CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

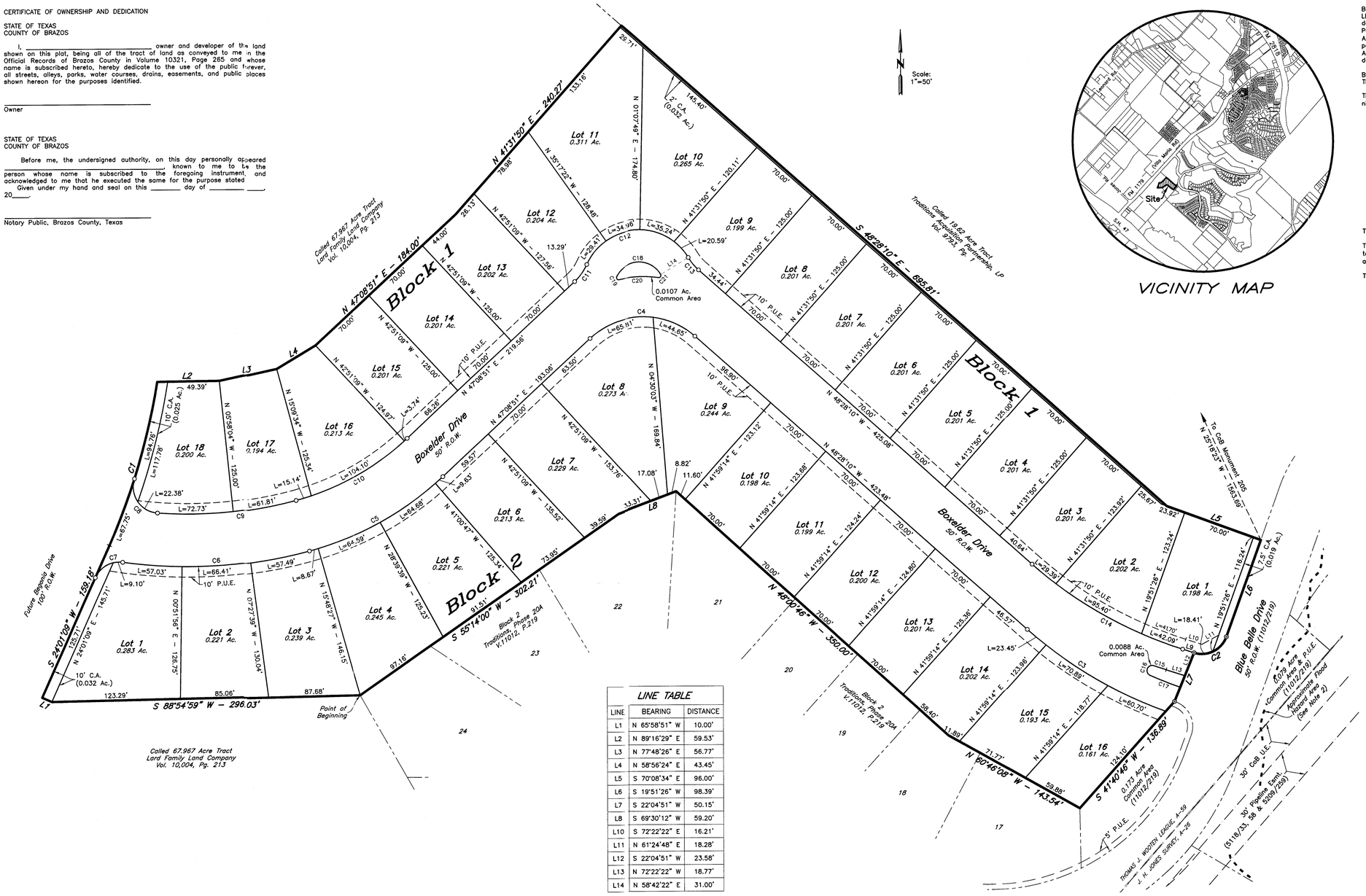
I, _____ owner and developer of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 10321, Page 265 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

