

N/P
TRADITIONS ACQUISITIONS
PARTNERSHIP, L.P.
REMAINDER OF 19.62 ACRE TRACT
9793/1

N/P
TRADITIONS ACQUISITIONS
PARTNERSHIP, L.P.
REMAINDER OF 19.62 ACRE TRACT
9793/1

N/P
CURTIS F. LARD & WIFE, ANNA KATHLEEN LARD
34.21 ACRE TRACT, 423/63

Line Table

| Line # | Length | Direction |
|--------|--------|---------------|
| L1 | 21.85 | S58° 45' 38"E |
| L2 | 21.21 | S13° 45' 38"E |
| L3 | 43.12 | S31° 14' 22"W |
| L4 | 47.90 | S41° 31' 50"W |
| L5 | 38.83 | N70° 25' 48"W |
| L6 | 50.00 | N25° 10' 02"W |
| L7 | 50.02 | N54° 01' 20"E |
| L8 | 30.90 | N72° 36' 07"E |
| L9 | 37.68 | N61° 06' 06"E |
| L10 | 44.95 | N72° 35' 02"E |
| L11 | 46.04 | N72° 35' 02"E |
| L12 | 37.68 | N84° 03' 56"E |
| L13 | 23.66 | N72° 35' 02"E |
| L14 | 59.28 | N45° 39' 32"W |
| L15 | 50.00 | S34° 50' 51"E |
| L16 | 50.03 | N36° 39' 49"W |

Line Table

| Line # | Length | Direction |
|--------|--------|---------------|
| L17 | 51.42 | S45° 36' 10"E |
| L18 | 55.91 | S56° 00' 20"E |
| L19 | 55.24 | N78° 55' 04"W |
| L20 | 21.45 | S70° 25' 48"E |
| L21 | 35.01 | S13° 36' 31"E |
| L22 | 24.65 | S77° 17' 48"W |
| L23 | 11.39 | N09° 50' 07"W |
| L24 | 13.82 | N04° 05' 39"W |
| L25 | 21.21 | N24° 14' 11"W |
| L26 | 15.29 | N45° 50' 27"W |
| L27 | 6.49 | N82° 38' 03"W |
| L28 | 4.05 | S17° 54' 49"E |
| L29 | 18.84 | S72° 35' 02"W |
| L30 | 3.95 | N17° 56' 19"W |
| L31 | 19.00 | N72° 35' 02"E |
| L32 | 30.85 | N08° 35' 22"W |

Curve Table

| CURVE # | LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHORD DIRECTION |
|---------|---------|---------|------------|---------|---------|-----------------|
| C1 | 322.54' | 370.00' | 049°56'46" | 172.32' | 312.42' | S33°47'15"E |
| C2 | 228.08' | 525.00' | 024°53'30" | 115.87' | 226.29' | S18°47'37"W |
| C3 | 50.84' | 125.00' | 023°18'09" | 25.78' | 50.49' | N53°10'54"E |
| C4 | 5.01' | 175.00' | 001°38'27" | 2.51' | 5.01' | N65°39'12"E |
| C5 | 43.62' | 25.00' | 099°58'19" | 29.78' | 38.29' | N16°29'15"E |
| C6 | 19.76' | 100.00' | 011°19'27" | 9.91' | 19.73' | S29°04'35"E |
| C7 | 37.36' | 25.00' | 085°37'23" | 23.16' | 33.98' | S66°13'33"E |
| C8 | 35.52' | 25.00' | 081°23'52" | 21.50' | 32.60' | N11°53'04"E |
| C9 | 35.08' | 25.00' | 080°23'34" | 21.12' | 32.27' | S67°13'12"E |
| C10 | 41.27' | 25.00' | 094°35'22" | 27.09' | 36.74' | N25°17'21"E |
| C11 | 113.53' | 275.00' | 023°39'12" | 57.58' | 112.72' | S33°49'56"E |
| C12 | 21.11' | 35.00' | 034°33'37" | 10.89' | 20.79' | S62°56'21"E |
| C13 | 234.34' | 50.00' | 268°31'42" | 51.30' | 71.61' | S54°02'42"W |
| C14 | 32.97' | 35.00' | 053°58'05" | 17.82' | 31.76' | N18°40'29"W |
| C15 | 40.50' | 25.00' | 092°48'38" | 26.26' | 36.21' | S87°56'09"W |
| C16 | 39.27' | 25.00' | 090°00'00" | 25.00' | 35.36' | S03°28'10"E |
| C17 | 40.12' | 35.00' | 065°41'03" | 22.59' | 37.96' | S81°18'42"E |
| C18 | 214.40' | 50.00' | 245°41'03" | 77.46' | 84.02' | S08°41'18"W |

