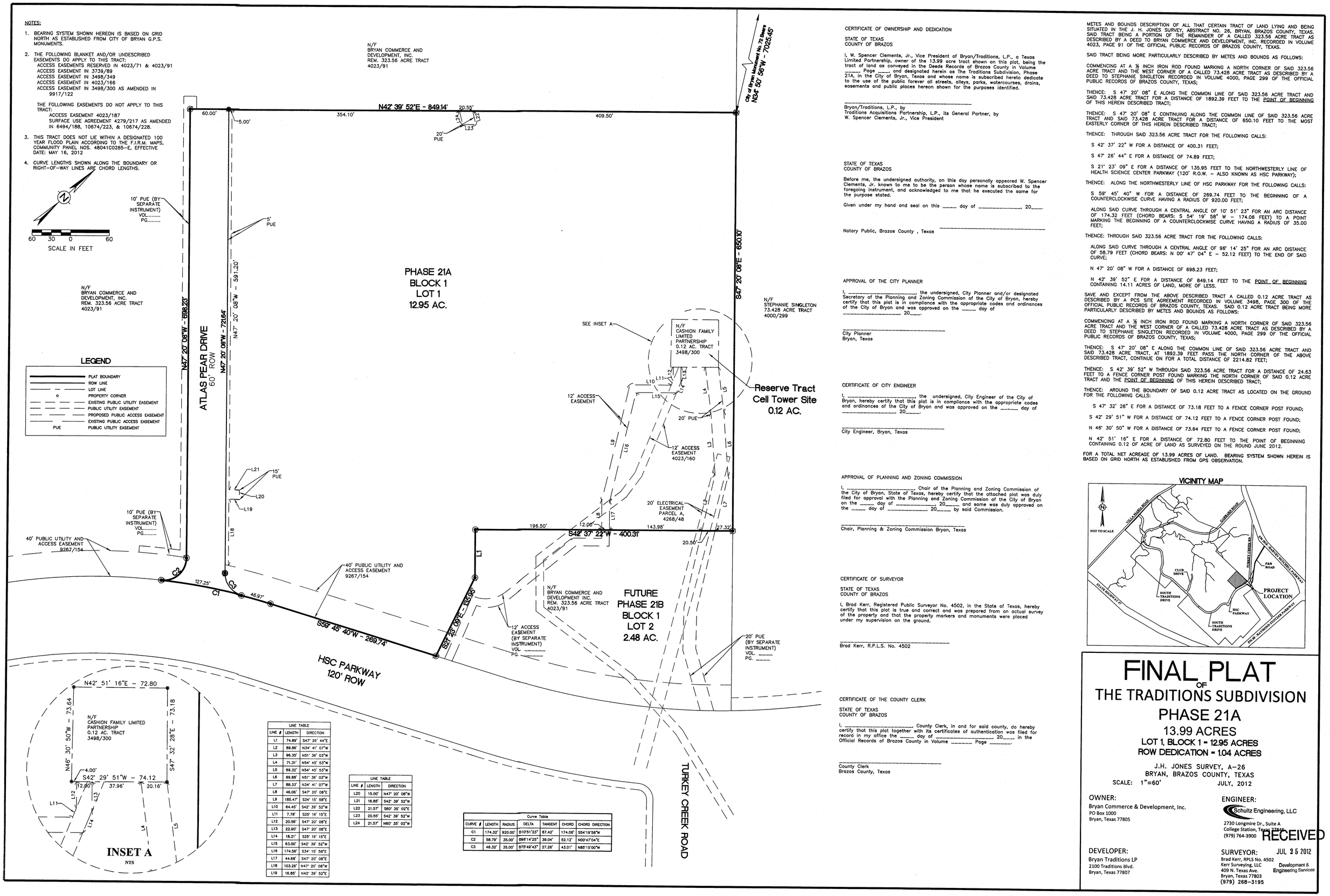
NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.
2. THE FOLLOWING BLANKET AND/OR UNDESCRIBED EASEMENTS DO APPLY TO THIS TRACT:
   ACCESS EASEMENTS RESERVED IN 4023/71 & 4023/91
   ACCESS EASEMENT IN 3739/89
   ACCESS EASEMENT IN 3498/349
   ACCESS EASEMENT IN 4023/166
   ACCESS EASEMENT IN 3498/300 AS AMENDED IN 9917/122

   THE FOLLOWING EASEMENTS DO NOT APPLY TO THIS TRACT:
   ACCESS EASEMENT 4023/187
   SURFACE USE AGREEMENT 4279/217 AS AMENDED IN 6494/188, 10674/223, & 10674/228.
3. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NOS. 48041C0285-E, EFFECTIVE DATE: MAY 16, 2012
4. CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE CHORD LENGTHS.



