

METES AND BOUNDS DESCRIPTION
OF AN
11.30 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 417.85 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO BRYAN COMMERCE AND DEVELOPMENT, INCORPORATED, RECORDED IN VOLUME 4023, PAGE 91 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 1/4 INCH IRON ROD FOUND ON THE SOUTH LINE OF SOUTH TRADITIONS DRIVE (100' R.O.W., 9267/132) MARKING THE NORTHEAST CORNER OF A CALLED 21.401 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO THE BOARD OF REGENTS OF THE TEXAS A&M UNIVERSITY SYSTEM RECORDED IN VOLUME 398, PAGE 215 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID IRON ROD FOUND MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 600.00 FEET (DEED CALL AND MEASURED, 9267/132);

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

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24° 14' 18" FOR AN ARC DISTANCE OF 253.82 FEET (CHORD BEARS: N 76° 06' 48" E - 251.93 FEET) TO A 1/4 INCH IRON ROD SET MARKING THE END POINT OF SAID CURVE;

N 4° 57' 46" E FOR A DISTANCE OF 143.99 FEET (DEED CALL AND MEASURED, 9267/132) TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 600.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22° 00' 00" FOR AN ARC DISTANCE OF 230.40 FEET (CHORD BEARS: N 5° 57' 43" E - 228.99 FEET) (DEED CALL AND MEASURED, 9267/132) TO A 1/4 INCH IRON ROD SET MARKING THE END POINT OF SAID CURVE;

N 4° 57' 46" E FOR A DISTANCE OF 279.31 FEET (DEED CALL AND MEASURED, 9267/132) TO A 1/4 INCH IRON ROD SET MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 300.00 FEET (DEED CALL AND MEASURED, 9267/132);

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42° 20' 42" FOR AN ARC DISTANCE OF 413.49 FEET (CHORD BEARS: N 7° 06' 41" E - 393.39 FEET) TO A 1/4 INCH IRON ROD FOUND AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SOUTH TRADITIONS DRIVE AND THE WEST RIGHT-OF-WAY LINE OF HSC PARKWAY (125' R.O.W., 9514/108). SAID IRON ROD FOUND MARKING THE END POINT OF SAID CURVE AND THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: ALONG THE WEST LINE OF HSC PARKWAY FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 100° 42' 28" FOR AN ARC DISTANCE OF 43.94 FEET (CHORD BEARS: S 8° 30' 11" E - 38.56 FEET) (DEED CALL AND MEASURED, 9514/108) TO A 1/4 INCH IRON ROD SET MARKING THE END POINT OF SAID CURVE;

S 2° E 09' 37" W FOR A DISTANCE OF 244.96 FEET (DEED CALL AND MEASURED, 9267/132) TO A 1/4 INCH IRON ROD SET MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 737.54 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16° 51' 11" FOR AN ARC DISTANCE OF 214.94 FEET (CHORD BEARS: S 8° 30' 11" E - 214.16 FEET) (DEED CALL AND MEASURED, 9514/108) TO A 1/4 INCH IRON ROD SET MARKING THE END POINT OF SAID CURVE;

S 4° E 51' 22" W FOR A DISTANCE OF 879.95 FEET (DEED CALL BEARING: S 41° 51' 48" W, 9514/108) TO A 1/4 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID 21.401 ACRE TRACT;

THENCE: N 4° E 07' 47" W ALONG THE NORTHEAST LINE OF SAID 21.401 ACRE TRACT FOR A DISTANCE OF 429.22 FEET (DEED CALL: N 4° 08' 12" W - 429.28 FEET, 9302/251) TO A 1/4 INCH IRON ROD FOUND;

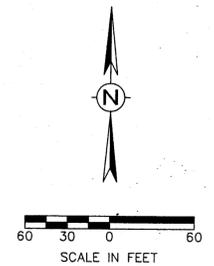
THENCE: N 0° E 51' 02" W CONTINUING ALONG THE NORTHEAST LINE OF SAID 21.401 ACRE TRACT FOR A DISTANCE OF 221.88 FEET (DEED CALL: N 0° E 48' 09" W - 221.86 FEET, 9302/251) TO THE POINT OF BEGINNING CONTAINING 11.30 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND OCTOBER, 2012. SEE FLAT PREPARED NOVEMBER, 2012, FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED BY GPS OBSERVATION.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS.

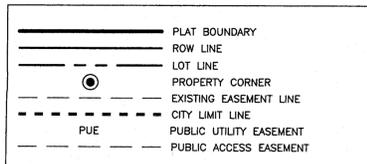
I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground.