_____
Owner

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



VICINITY MAP

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the THOMAS J. WOOTEN 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. Lard to Lard Family Land Company recorded in Volume 10,004, Page 213 of the Official Records of Brazos County, Texas (O.R.B.C.), all of the 0.173 acre Common Area, Block 2, TRADITIONS, PHASE 20A as recorded in Volume 11012, Page 219 (O.R.B.C.) and being a part of the called 19.62 acre tract described in the deed from Sprm-CS 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:

BEGINNING: at a found 1/2-inch iron rod marking the west corner of Lot 24, Block 2 of said TRADITIONS, PHASE 20A;

THENCE: into the interior of the called 67.967 acre Lard Family Land Company tract for the following nine (9) calls:

1) S 88° 54' 59" W for a distance of 296.03 feet to a 1/2-inch iron rod set for corner,
2) N 65° 58' 51" W for a distance of 10.00 feet to a 1/2-inch iron rod set for corner,
3) N 24° 01' 09" E for a distance of 159.18 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left,
4) 162.51 feet along the arc of said curve having a central angle of 14° 53' 52", a radius of 625.00 feet, a tangent of 81.72 feet and a long chord bearing N 16° 34' 13" E at a distance of 162.05 feet to a 1/2-inch iron rod set for corner,
5) N 89° 16' 29" E for a distance of 59.53 feet to a 1/2-inch iron rod set for corner,
6) N 77° 48' 26" E for a distance of 56.77 feet to a 1/2-inch iron rod set for corner,
7) N 58° 56' 24" E for a distance of 43.45 feet to a 1/2-inch iron rod set for corner,
8) N 47° 08' 51" E for a distance of 184.00 feet to a 1/2-inch iron rod set for corner, and
9) N 41° 31' 50" E for a distance of 240.27 feet to a 1/2-inch iron rod set for corner in the southwest line of the called 19.62 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 695.81 feet for corner;

THENCE: S 70° 08' 34" E into the interior of the called 19.62 acre tract for a distance of 96.00 feet to a 1/2-inch iron rod set for corner in the northwest right-of-way line of Blue Belle Drive (based on a 50' width), said line being common with the north line of said TRADITIONS, PHASE 20A;

THENCE: along the beforesaid north line of TRADITIONS, PHASE 20A for the following eight (8) calls:

1) S 19° 51' 26" W for a distance of 98.39 feet to a found 3/4-inch iron pipe for the Point of Curvature of a curve to the right,
2) 38.30 feet along the arc of said 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 S 63° 44' 32" W at a distance of 34.66 feet to a found 3/4-inch iron pipe for corner,
3) S 22° 04' 51" W for a distance of 50.15 feet to a found 3/4-inch iron pipe for corner,
4) S 41° 40' 46" W for a distance of 136.89 feet to a found 1/2-inch iron rod for corner,
5) N 60° 46' 08" W for a distance of 143.54 feet to a found 1/2-inch iron rod for corner,
6) N 48° 00' 46" W for a distance of 350.00 feet to a found 1/2-inch iron rod for corner,
7) S 69° 30' 12" W for a distance of 59.20 feet to a found 1/2-inch iron rod for corner, and
8) S 55° 14' 00" W for a distance of 302.21 feet to the POINT OF BEGINNING and containing 8.940 acres of land, more or less.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	14°53'58"	625.00'	162.51'	81.73'	N 16°34'13" E	162.05'
C2	87°46'11"	25.00'	38.30'	24.05'	S 63°44'32" W	34.66'
C3	21°35'12"	411.50'	155.04'	78.45'	S 59°15'46" E	154.12'
C4	84°23'01"	75.00'	110.46'	67.99'	S 89°20'20" W	100.74'
C5	28°11'01"	300.00'	147.57'	75.31'	N 61°14'22" E	146.09'
C6	22°41'04"	457.00'	180.93'	91.67'	N 86°40'24" E	179.76'
C7	73°59'48"	25.00'	32.29'	18.84'	S 61°01'03" W	30.09'
C8	103°32'14"	25.00'	45.18'	31.73'	S 33°57'36" E	39.28'
C9	18°56'25"	407.00'	134.54'	67.89'	N 84°48'04" E	133.93'
C10	28°11'01"	250.00'	122.97'	62.76'	N 61°14'22" E	121.74'
C11	23°04'38"	50.00'	20.14'	10.21'	N 35°36'32" E	20.00'
C12	125°12'47"	55.00'	120.20'	106.14'	S 86°40'36" W	97.67'
C13	17°45'10"	50.00'	15.49'	7.81'	S 39°35'35" E	15.43'
C14	23°54'12"	400.00'	166.88'	84.67'	S 60°25'16" E	165.67'
C15	1°43'09"	415.00'	12.45'	6.23'	S 71°30'48" E	12.45'
C16	175°33'55"	5.00'	15.32'	129.13'	S 21°33'49" W	9.99'
C17	4°37'19"	385.00'	31.06'	15.54'	S 68°31'51" E	31.05'
C18	124°11'00"	24.00'	52.02'	45.31'	S 87°56'14" W	42.42'
C19	127°35'55"	2.00'	4.45'	4.06'	S 37°57'13" E	3.59'
C20	19°22'50"	113.50'	38.39'	19.38'	N 87°56'14" E	38.21'
C21	127°35'55"	2.00'	4.45'	4.06'	N 33°49'42" E	3.59'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 65°58'51" W	10.00'
L2	N 89°16'29" E	59.53'
L3	N 77°48'26" E	56.77'
L4	N 58°56'24" E	43.45'
L5	S 70°08'34" E	96.00'
L6	S 19°51'26" W	98.39'
L7	S 22°04'51" W	50.15'
L8	S 69°30'12" W	59.20'
L10	S 72°22'22" E	16.21'
L11	N 61°24'48" E	18.28'
L12	S 22°04'51" W	23.58'
L13	N 72°22'22" W	18.77'
L14	N 58°42'22" E	31.00'

MAY 15 2013

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, Bryan, Texas

APPROVAL OF THE 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, Bryan, Texas

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 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.

_____
Chairman, Planning and Zoning Commission

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, Karen McQueen, 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, Texas in Volume _____, Page _____.

_____
County Clerk, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

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

GENERAL NOTES:
1. ORIGIN OF BEARING SYSTEM: The record bearing along the southwest line of the 19.62 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.
2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0285E effective May 16, 2012, no portion of this property is located in a 100-year flood hazard area of Turkey Creek.
3. This property is currently zoned Planned Develoment-Traditions Residential.
4. Building setback line to be in accordance with the City of Bryan Code of Ordinance for SF-5 zoning district. Additional building setback lines may be required by deed restrictions.
5. Unless otherwise indicated 1/2" Iron Rods are set at all corners.
   - O – 3/4" Iron Pipe Set
   - ⊗ – 3/4" Iron Pipe Found
   - ⊙ – 1/2" Iron Rod Found
   - ⊗ – PK Nail control monuments set in asphalt pavement. Monuments are set at selected intersections, culdesac radius points and Points of Curvature
6. Distances shown along curves are arc lengths.
7. Common Areas shall be owned and maintained by the Homeowner's Association.
8. Abbreviations:
   CA – Common Area
9. Developer/Owner:
   TAP Lard Development LLC
   2100 Traditions Blvd.
   Bryan, Tx 77807
   (979) 779-1007

FINAL PLAT

THE TRADITIONS PHASE 20B

8.940 ACRES

LOTS 1-18, BLOCK 1
LOTS 1-16, BLOCK 2

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

MAY, 2013
SCALE: 1" = 50'

Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

10150014-fp.dwg

Randy FP13-03