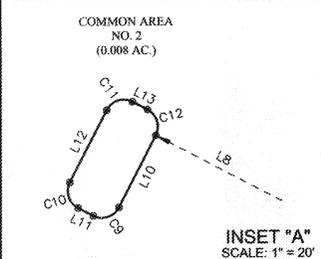
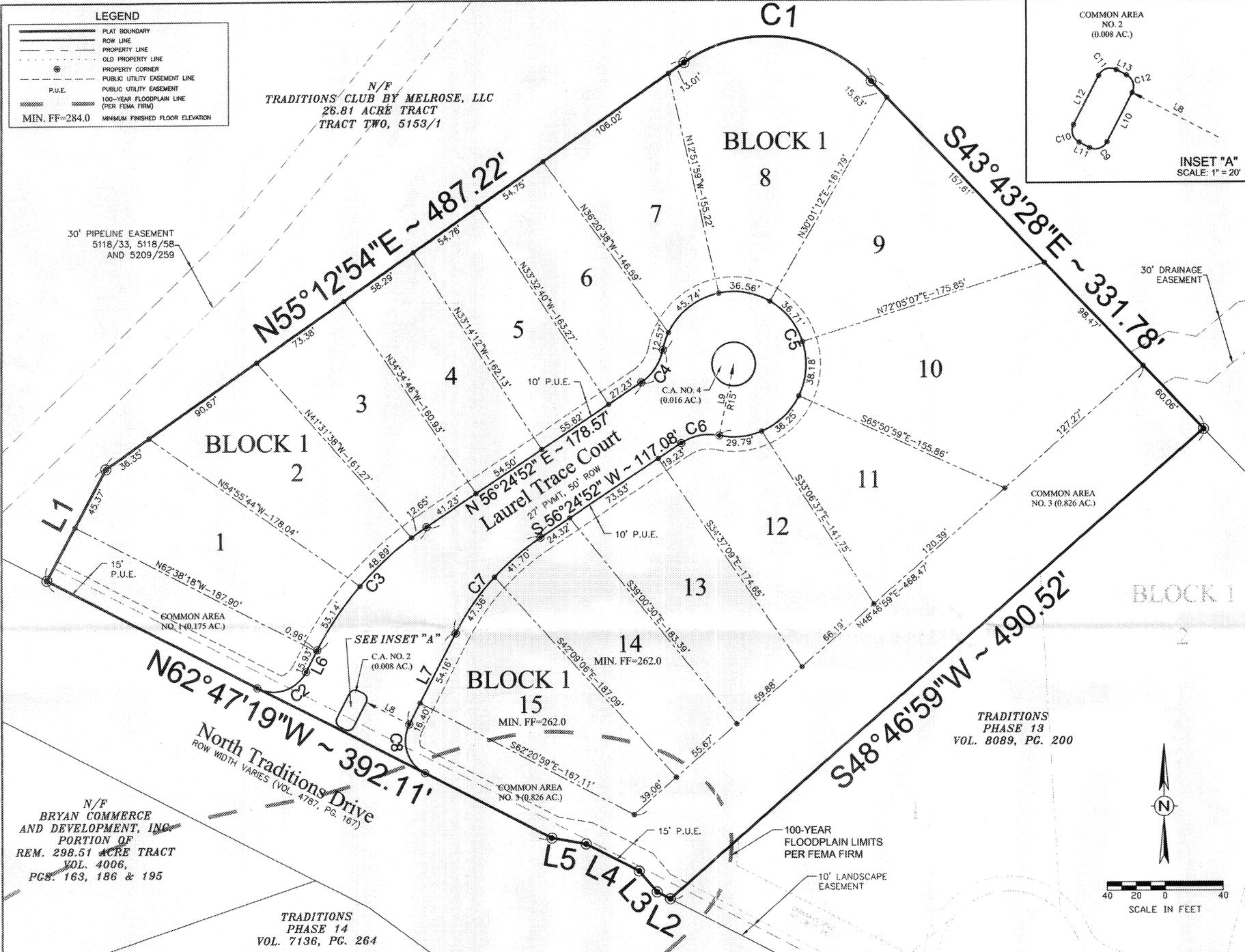
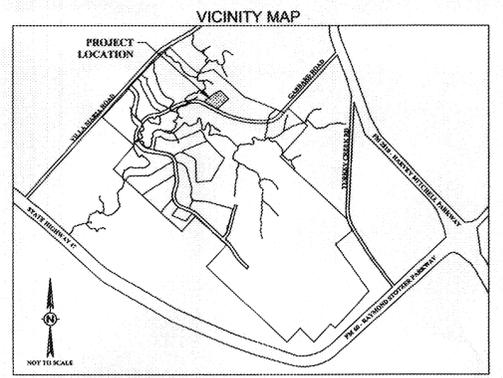