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



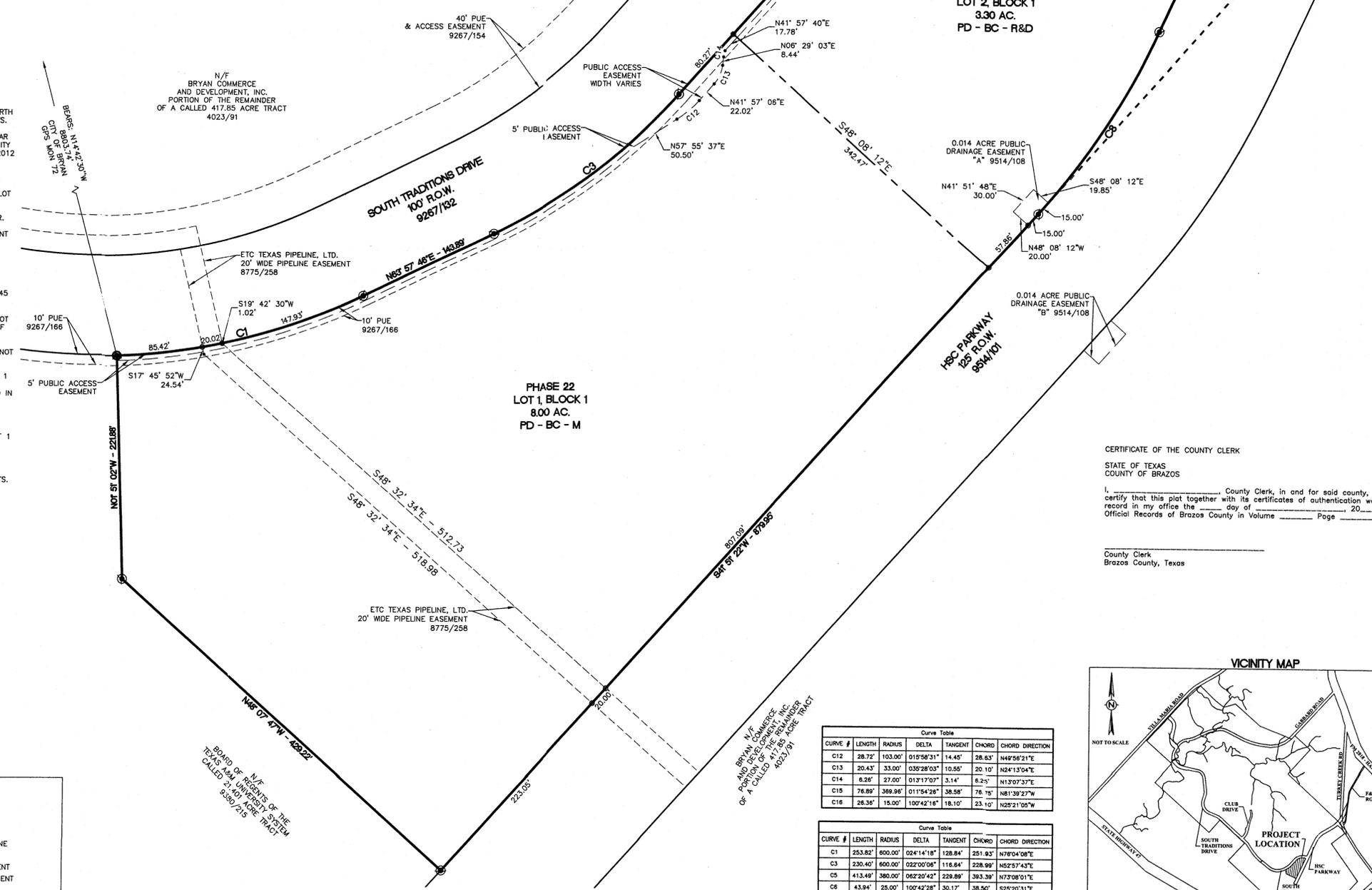
- NOTES:**
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.
 - THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NOS. 48041C0285-E, EFFECTIVE DATE: MAY 16, 2012
 - CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE CHORD LENGTHS.
 - STORM WATER DETENTION WILL BE PROVIDED FOR EACH LOT AS THEY DEVELOP.
 - ZONING IS PD-BC PLANNED DEVELOPMENT BIO-CORRIDOR.
 - BC-M - BIOCORRIDOR MANUFACTURING DISTRICT
 - BC-R&D - BIOCORRIDOR RESEARCH AND DEVELOPMENT DISTRICT
 - THE FOLLOWING EASEMENTS DO NOT CROSS THIS TRACT:
 - CITY OF BRYAN, 208/451
 - CITY OF BRYAN, 208/475
 - CITY OF BRYAN, 2894/342
 - CASHION FAMILY LP 4023/160 AS AMENDED, 10889/45
 - CITY OF BRYAN, 10954/248
 - EASEMENTS TO CITY OF BRYAN, 460/411 MAY OR MAY NOT APPLY TO THIS TRACT, UNABLE TO PLOT DUE TO LACK OF DESCRIPTIVE INFORMATION.
 - BLANKET EASEMENTS TO CITY OF BRYAN, 98/601, DOES NOT APPLY TO THIS TRACT.
 - THE FOLLOWING BLANKET EASEMENTS DO APPLY TO LOTS 1 & 2 AS SHOWN HEREON:
 - BRYAN COMMERCE AND DEVELOPMENT INC. (RESERVED IN DEED) 4023/91
 - CASHION FAMILY LP, 4023/166
 - CITY OF BRYAN, 141/517
 - THE FOLLOWING BLANKET EASEMENTS APPLY ONLY TO LOT 1 AS SHOWN HEREON:
 - BRUSHY WATER SUPPLY CORP. 556/205
 - MASON LEE CASHION, JR. ET UX, 1184/434
 - 1/2 INCH IRON RODS AT ALL CORNERS AND ANGLE POINTS.

