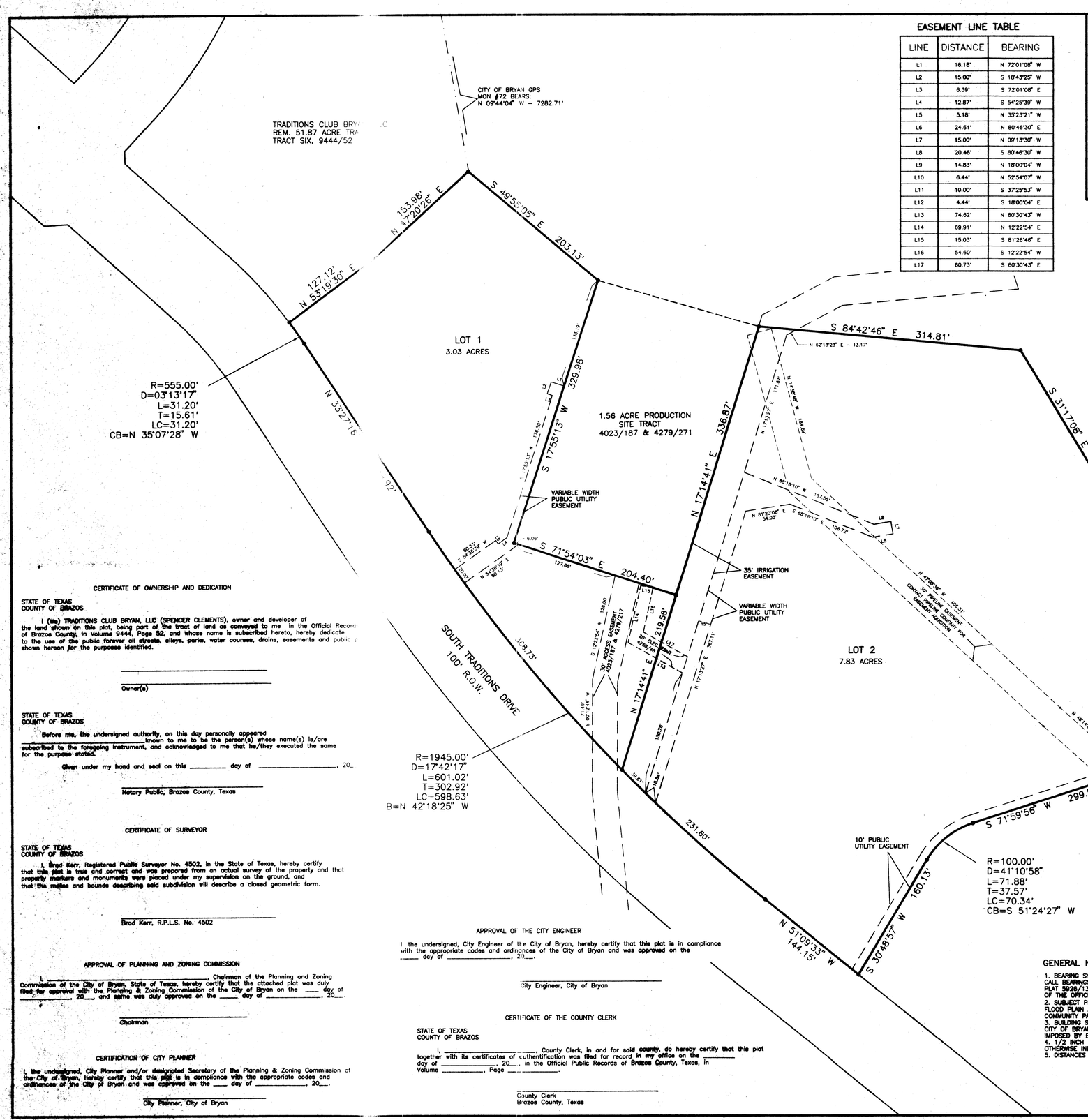
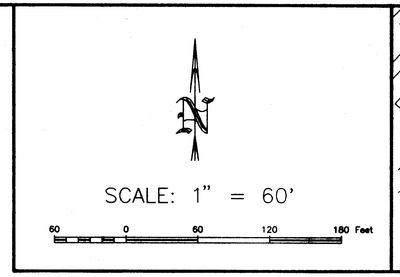
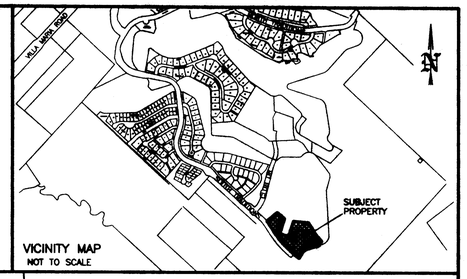


EASEMENT LINE TABLE

LINE	DISTANCE	BEARING
L1	16.18'	N 72°01'08" W
L2	15.00'	S 18°43'25" W
L3	6.39'	S 72°01'08" E
L4	12.87'	S 54°25'39" W
L5	5.18'	N 35°23'21" W
L6	24.61'	N 80°46'30" E
L7	15.00'	N 09°13'30" W
L8	20.46'	S 80°48'30" W
L9	14.83'	N 18°00'04" W
L10	6.44'	N 52°54'07" W
L11	10.00'	S 37°25'53" W
L12	4.44'	S 18°00'04" E
L13	74.62'	N 60°30'43" W
L14	69.91'	N 12°22'54" E
L15	15.03'	S 81°26'46" E
L16	54.60'	S 12°22'54" W
L17	80.73'	S 60°30'43" E