LEGEND

- PLAT BOUNDARY
- ROW LINE
- PROPERTY LINE
- OLD PROPERTY LINE
- PROPERTY CORNER
- PUBLIC UTILITY EASEMENT LINE
- P.U.E.
- 100-YEAR FLOODPLAIN LINE (PER FEMA FIRM)
- MIN. FF=284.0
- MINIMUM FINISHED FLOOR ELEVATION



- NOTES:**
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.
 - THIS PROPERTY IS CURRENTLY ZONED PLANNED DEVELOPMENT-MIXED USE (PD-M).
 - IRON RODS WILL BE SET AT ALL ANGLE POINTS AND LOT CORNERS, UNLESS STATED OTHERWISE.
 - A PORTION OF THIS TRACT LIES WITHIN A DESIGNATED 100 YEAR FLOOD PLAN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 4804100143-C, EFFECTIVE DATE: 07-02-1992. THE PROPOSED 100-YEAR FLOODPLAIN LIMITS PER THE 2005 DRAINAGE STUDY DOES NOT LIE ON THIS TRACT.
 - BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE NO. 1412 FOR SF-5 ZONING DISTRICT. HOWEVER, ADDITIONAL BUILDING SETBACK LINES MAY BE REQUIRED BY DEED RESTRICTIONS.
 - CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS.
 - OWNERSHIP OF THIS TRACT IS BY DEED, VOL. 7125, PG. 182, OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS. THIS PROPERTY WAS PREVIOUSLY NOTED AS PARCEL 7 ON THE MASTER PLAN.
 - OWNERSHIP AND MAINTENANCE OF THE COMMON AREAS WILL BE BY THE HOMEOWNERS ASSOCIATION. LANDSCAPING OR OTHER AMENITIES PROPOSED WITHIN THE STREET RIGHT-OF-WAY OR PUBLIC UTILITY EASEMENTS SHALL BE APPROVED BY THE CITY OF BRYAN. UNRESTRICTED ACCESS TO PUBLIC UTILITY AND DRAINAGE EASEMENTS SHALL BE PROVIDED FOR UTILITY MAINTENANCE EQUIPMENT.
 - ELECTRICAL, PHONE AND CABLE SERVICE FOR THIS SUBDIVISION WILL BE LOCATED ALONG THE FRONT OF THE LOTS IN THE 10' PUBLIC UTILITY EASEMENT SHOWN ON THIS PLAN.
 - PER DEED RESTRICTIONS 5901/1 THERE IS RESERVED THE RIGHT TO CREATE A 5' UTILITY EASEMENT ALONG ALL LOT LINES CREATED IN THE FUTURE, AND THE RIGHT TO CREATE A 10' EASEMENT ALONG ALL STREETS FOR WALKWAY AND STREET MAINTENANCE.