LEGEND



N/F BRYAN COMMERCE AND DEVELOPMENT, INC. PORTION OF THE REMAINDER OF A CALLED 417.85 ACRE TRACT 4023/91

BOARD OF REGENTS OF THE TEXAS A&M UNIVERSITY SYSTEM CALLED 21.401 ACRE TRACT 9300/215

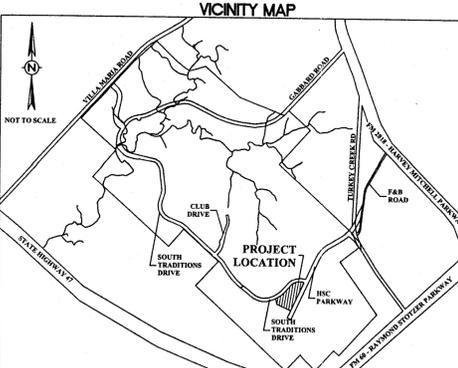


Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C12	28.72'	103.00'	01°58'31"	14.45'	28.63'	N49°56'21"E
C13	20.43'	33.00'	03°28'03"	10.56'	20.10'	N24°13'04"E
C14	6.28'	27.00'	01°17'07"	3.14'	6.22'	N13°07'37"E
C15	76.89'	399.98'	01°54'26"	38.58'	76.12'	N81°39'27"W
C16	28.36'	15.00'	100°42'16"	18.10'	23.10'	N28°21'05"W

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	253.82'	600.00'	02°41'18"	128.84'	251.93'	N76°04'08"E
C3	230.40'	600.00'	02°00'08"	118.64'	228.99'	N52°57'43"E
C5	413.49'	300.00'	08°22'42"	229.89'	393.39'	N73°08'01"E
C6	43.94'	25.00'	100°42'28"	30.17'	38.50'	S28°20'31"E
C8	216.94'	737.54'	01°51'11"	109.26'	216.16'	S33°26'12"W



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____ of Bryan Commerce and Development, Inc., owner of the 11.30 acre tract shown on this plat, being the tract of land as conveyed in the Official Records of Brazos County in Volume 4023, Page 91 and Volume 9378, Page 158, and designated herein as The Traditions Subdivision, Phase 22, 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 Commerce and Development, Inc.
by _____

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

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, 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

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

DEC 12 2012

FINAL PLAT
THE TRADITIONS SUBDIVISION
PHASE 22 - 11.30 ACRES
LOT 1, BLOCK 1 - 8.00 ACRES
LOT 2, BLOCK 1 - 3.30 ACRES

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

SCALE: 1"=60'
DECEMBER 2012

ENGINEER:
Schultz Engineering, LLC

DEVELOPER (LOT 1):
WOODBOLT INTERNATIONAL
P.O. Box 11995
College Station, TX 77842
(979) 764-3800

OWNER (LOTS 1 & 2):
Bryan Commerce & Development, Inc.
P.O. Box 1000
Bryan, Texas 77805

SURVEYOR:
Brad Kerr, R.P.L.S. No. 4502
Kerr Surveying, LLC
409 N. Texas Avenue
Bryan, TX 77803
(979) 268-3195