LEGEND

	PLAT BOUNDARY
	ROW LINE
	LOT LINE
o	PROPERTY CORNER
	EXISTING PUBLIC UTILITY EASEMENT
	PUBLIC UTILITY EASEMENT
	PROPOSED PUBLIC ACCESS EASEMENT
	EXISTING PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	74.89'	S47° 26' 44"E
L2	89.86'	H34° 41' 07"W
L3	96.35'	H51° 36' 03"W
L4	71.31'	N54° 45' 53"W
L5	69.32'	N54° 45' 53"W
L6	99.88'	N51° 36' 03"W
L7	88.33'	H34° 41' 07"W
L8	46.06'	S47° 20' 08"E
L9	185.47'	S34° 15' 58"E
L10	64.45'	S42° 39' 52"W
L11	7.78'	S25° 15' 15"E
L12	20.56'	S47° 20' 08"E
L13	22.90'	S47° 20' 08"E
L14	18.21'	S25° 15' 15"E
L15	63.00'	S42° 39' 52"W
L16	174.56'	S34° 15' 58"E
L17	44.68'	S47° 20' 08"E
L18	103.26'	N47° 20' 08"W
L19	16.85'	N42° 39' 52"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L20	15.00'	N47° 20' 08"W
L21	16.85'	S42° 39' 52"W
L22	21.57'	S60° 35' 02"E
L23	20.55'	S42° 39' 52"W
L24	21.57'	N60° 35' 02"W

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	174.32'	920.00'	010°51'23"	87.42'	174.06'	S54°19'58"W
C2	58.79'	35.00'	096°14'25"	39.04'	52.12'	N00°47'04"E
C3	46.32'	35.00'	075°49'43"	27.26'	43.01'	N85°15'00"W

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, W. Spencer Clements, Jr., Vice President of Bryan/Traditions, L.P., a Texas Limited Partnership, owner of the 13.99 acre tract shown on this plat, being the tract of land as conveyed in the Deeds Records of Brazos County in Volume _____, Page _____, and designated herein as The Traditions Subdivision, Phase 21A, 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.

_____
Bryan/Traditions, L.P., by
Traditions Acquisitions Partnership, L.P., its General Partner, by
W. Spencer Clements, Jr., Vice President

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared W. Spencer Clements, Jr. 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 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

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 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 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 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

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE J. H. JONES SURVEY, ABSTRACT NO. 26, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 323.56 ACRE TRACT AS DESCRIBED BY A DEED TO BRYAN COMMERCE AND DEVELOPMENT, INC. RECORDED IN VOLUME 4023, PAGE 91 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A ½ INCH IRON ROD FOUND MARKING A NORTH CORNER OF SAID 323.56 ACRE TRACT AND THE WEST CORNER OF A CALLED 73.428 ACRE TRACT AS DESCRIBED BY A DEED TO STEPHANIE SINGLETON RECORDED IN VOLUME 4000, PAGE 299 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 47° 20' 08" E ALONG THE COMMON LINE OF SAID 323.56 ACRE TRACT AND SAID 73.428 ACRE TRACT FOR A DISTANCE OF 1892.39 FEET TO THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 47° 20' 08" E CONTINUING ALONG THE COMMON LINE OF SAID 323.56 ACRE TRACT AND SAID 73.428 ACRE TRACT FOR A DISTANCE OF 650.10 FEET TO THE MOST EASTERLY CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: THROUGH SAID 323.56 ACRE TRACT FOR THE FOLLOWING CALLS:

S 42° 37' 22" W FOR A DISTANCE OF 400.31 FEET;