VICINITY MAP
NOT TO SCALE

METES AND BOUNDS DESCRIPTION
OF A
10.86 ACRE TRACT
J. H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL 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 51.87 ACRE TRACT DESCRIBED AS TRACT SIX BY A DEED TO TRADITIONS CLUB BRYAN, LLC, RECORDED IN VOLUME 9444, PAGE 52 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID TRACT INCLUDING ALL OF LOT 1 AND A PORTION OF LOT 2, THE TRADITIONS SUBDIVISION, PHASE I, ACCORDING TO THE PLAT RECORDED IN VOLUME 5926, PAGE 13 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT THE SOUTH CORNER OF SAID LOT 2 ON THE NORTHEAST LINE OF SOUTH TRADITIONS DRIVE (100' R.O.W.) MARKING A WEST CORNER OF THE REMAINDER OF A CALLED 324.83 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;

THENCE: ALONG THE NORTHEAST LINE OF SOUTH TRADITIONS DRIVE FOR THE FOLLOWING CALLS:

N 51° 09' 33" W FOR A DISTANCE OF 144.15 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 1945.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 42' 17" FOR AN ARC DISTANCE OF 601.02 FEET (CHORD BEARS: N 42° 18' 25" W – 598.63 FEET) TO THE END OF SAID CURVE;

N 33° 27' 16" W FOR A DISTANCE OF 269.92 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 555.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 13' 17" FOR AN ARC DISTANCE OF 31.20 FEET (CHORD BEARS: N 35° 07' 28" W – 31.20 FEET) TO THE WEST CORNER OF SAID LOT 1;

THENCE: THROUGH SAID REMAINDER OF 51.87 ACRE TRACT AND ALONG THE ORIGINAL LINES OF SAID LOT 1 FOR THE FOLLOWING CALLS:

N 53° 19' 30" E FOR A DISTANCE OF 127.12 FEET;

N 47° 20' 26" E FOR A DISTANCE OF 153.98 FEET;

S 49° 55' 05" E FOR A DISTANCE OF 203.13 FEET;

S 17° 55' 13" W FOR A DISTANCE OF 329.98 FEET;

S 71° 54' 03" E FOR A DISTANCE OF 204.40 FEET TO THE WEST LINE OF SAID LOT 2;

THENCE: N 17° 14' 41" E ALONG THE WEST LINE OF SAID LOT 2 AND CONTINUING THROUGH SAID REMAINDER OF 51.87 ACRE TRACT FOR A DISTANCE OF 336.87 FEET;

THENCE: CONTINUING THROUGH SAID REMAINDER OF 51.87 ACRE TRACT FOR THE FOLLOWING CALLS:

S 84° 42' 46" E FOR A DISTANCE OF 314.81 FEET;

S 31° 17' 08" E FOR A DISTANCE OF 258.79 FEET;

S 38° 50' 58" E FOR A DISTANCE OF 224.39 FEET;

S 71° 59' 56" W ALONG A NORTHWESTERLY LINE OF SAID LOT 2 FOR A DISTANCE OF 70.00 FEET;

S 18° 00' 04" E THROUGH SAID LOT 2 FOR A DISTANCE OF 60.00 FEET TO THE COMMON LINE OF SAID REMAINDER OF 51.87 ACRE TRACT AND THE AFOREMENTIONED 324.83 ACRE TRACT;

THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 51.87 ACRE TRACT, SAME BEING THE SOUTHEAST LINE OF SAID LOT 2, FOR THE FOLLOWING CALLS:

S 71° 59' 56" W FOR A DISTANCE OF 299.50 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 100.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41° 10' 58" FOR AN ARC DISTANCE OF 71.88 FEET (CHORD BEARS: S 51° 24' 27" W – 70.34 FEET) TO THE END OF SAID CURVE;

S 30° 48' 57" W FOR A DISTANCE OF 160.13 FEET TO THE POINT OF BEGINNING CONTAINING 10.86 ACRES OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE PLAT CALL BEARINGS OF THE TRADITIONS SUBDIVISION, PHASE I, 5926/13.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We) TRADITIONS CLUB BRYAN, LLC (SPENCER CLEMENTS), 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 9444, Page 52, 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(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purposes 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 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.

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

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__.

_____
Chairman

CERTIFICATION OF 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__.

_____
City Planner, City of Bryan

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__.

_____
City Engineer, City of Bryan

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 authentification was filed for record in my office on the _____ day of _____, 20__, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

_____
County Clerk
Brazos County, Texas

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON THE PLAT CALL BEARINGS OF THE TRADITIONS SUBDIVISION, PHASE I, PLAT 5926/13, SAID PLAT VACATED IN VOLUME _____, PAGE _____ OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0143 C, DATED JULY 2, 1992.
3. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS AND ANY OTHERS IMPOSED BY EXISTING DEED RESTRICTIONS.
4. 1/2 INCH IRON ROD AT ALL CORNERS UNLESS OTHERWISE INDICATED.
5. DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.

RECEIVED
MAY – 9 2011
Development & Engineering Services

FINAL PLAT
OF
LOT 1 & LOT 2
THE TRADITIONS SUBDIVISION
PHASE I
10.86 AC., J. H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 60 FEET
SURVEY DATE: 05-09-11
PLAT DATE: 04-27-11
REVISED: 05-09-11
JOB NUMBER: 11-021
CAD NAME: 11-021F
CR5 FILE: 11-021

PREPARED BY: KERR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3195

OWNER:
TRADITIONS CLUB BRYAN, LLC
2100 TRADITIONS BLVD.
BRYAN, TEXAS 77807
PHONE (979) 821-2582

KR