

GENERAL NOTES:

- 1. ORIGIN OF BEARING SYSTEM: The record bearing along the southwest line of the 19.82 acre Traditions Acquisition Partnership LP tract recorded in Volume 9793, Page 1 of the Official Records of Brazos County, Texas (O.R.B.C.) was used as the BASIS OF BEARINGS shown on this plat.

Owner: Traditions Acquisition Partnership, LP 2100 Traditions Blvd. Bryan, TX 77807 (979) 779-1007

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS I, the undersigned, City Engineer of the City of Bryan, Texas, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 20 day of 20.

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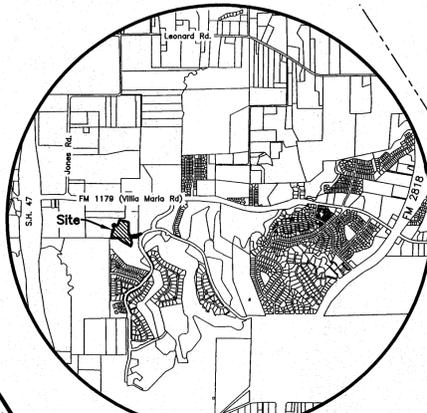
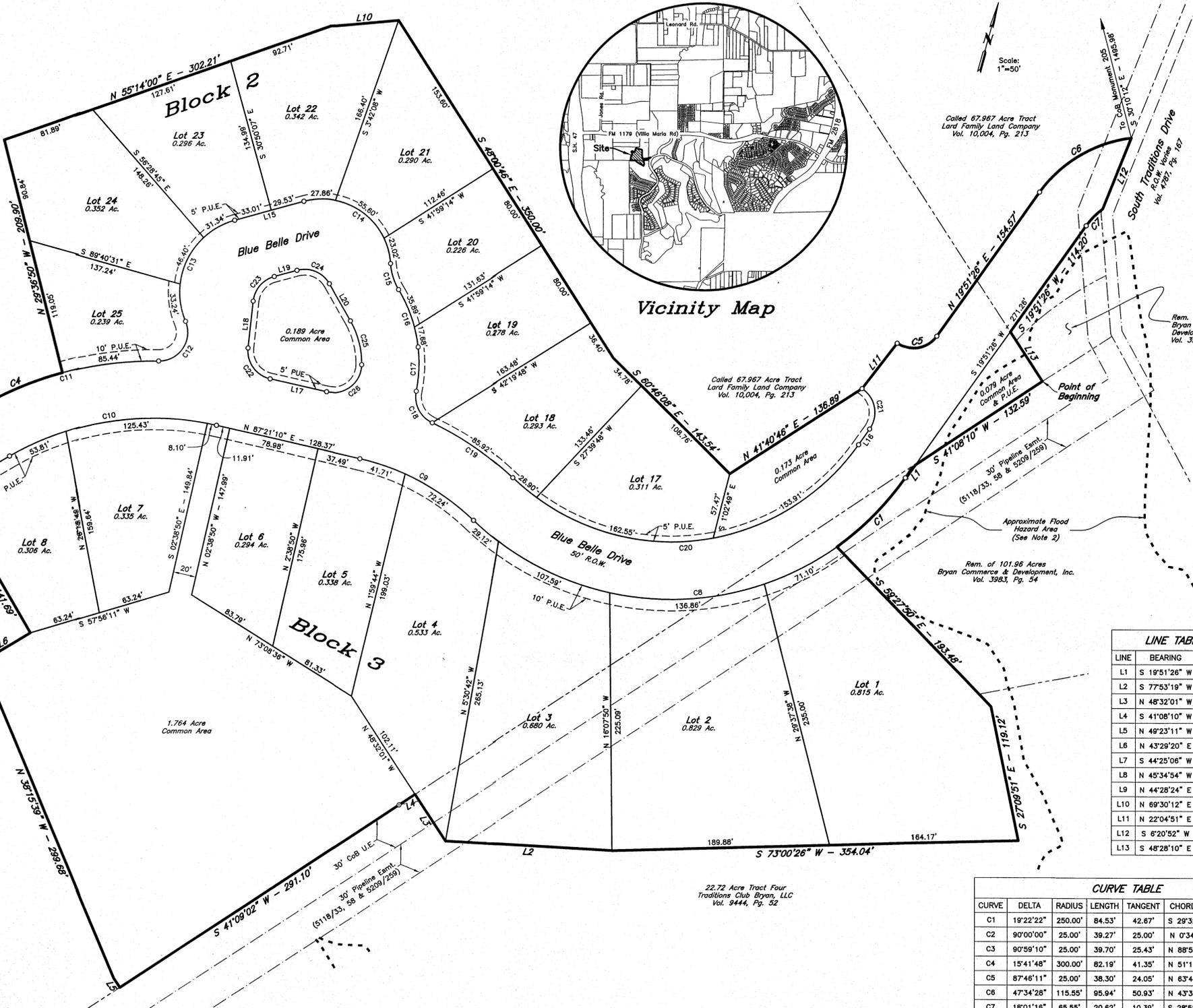
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LINE TABLE and CURVE TABLE with columns for LINE, BEARING, DISTANCE, CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD BRG., and CHORD DIST.