CERTIFICATE OF THE SURVEYOR
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Brad Kerr, Registered Public Land 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 corners 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.
 Brad Kerr, R.P.L.S. No. 4502

LINE TABLE

LINE	LENGTH	BEARING
L1	86.80'	N28°06'34"E
L2	10.33'	N62°47'19"W
L3	18.99'	N40°43'55"W
L4	41.22'	N62°47'19"W
L5	24.12'	N79°59'04"W
L6	16.89'	N27°12'44"E
L7	70.56'	S27°12'44"W
L8	33.50'	N62°36'16"W
L9	50.00'	N11°30'49"E
L10	19.00'	S27°12'44"W
L11	4.00'	N62°47'16"W
L12	19.00'	N27°12'44"E
L13	4.00'	S62°47'16"E

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, John Jordan, Vice President of Bryan/Traditions, LP, a Texas Limited Partnership, owner of the 5.857 acre tract shown on this plat, being part of the tract of land conveyed in the Deed Records of Brazos County in Volume 7125, Page 182, and designated therein as The Traditions Subdivision, Phase 12, in the City of Bryan, Texas and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements and public places thereon shown for the purpose and consideration therein expressed.

APPROVAL OF PLANNING AND ZONING COMMISSION
 I, _____ Chairman 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 & 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.

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 office the _____ day of _____, 20____, in the Official Records of Brazos County, Texas, in Volume _____ Page _____
 WITNESS my hand and official Seal, at my office in 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____.

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____.

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared John Jordan 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 and consideration therein stated.
 Given under my hand and seal on this _____ day of _____, 20____.