Curve Table

| CURVE # | LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHORD DIRECTION |
|---------|--------|---------|------------|---------|--------|-----------------|
| C19 | 78.54' | 50.00' | 090°00'00" | 50.00' | 70.71' | N03°28'10"W |
| C20 | 32.78' | 25.00' | 075°07'13" | 19.22' | 30.48' | N03°58'13"E |
| C21 | 76.96' | 325.00' | 013°34'01" | 38.66' | 76.78' | N26°48'23"W |
| C22 | 41.51' | 25.00' | 095°08'39" | 27.35' | 36.91' | N67°35'42"W |
| C23 | 14.88' | 60.00' | 014°12'50" | 7.48' | 14.85' | N33°00'39"W |
| C24 | 23.56' | 15.00' | 090°00'00" | 15.00' | 21.21' | S03°28'10"E |
| C25 | 23.51' | 25.00' | 053°52'53" | 12.71' | 22.65' | N75°24'37"W |
| C26 | 21.53' | 35.00' | 035°14'23" | 11.12' | 21.19' | N66°05'22"W |
| C31 | 19.67' | 15.00' | 075°07'13" | 11.53' | 18.29' | N03°58'13"E |
| C32 | 7.79' | 5.00' | 089°12'44" | 4.93' | 7.02' | S62°48'36"E |
| C33 | 7.87' | 5.00' | 090°10'57" | 5.02' | 7.08' | S27°41'07"W |
| C34 | 7.84' | 5.00' | 089°47'00" | 4.98' | 7.06' | N62°31'28"W |
| C35 | 7.93' | 5.00' | 090°49'39" | 5.07' | 7.12' | N27°10'12"E |

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-TRADITIONS RESIDENTIAL DISTRICT (TR).
- IRON RODS WILL BE SET AT ALL ANGLE POINTS AND LOT CORNERS, UNLESS STATED OTHERWISE.
- THIS TRACT DOES NOT LIE 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.
- BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE NO. 1412 FOR 35'-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 CHORD LENGTHS.
- THIS PROPERTY WAS PREVIOUSLY NOTED AS PARCEL 3 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.

11. THE 3' WIDE MAINTENANCE EASEMENT IS TO BE USED FOR ACCESS FOR MAINTENANCE ON THE EXTERIOR OF THE RESIDENTIAL STRUCTURE ON ITS ZERO LOT LINE SIDE.

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

CERTIFICATE OF SURVEYOR

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

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 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 6.26 acre tract shown on this plat, 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.

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 _____ 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

METES AND BOUNDS DESCRIPTION

OF A
6.26 ACRE TRACT
THOMAS J. WOOLEN LEAGUE, A-59
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE THOMAS J. WOOLEN LEAGUE, ABSTRACT NO. 59, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF A CALLED 19.62 ACRE TRACT AS DESCRIBED BY A DEED TO TRADITIONS ACQUISITIONS PARTNERSHIP, L.P., RECORDED IN VOLUME 993, PAGE 1 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

COMMENCING AT A POINT ON THE SOUTHWEST LINE OF VILLA MARIA ROAD MARKING THE WEST CORNER OF SAID 19.62 ACRE TRACT AND THE NORTH CORNER OF A CALLED 8.157 ACRE TRACT AS DESCRIBED BY A DEED TO CURTIS F. LARD AND CURTIS F. LARD, JR. RECORDED IN VOLUME 445, PAGE 774 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

THENCE: S48° 28' 10" E ALONG THE COMMON LINE OF SAID 19.62 ACRE TRACT, SAID 8.157 ACRE TRACT AND A CALLED 34.21 ACRE TRACT AS DESCRIBED BY A DEED TO CURTIS F. LARD AND WIFE, ANNA KATHLEEN LARD, RECORDED IN VOLUME 423, PAGE 63 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, FOR A DISTANCE OF 679.72 FEET TO THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE: THROUGH SAID 19.62 ACRE TRACT FOR THE FOLLOWING CALLS:

N 41° 31' 50" E FOR A DISTANCE OF 334.81 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 125.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23° 18' 09" FOR AN ARC DISTANCE OF 50.84 FEET (CHORD BEARS: N 53° 10' 54" E - 50.49 FEET) TO THE END OF SAID CURVE;

N 25° 10' 02" W FOR A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 175.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61° 38' 27" FOR AN ARC DISTANCE OF 5.01 FEET (CHORD BEARS: N 67° 35' 42" E - 5.01 FEET) TO THE END OF SAID CURVE AND THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 99° 58' 19" FOR AN ARC DISTANCE OF 43.62 FEET (CHORD BEARS: N 16° 29' 15" E - 38.29 FEET) TO THE END OF SAID CURVE;