FIELD NOTES: Being all that certain tract or parcel of land lying and being situated in the THOMAS J. WOOLEN LEAGUE, Abstract No. 59 in Bryan, Brazos County, Texas and being part of the called 67,967 acre tract described in the deed from Curtis F. Lord to Lord Family Land Company recorded in Volume 10,004, Page 213 of the Official Records of Brazos County, Texas (O.R.B.C.), a portion of the remainder of the called 101.96 acre tract described in the deed from Turkey Creek Investments, Inc. to Bryan Commerce and Development, Inc. recorded in Volume 3978, Page 54 (O.R.B.C.), a portion of the called 22.72 acre Tract Four described in the deed from Traditions Acquisition Partnership, LP to Traditions Club Bryan, LLC recorded in Volume 9444, Page 52 (O.R.B.C.) and being a part of the called 19.82 acre described in the deed from Sprm-CB Townhomes, LLC to Traditions Acquisition Partnership, LP recorded in Volume 9793, Page 1 (O.R.B.C.) and being more particularly described by metes and bounds as follows:

- THENCE: S 41° 08' 10" W along the southeast line of the called 67,967 acre Lord Family Land Company tract and the northwest line of the called 101.96 acre tract for a distance of 132.59 feet to a 1/2-inch iron rod set for corner; THENCE: S 19° 51' 26" W into the interior of the called 101.96 acre tract for a distance of 14.38 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the right; THENCE: 84.53 feet along the arc of said curve having a central angle of 19° 22' 22", a radius of 250.00 feet, a tangent of 42.67 feet and a long chord bearing S 29° 32' 37" W at a distance of 84.13 feet to a 1/2-inch iron rod set for corner; THENCE: S 59° 27' 50" E continuing through the called 101.96 acre tract and into the called 22.72 acre Tract Four for a distance of 193.48 feet to a 1/2-inch iron rod set for corner; THENCE: continuing through the called 22.72 acre Tract Four for the following three (3) calls: 1) S 27° 09' 51" E for a distance of 119.12 feet to a 1/2-inch iron rod set for corner, 2) S 73° 00' 26" W for a distance of 354.04 feet to a 1/2-inch iron rod set for corner and 3) S 77° 53' 19" W for a distance of 145.69 feet to a 1/2-inch iron rod set for corner; THENCE: N 48° 32' 01" W continuing through the called 22.72 acre Tract Four and through the 101.96 acre tract for a distance of 48.87 feet to a 1/2-inch iron rod set for corner in the before-said common line of the called 67,967 acre and 101.96 acre tracts; THENCE: S 41° 08' 10" W along the said common line for a distance of 16.64 feet to a found 1/2-inch iron rod marking an angle point in the north line of the called 22.72 acre Tract Four; THENCE: S 41° 09' 02" W for a distance of 291.10 feet to a found 1/2-inch iron rod set for corner. THENCE: into the interior of the called 67,967 acre Lord Family Land Company tract for the following eighteen (18) calls: 1) N 49° 23' 11" W for a distance of 9.62 feet to a 1/2-inch iron rod set for corner, 2) N 38° 15' 39" W for a distance of 299.68 feet to a 1/2-inch iron rod set for corner, 3) N 43° 29' 20" E for a distance of 49.05 feet to a 1/2-inch iron rod set for corner, 4) N 45° 35' 45" W for a distance of 141.69 feet to a 1/2-inch iron rod set for corner, 5) S 44° 25' 06" W for a distance of 44.78 feet to a 1/2-inch iron rod set for corner, 6) N 45° 34' 54" W for a distance of 50.00 feet to a 3/4-inch iron pipe set for corner, 7) 39.27 feet in a counter-clockwise direction along the arc of a curve having a central angle of 09° 00' 00", a radius of 25.00 feet, a tangent of 25.00 