CURVE TABLE

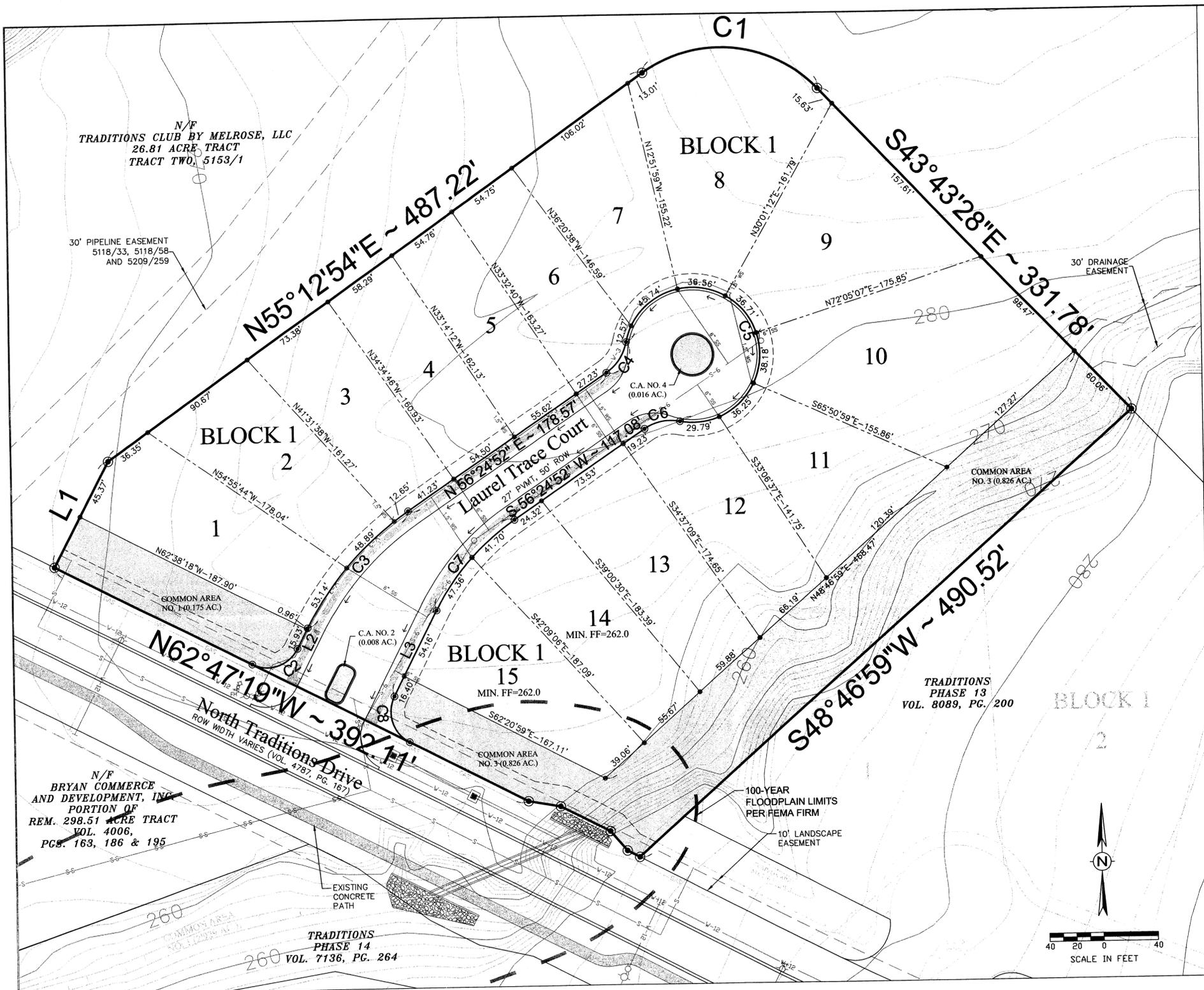
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	141.48'	100.00'	81°03'38"	85.50'	129.97'	S84°15'17"E
C2	39.27'	25.00'	89°59'57"	25.00'	35.36'	N72°12'43"E
C3	114.88'	225.00'	29°12'07"	58.61'	113.44'	N41°48'48"E
C4	27.85'	35.00'	45°05'57"	14.53'	26.84'	N33°35'08"E
C5	235.79'	50.00'	27°11'54"	49.83'	70.59'	S33°35'08"E
C6	27.85'	35.00'	45°05'57"	14.53'	26.84'	S78°57'50"W
C7	89.19'	175.00'	29°12'07"	45.59'	88.23'	S41°48'48"W
C8	38.27'	25.00'	90°00'00"	25.00'	35.36'	S17°47'17"E
C9	7.07'	4.50'	90°00'00"	4.50'	6.36'	S72°12'44"W
C10	7.07'	4.50'	90°00'00"	4.50'	6.36'	N17°47'16"W
C11	7.07'	4.50'	90°00'00"	4.50'	6.36'	N72°12'44"E
C12	7.07'	4.50'	90°00'00"	4.50'	6.36'	S17°47'16"E

FINAL PLAT
THE TRADITIONS SUBDIVISION
 PHASE 12
 5.857 ACRES
 BLOCK 1, LOTS 1 THRU 15
 J.H. JONES SURVEY, A-26
 BRYAN, BRAZOS COUNTY, TEXAS
 SCALE: 1"=40' AUGUST, 2007

OWNER/DEVELOPER:
 Bryan/Traditions, LP
 2100 Traditions Blvd.
 Bryan, Texas 77807
 (979) 821-2582

ENGINEER:
 CIVIL DEVELOPMENT, L.L.C.
 CIVIL ENGINEERING & DESIGN SERVICES
 Ginger L. Urso, P.E.
 2033 Harvey Mitchell Parkway South
 College Station, Texas 77840
 P.O. Box 11929, College Station, Texas 77842
 (979) 764-7743 Fax: (979) 764-7759

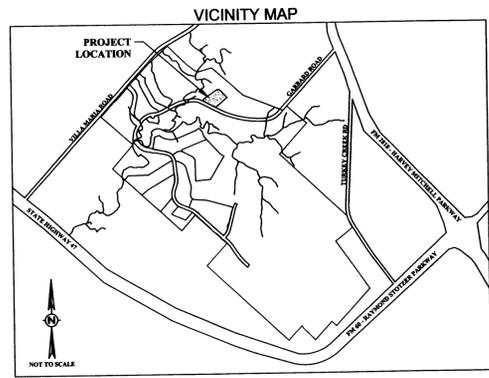
SURVEYOR:
 Brad Kerr, RPLS No. 4502
 Kerr Surveying, LLC
 P.O. Box 269
 College Station, Texas 77841
 (979) 268-3195



