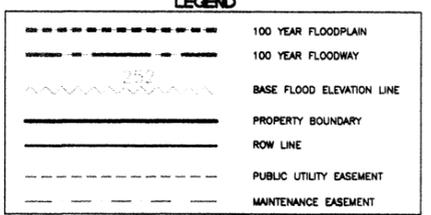
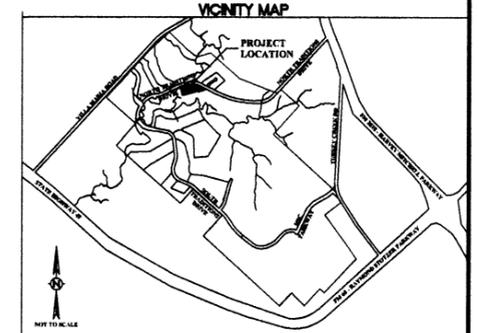


- NOTES:**
1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.
 2. THIS PROPERTY IS CURRENTLY ZONED PLANNED DEVELOPMENT-MIXED USE (PD-M).
 3. IRON RODS WILL BE SET AT ALL ANGLE POINTS AND LOT CORNERS, UNLESS STATED OTHERWISE.
 4. A PORTION OF THIS TRACT LIES WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0143-C, EFFECTIVE DATE: 07-02-1992 AS REVISED TO REFLECT LOMR EFFECTIVE DECEMBER 13, 2007.
 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.
 6. CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS.
 7. THIS PROPERTY WAS PREVIOUSLY NOTED AS PARCEL 9A ON THE MASTER PLAN.
 8. 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.
 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.



Curve Table						Line Table			
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION	Line #	Length	Direction
C1	48.53'	30.00'	092°40'52"	31.44'	43.41'	N5°00'01"W	E1	14.45'	N31° 19' 49"W
C2	19.23'	75.00'	014°41'33"	9.87'	19.18'	N15°08'20"W	E2	14.84'	N58° 42' 04"W
C3	195.36'	945.00'	011°50'48"	98.04'	195.04'	N73°50'10"E	L3	34.11'	N51° 30' 10"W
C4	330.10'	505.00'	037°27'08"	171.19'	324.28'	S81°30'53"E	L4	4.00'	S53° 33' 29"E
C5	53.07'	25.00'	121°37'30"	44.78'	43.85'	N19°25'32"W	L5	4.04'	S89° 44' 16"E
C6	80.27'	140.00'	032°51'10"	41.27'	79.18'	N57°48'48"E			
C7	17.43'	25.00'	039°56'40"	9.09'	17.08'	S89°47'17"E			
C8	240.35'	50.00'	275°25'35"	45.48'	67.28'	S23°31'44"E			
C9	24.21'	25.00'	055°28'55"	13.15'	23.27'	S46°29'58"W			
C10	74.62'	100.00'	042°45'09"	39.14'	72.90'	N52°51'49"E			
C11	37.40'	25.00'	085°43'27"	23.20'	34.01'	S74°20'58"W			
C12	7.73'	5.00'	088°37'05"	4.88'	6.99'	N82°07'59"E			
C13	7.98'	5.00'	091°25'36"	5.13'	7.16'	S07°50'40"E			
C14	20.21'	118.00'	009°48'50"	10.13'	20.19'	N32°57'43"E			
C15	7.17'	5.00'	082°12'26"	4.36'	6.57'	S68°09'31"W			
C16	8.51'	5.00'	097°32'45"	5.71'	7.52'	N29°57'53"W			
C17	23.07'	132.00'	010°00'57"	11.57'	23.05'	N32°48'58"E			



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 OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____ of Bryan/Traditions, L.P., a Texas Limited Partnership, owner of the 5.371 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 18, 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., a Texas Limited Partnership

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

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

CERTIFICATE OF SURVEYOR

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

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

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

RECEIVED

SEP 29 2010

Development & Engineering Services

METES AND BOUNDS DESCRIPTION OF A TRACT
J.B. JONES SURVEY, A-36
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE T. J. JONES SURVEY, ABSTRACT NO. 26, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF A CALLED 296.31 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO BRYAN COMMERCIAL AND DEVELOPMENT, INCORPORATED, RECORDED IN VOLUME 4066, PAGE 19 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE SOUTH LINE OF NORTH TRADITIONS DRIVE (VARIABLE WIDTH R.O.W.); SAID IRON ROD FOUND MARKING THE NORTH CORNER OF COMMON AREA NO. 1, THE TRADITIONS SUBDIVISION, PHASE 14, ACCORDING TO THE PLAT RECORDED IN VOLUME 7136, PAGE 264 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE S 71° 19' 00" W ALONG THE NORTHERLY LINE OF SAID COMMON AREA FOR A DISTANCE OF 115.78 FEET TO A 5/8 INCH IRON ROD FOUND ON THE NORTH LINE OF A CALLED 7.8 ACRE TRACT OF LAND DESCRIBED AS TRACT THREE BY A DEED TO TRADITIONS CLUB BY MELROSE, LLC, RECORDED IN VOLUME 3113, PAGE 1 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS; SAID IRON ROD FOUND MARKING THE WEST CORNER OF SAID COMMON AREA;

THENCE ALONG THE NORTH LINE OF SAID 7.8 ACRE TRACT FOR THE FOLLOWING CALLS:

N 72° 31' 15" W FOR A DISTANCE OF 30.04 FEET TO A 1/2 INCH IRON ROD FOUND;

S 74° 14' 25" W FOR A DISTANCE OF 130.97 FEET TO A 1/2 INCH IRON ROD FOUND;

S 79° 41' 35" W FOR A DISTANCE OF 186.46 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 96.09 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92° 48' 52" FOR AN ARC DISTANCE OF 48.83 FEET (CHORD N 54° 09' 11" W - 43.41 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE END POINT OF SAID CURVE;

N 07° 43' 37" W FOR A DISTANCE OF 123.78 FEET TO A 5/8 INCH IRON ROD SET MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 75.60 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14° 41' 35" FOR AN ARC DISTANCE OF 19.23 FEET (CHORD N 15° 20' 20" W - 18.18 FEET) TO A 5/8 INCH IRON ROD SET MARKING THE END POINT OF SAID CURVE;

N 79° 49' 35" W FOR A DISTANCE OF 314.91 FEET TO A 5/8 INCH IRON ROD SET MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 96.09 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37° 27' 08" FOR AN ARC DISTANCE OF 326.10 FEET (CHORD S 81° 30' 53" E - 324.28 FEET) TO A 5/8 INCH IRON ROD SET MARKING THE END POINT OF SAID CURVE;

THENCE S 62° 47' 19" E FOR A DISTANCE OF 226.30 FEET TO THE POINT OF BEGINNING CONTAINING 5.372 ACRES OF LAND AS SURVEYED ON THE GROUND OCTOBER, 2008. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

FINAL PLAT
THE TRADITIONS SUBDIVISION
PHASE 18
5372 ACRES
BLOCK 1, LOTS 1 THRU 10

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

SCALE: 1"=40' SEPTEMBER 2010

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

ENGINEER:
SCHULTZ ENGINEERING, LLC.
TBPE Firm Reg. No. 12327
2730 Longmire Drive, Suite A
College Station, Texas 77845
P.O. Box 11995
College Station, Texas 77842
(979) 764-3900

SURVEYOR:
Brad Kerr, R.P.L.S. No. 4502
Kerr Surveying, LLC
P.O. Box 289
College Station, Texas 77841
(979) 268-3195