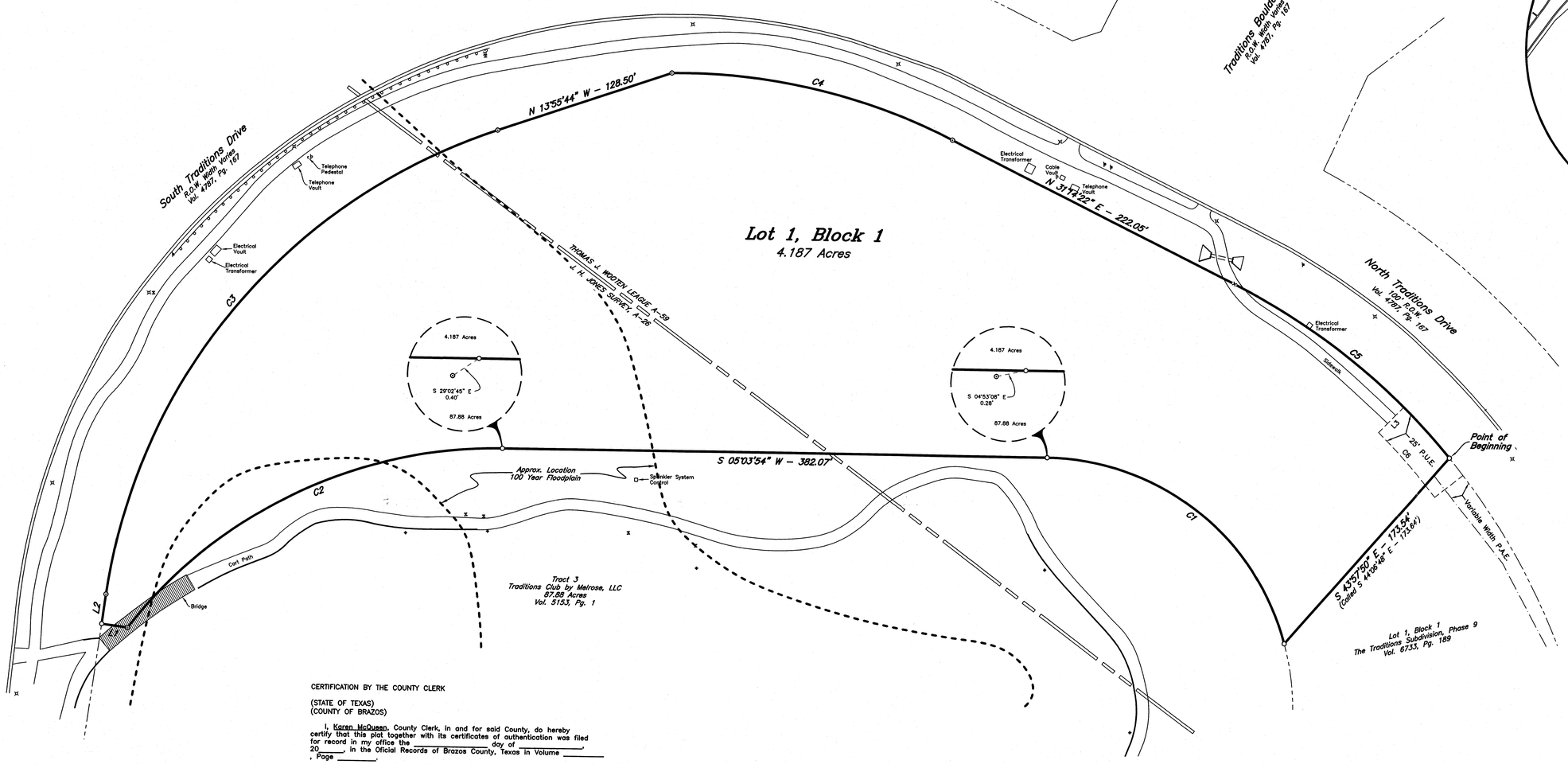
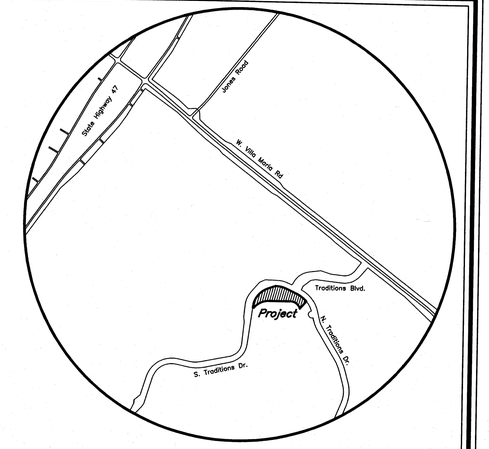
LINE TABLE

LINE	BEARING	DISTANCE
L1	S 12°49'51" W	18.26'
L2	N 77°10'09" W	20.52'
L3	N 40°59'53" W	25.00'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD. BRG.	CHORD
C1	74°02'32"	175.00'	226.15'	131.97'	S 42°05'10" W	210.74'
C2	52°17'29"	330.00'	301.18'	161.99'	S 21°04'51" E	290.83'
C3	63°14'25"	405.00'	447.02'	249.35'	N 45°32'57" W	424.67'
C4	27°31'15"	425.00'	204.14'	104.08'	N 17°28'44" E	202.18'
C5	23°32'10"	475.00'	195.12'	98.96'	N 43°00'26" E	193.75'
C6	6°15'47"	450.00'	49.19'	24.62'	S 52°08'00" W	49.17'





VICINITY MAP

Scale: 1" = 40'

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 Oficial Records of Brazos County, Texas in Volume _____, Page _____.

_____
County Clerk, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, _____ owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 1232, Page 575 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.