- NOTES:
1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.
 2. THIS PROPERTY IS CURRENTLY ZONED PLANNED DEVELOPMENT-MIXED USE (PD-M).
 3. THE TOPOGRAPHY SHOWN IS FROM AERIAL TOPOGRAPHY PREPARED FOR THE CITY OF BRYAN AND FIELD SURVEY DATA.
 4. A PORTION OF THIS TRACT LIES WITHIN A DESIGNATED 100 YEAR FLOOD PLAN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0143-C, EFFECTIVE DATE: 07-02-1992. THE PROPOSED 100-YEAR FLOODPLAIN LIMITS PER THE 2005 DRAINAGE STUDY DOES NOT LIE ON THIS TRACT.
 5. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE NO. 1412 FOR SF-5 ZONING DISTRICT. HOWEVER, ADDITIONAL BUILDING SETBACK LINES MAY BE REQUIRED BY DEED RESTRICTIONS.
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 7. OWNERSHIP OF THIS TRACT IS BY DEED, VOL. 7125, PG. 182, OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS. THIS PROPERTY WAS PREVIOUSLY NOTED AS PARCEL 7 ON THE MASTER PLAN.
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 9. ELECTRICAL, PHONE AND CABLE SERVICE FOR THIS SUBDIVISION WILL BE LOCATED ALONG THE FRONT OF THE LOTS IN THE 10' PUBLIC UTILITY EASEMENT SHOWN ON THIS PLAN.
 10. PER DEED RESTRICTIONS 5901/1 THERE IS RESERVED THE RIGHT TO CREATE A 5' UTILITY EASEMENT ALONG ALL LOT LINES CREATED IN THE FUTURE, AND THE RIGHT TO CREATE A 10' EASEMENT ALONG ALL STREETS FOR WALKWAY AND STREET MAINTENANCE.

LEGEND

— 250 —	EXISTING CONTOUR (MAJOR)
— 280 —	EXISTING CONTOUR (MINOR)
— — — —	PLAT BOUNDARY
— — — —	ROW LINE
— — — —	EDGE OF PAVEMENT LINE
— — — —	PROPERTY LINE
— — — —	OLD PROPERTY LINE
●	PROPERTY CORNER
— — — —	PUBLIC UTILITY EASEMENT LINE
— S-6 —	PROPOSED SANITARY SEWER LINE
— V-6 —	PROPOSED WATERLINE
— ST — ST —	PROPOSED STORM SEWER LINE
→	FLOW DIRECTION
— — — —	PROPOSED 4' SIDEWALK
FH 300	FIRE HYDRANT (EXISTING)
W	WATER GATE VALVE
○	SANITARY SEWER MANHOLE
—	WATER SERVICE
—	SANITARY SEWER SERVICE
P.U.E.	PUBLIC UTILITY EASEMENT
— — — —	100-YEAR FLOODPLAIN LINE (PER FEMA FIRM)
MIN. FF=284.0	MINIMUM FINISHED FLOOR ELEVATION



LINE TABLE

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C8	39.27'	25.00'	90°00'03"	25.00'	35.36'	S17°47'17"E

Received
JUL 25 2007
Development & Engineering Services

PRELIMINARY PLAN
THE TRADITIONS SUBDIVISION
PHASE 12
5.857 ACRES
 BLOCK 1, LOTS 1 THRU 15
 J.H. JONES SURVEY, A-26
 BRYAN, BRAZOS COUNTY, TEXAS
 SCALE: 1"=40' REVISED JULY, 2007

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