feet and a long chord bearing N 00° 34' 54" W at a distance of 35.36 feet to a 3/4-inch iron pipe set for corner, 8) N 44° 28' 24" E for a distance of 50.00 feet to a 3/4-inch iron pipe set for corner, 9) 39.70 feet in a counter-clockwise direction along the arc of a curve having a central angle of 90° 59' 10", a radius of 25.00 feet, a tangent of 25.43 feet and a long chord bearing N 88° 55' 31" E at a distance of 35.68 feet to a 3/4-inch iron pipe set for the Point of Reverse Curvature; THENCE: 82.19 feet along the arc of said reverse curve having a central angle of 15° 41' 48", a radius of 300.00 feet, a tangent of 41.35 feet and a long chord bearing N 51° 16' 49" E at a distance of 81.93 feet to a 1/2-inch iron rod set for corner, 10) N 29° 35' 50" W for a distance of 209.90 feet to a 1/2-inch iron rod set for corner, 11) N 55° 14' 00" E for a distance of 302.21 feet to a 1/2-inch iron rod set for corner, 12) N 69° 30' 12" E for a distance of 59.20 feet to a 1/2-inch iron rod set for corner, 13) S 48° 00' 46" E for a distance of 350.00 feet to a 1/2-inch iron rod set for corner, 14) S 60° 46' 08" E for a distance of 143.54 feet to a 1/2-inch iron rod set for corner, 15) N 41° 40' 46" E for a distance of 136.89 feet to a 3/4-inch iron pipe set for corner, 16) N 22° 04' 51" E for a distance of 50.15 feet to a 3/4-inch iron pipe set for corner and 17) 38.30 feet in a counter-clockwise direction along the arc of a curve having a central angle of 87° 46' 11", a radius of 25.00 feet, a tangent of 24.05 feet and a long chord bearing N 63° 44' 32" E at a distance of 34.66 feet to a 3/4-inch iron pipe set for the Point of Tangency; THENCE: N 19° 51' 26" E continuing through the called 67,967 acre tract and into the called 19.82 acre tract for a distance of 154.57 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the right; THENCE: continuing through the called 19.82 acre tract, 95.94 feet along the arc of said curve having a central angle of 47° 34' 28", a radius of 115.55 feet, a tangent of 50.93 feet and a long chord bearing N 43° 38' 38" E at a distance of 93.21 feet to a 1/2-inch iron rod set for corner in the west right-of-way line of South Traditions Drive (width varies); THENCE: S 06° 20' 52" W along the west line of said South Traditions Drive for a distance of 66.87 feet to a 1/2-inch iron rod set for corner; THENCE: into the called 19.82 acre tract, 20.62 feet in a counter-clockwise direction along the arc of a curve having a central angle of 18° 01' 16", a radius of 65.55 feet, a tangent of 10.39 feet and a long chord bearing S 28° 52' 03" W at a distance of 20.53 feet to a 3/4-inch iron pipe set for the Point of Tangency; THENCE: S 19° 51' 26" W continuing through the called 19.82 acre tract for a distance of 114.20 feet to a 1/2-inch iron rod set for corner in the southwest line of the called 19.82 acre tract and the northeast line of the called 67,967 acre tract; THENCE: S 48° 28' 10" E along the before-said common line for a distance of 51.78 feet to the POINT OF BEGINNING and containing 10,973 acres of land, more or less.

CERTIFICATION OF THE SURVEYOR: 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 RECEIVED DEC 14 2011 Development & Engineering Services

FINAL PLAT TRADITIONS PHASE 20A 10.973 ACRES LOTS 17-25, BLOCK 2 & LOTS 1-8, BLOCK 3 THOMAS J. WOOLEN LEAGUE, A-59 BRYAN, BRAZOS COUNTY, TEXAS NOVEMBER, 2011 SCALE: 1" = 50'

SURVYOR: McClure & Browne Engineering/Surveying, Inc. 1008 Woodcreek Dr., Suite 105 College Station, Texas 77845 (979) 693-3838