S 47° 26' 44" E FOR A DISTANCE OF 74.89 FEET;

S 21° 23' 09" E FOR A DISTANCE OF 135.95 FEET TO THE NORTHWESTERLY LINE OF HEALTH SCIENCE CENTER PARKWAY (120' R.O.W. – ALSO KNOWN AS HSC PARKWAY);

THENCE: ALONG THE NORTHWESTERLY LINE OF HSC PARKWAY FOR THE FOLLOWING CALLS:

S 59° 45' 40" W FOR A DISTANCE OF 269.74 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 920.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 51' 23" FOR AN ARC DISTANCE OF 174.32 FEET (CHORD BEARS: S 54° 19' 58" W – 174.06 FEET) TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 35.00 FEET;

THENCE: THROUGH SAID 323.56 ACRE TRACT FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 96° 14' 25" FOR AN ARC DISTANCE OF 58.79 FEET (CHORD BEARS: N 00° 47' 04" E – 52.12 FEET) TO THE END OF SAID CURVE;

N 47° 20' 08" W FOR A DISTANCE OF 698.23 FEET;

N 42° 39' 52" E FOR A DISTANCE OF 849.14 FEET TO THE POINT OF BEGINNING CONTAINING 14.11 ACRES OF LAND, MORE OF LESS.

SAVE AND EXCEPT FROM THE ABOVE DESCRIBED TRACT A CALLED 0.12 ACRE TRACT AS DESCRIBED BY A PCS SITE AGREEMENT RECORDED IN VOLUME 3498, PAGE 300 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID 0.12 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A ½ INCH IRON ROD FOUND MARKING A NORTH CORNER OF SAID 323.56 ACRE TRACT AND THE WEST CORNER OF A CALLED 73.428 ACRE TRACT AS DESCRIBED BY A DEED TO STEPHANIE SINGLETON RECORDED IN VOLUME 4000, PAGE 299 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 47° 20' 08" E ALONG THE COMMON LINE OF SAID 323.56 ACRE TRACT AND SAID 73.428 ACRE TRACT, AT 1892.39 FEET PASS THE NORTH CORNER OF THE ABOVE DESCRIBED TRACT, CONTINUE ON FOR A TOTAL DISTANCE OF 2214.82 FEET;

THENCE: S 42° 39' 52" W THROUGH SAID 323.56 ACRE TRACT FOR A DISTANCE OF 24.63 FEET TO A FENCE CORNER POST FOUND MARKING THE NORTH CORNER OF SAID 0.12 ACRE TRACT AND THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE: AROUND THE BOUNDARY OF SAID 0.12 ACRE TRACT AS LOCATED ON THE GROUND FOR THE FOLLOWING CALLS:

S 47° 32' 28" E FOR A DISTANCE OF 73.18 FEET TO A FENCE CORNER POST FOUND;

S 42° 29' 51" W FOR A DISTANCE OF 74.12 FEET TO A FENCE CORNER POST FOUND;

N 46° 30' 50" W FOR A DISTANCE OF 73.64 FEET TO A FENCE CORNER POST FOUND;

N 42° 51' 16" E FOR A DISTANCE OF 72.80 FEET TO THE POINT OF BEGINNING CONTAINING 0.12 OF ACRE OF LAND AS SURVEYED ON THE ROUND JUNE 2012.

FOR A TOTAL NET ACREAGE OF 13.99 ACRES OF LAND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

VICINITY MAP

FINAL PLAT OF THE TRADITIONS SUBDIVISION PHASE 21A

13.99 ACRES

LOT 1, BLOCK 1 = 12.95 ACRES
ROW DEDICATION = 1.04 ACRES

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

SCALE: 1"=60' JULY, 2012

OWNER:
Bryan Commerce & Development, Inc.
PO Box 1000
Bryan, Texas 77805

ENGINEER:
Schultz Engineering, LLC
2730 Longmire Dr., Suite A
College Station, Texas 77845
(979) 764-3900

DEVELOPER:
Bryan Traditions LP
2100 Traditions Blvd.
Bryan, Texas 77807

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

RECEIVED
JUL 25 2012
Development & Engineering Services