNE 2014

**ENGINEER:**  
 JUN 11 2014  
 Schultz Engineering, LLC

**TBPE NO. 12327**  
 2730 LONGMIRE, SUITE A  
 College Station, Texas 77845  
 P.O. Box 11995  
 College Station, Texas 77842  
 (979) 764-3900