_____
Owner

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 PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator and/or designated Secretary of the Planing & Zoning Commission of the City of Bryan, hereby certify that the plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____.

_____
Planning Administrator, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, the undersigned, Development 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

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, 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.

_____
Kevin R. McClure, R.P.L.S. No. 5650

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the THOMAS J. WOOTEN SURVEY, Abstract No. 59 and in the J.H. JONES SURVEY, Abstract No. 26 in Bryan, Brazos County, Texas and being part of the 44.97 acre tract described in the deed from Nelleen Restmeyer to Bryan Commerce and Development Inc. recorded in Volume 3978, Page 137 of the Official Records of Brazos County, Texas (O.R.B.C.), and being part of the 298.51 acre tract described in the deed from Dexter T. Gabbard, et al to Bryan Commerce and Development Inc. recorded in Volume 4006, Page 195 (O.R.B.C.) and being part of the 101.96 acre tract described in the deed from Turkey Creek Investments, Inc. to Bryan Commerce and Development Inc. recorded in Volume 3983, Page 54 (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a set 1/2-inch iron rod marking the west corner of Lot 1, Block 1 THE TRADITIONS SUBDIVISION, PHASE 9 as recorded in Volume 6733, Page 189 (O.R.B.C.), said iron rod also being in the south right-of-way line of North Traditions Drive (based on a 100' width at this location) as recorded in Volume 4787, Page 167 (O.R.B.C.);

THENCE: S 43° 57' 50" E (called S 44° 06' 48" E – 173.64') along the southwest line of said Lot 1, Block 1 for a distance of 173.54 feet to a 1/2-inch iron rod set for corner, said iron rod being in the northwest line of a 87.88 acre tract described as Tract 3 in a deed to Traditions Club By Melrose, LLC recorded in Volume 5153, Page 1 (O.R.B.C.);

THENCE: along the northwest line of said 87.88 acre tract for the following four (4) calls:

1) 226.15 feet in a counter-clockwise direction along the arc of a curve having a central angle of 74° 02' 32", a radius of 175.00 feet, a tangent of 131.97 feet and a long chord bearing S 42° 05' 10" W at a distance of 210.74 feet to a 1/2-inch iron set for the Point of Tangency, from whence a found 1/2-inch iron rod (with cap RPLS 2003) bears S 04° 53' 08" E at a distance of 0.28 feet for reference;
2) S 05° 03' 54" W for a distance of 382.07 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left, from whence a found 1/2-inch iron rod (with cap RPLS 2003) bears S 29° 02' 45" E at a distance of 0.40 feet for reference;
3) 301.18 feet along the arc of said curve having a central angle of 52° 17' 29", a radius of 330.00 feet, a tangent of 161.99 feet and a long chord bearing S 21° 04' 51" E at a distance of 290.83 feet to a 60d nail set in wood bridge for corner;
4) S 12° 49' 51" W for a distance of 18.26 feet to a 1/2-inch iron rod set for corner, said iron rod also being in the northeast right-of-way line of South Traditions Drive (width varies at this location) as recorded in Volume 4787, Page 167 (O.R.B.C.);

THENCE: along the said South Traditions Drive and the North Traditions Drive rights-of-ways for the following six (6) calls:

1) N 77° 10' 09" W for a distance of 20.52 feet to a found 1/2-inch iron rod for the Point of Curvature of a curve to the right;
2) 447.02 feet along the arc of said curve having a central angle of 63° 14' 25", a radius of 405.00 feet, a tangent of 249.35 feet and a long chord bearing N 45° 32' 57" W at a distance of 424.67 feet to a found 1/2-inch iron rod for the Point of Tangency;
3) N 13°55'44" W for a distance of 128.50 feet to a found 1/2-inch iron rod for corner;
4) 204.14 feet in a clockwise direction along the arc of a curve having a central angle of 27° 31' 15", a radius of 425.00 feet, a tangent of 104.08 feet and a long chord bearing N 17° 28' 44" E at a distance of 202.18 feet to a for the Point of Tangency;
5) N 31° 14' 22" E for a distance of 222.05 feet to a chiseled "x" mark set in concrete for the Point of Curvature of a curve to the right;
6) 195.12 feet along the arc of said curve having a central angle of 23°32'10", a radius of 475.00 feet, a tangent of 98.96 feet and a long chord bearing N 43° 00' 26" E at a distance of 193.75 feet to the POINT OF BEGINNING and containing 4.187 acres of land, more or less.

GENERAL SURVEYOR NOTES:

1. ORIGIN OF BEARING SYSTEM: Bearings shown on this survey are based on Texas State Plane, Central Zone, NAD-27 datum in accordance with City of Bryan 1997 GPS Control Monument No. CS205.
   Northing: 366946.090
   Easting: 3236993.839
2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0143 C, effective July 2, 1992, this property is located in a 100-year flood hazard area.
3. Building requirements shall comply with Zoning Ordinance No. 756 and building setbacks identified in Ordinance No. 819.
4. Legend
   - ⊙ – 1/2" Iron Rod Found
   - O – 1/2" Iron Rod Set
   - × – Chiseld "x" Mark Set
   - ⊗ – 60d Nail set in Wood Bridge
5. Abbreviations:
   - P.A.E. – Public Access Easement
   - P.U.E. – Public Utility Easement

FINAL PLAT

LOT 1, BLOCK 1

THE TRADITIONS PARK SUBDIVISION

4.187 ACRES

THOMAS J. WOOTEN SURVEY, A-59
J.H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS
DECEMBER, 2005
SCALE: 1" = 40'

Owner:
City of Bryan
300 South Texas Avenue
Bryan, TX 77803
(979) 209-5030

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

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