N 54° 01' 20" E FOR A DISTANCE OF 50.02 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 100.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11° 19' 27" FOR AN ARC DISTANCE OF 19.76 FEET (CHORD BEARS: S 29° 04' 35" E - 19.73 FEET) TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85° 37' 23" FOR AN ARC DISTANCE OF 37.36 FEET (CHORD BEARS: S 66° 13' 33" E - 33.98 FEET) TO THE END OF SAID CURVE;

N 72° 36' 07" E FOR A DISTANCE OF 30.90 FEET;

N 61° 06' 06" E FOR A DISTANCE OF 37.68 FEET;

N 72° 35' 02" E FOR A DISTANCE OF 44.95 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 81° 23' 52" FOR AN ARC DISTANCE OF 35.52 FEET (CHORD BEARS: N 31° 51' 04" E - 32.60 FEET) TO A POINT ON THE SOUTHWESTERLY LINE OF TRADITIONS BOULEVARD (VARIABLE WIDTH R.O.W.) MARKING THE END OF SAID CURVE AND THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 370.00 FEET;

THENCE: ALONG THE SOUTHWESTERLY LINE OF TRADITIONS DRIVE FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49° 56' 46" FOR AN ARC DISTANCE OF 322.54 FEET (CHORD BEARS: S 33° 47' 15" E - 312.42 FEET) TO THE END OF SAID CURVE;

S 58° 45' 38" E FOR A DISTANCE OF 21.85 FEET;

S 13° 45' 38" E ALONG A TRANSITION LINE FOR A DISTANCE OF 21.21 FEET TO THE NORTHWESTERLY LINE OF SOUTH TRADITIONS DRIVE (VARIABLE WIDTH R.O.W.);

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

S 11° 19' 27" W FOR A DISTANCE OF 43.12 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 52.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24° 51' 30" FOR AN ARC DISTANCE OF 228.08 FEET (CHORD BEARS: S 18° 47' 37" W - 226.29 FEET) TO THE END OF SAID CURVE;

S 06° 29' 52" W FOR A DISTANCE OF 134.71 FEET TO THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

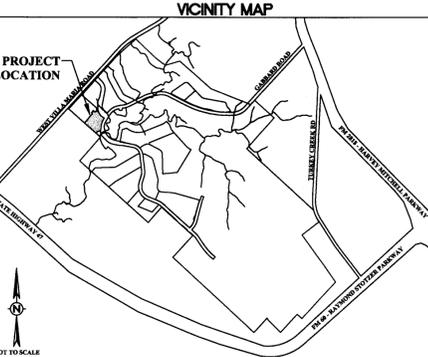
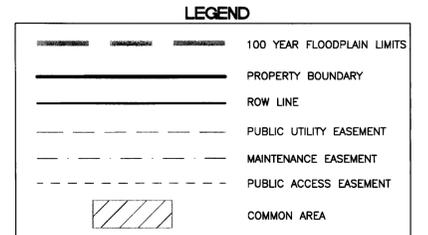
THENCE: THROUGH SAID 19.62 ACRE TRACT FOR THE FOLLOWING CALLS:

S 71° 42' 05" W FOR A DISTANCE OF 135.96 FEET;

S 41° 31' 50" W FOR A DISTANCE OF 47.90 FEET;

N 70° 25' 48" W FOR A DISTANCE OF 38.83 FEET TO THE COMMON LINE OF SAID 19.62 ACRE TRACT AND SAID 34.21 ACRE TRACT;

THENCE: N 48° 28' 10" W ALONG THE COMMON LINE OF SAID 19.62 ACRE TRACT AND SAID 34.21 ACRE TRACT FOR A DISTANCE OF 467.79 FEET TO THE POINT OF BEGINNING CONTAINING 6.26 ACRES OF LAND, MORE OR LESS.



FINAL PLAT
THE TRADITIONS SUBDIVISION
PHASE 19 A
6.26 ACRES
BLOCK 1, LOTS 1 THRU 4
BLOCK 2, LOTS 1 THRU 4
BLOCK 3, LOTS 1 THRU 11

THOMAS J. WOOLEN LEAGUE, A-59
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=40' MAY 2011

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

ENGINEER:
SCHULTZ ENGINEERING, LLC.
TBE Firm Reg. No. 12327
2730 Longmire Drive, Suite A
College Station, Texas 77845
P.O. Box 11985
College Station, Texas 77842
(979) 764-3900

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
P.O. Box 266
College Station, Texas 77841
(979) 268-3195

RECEIVED

kr