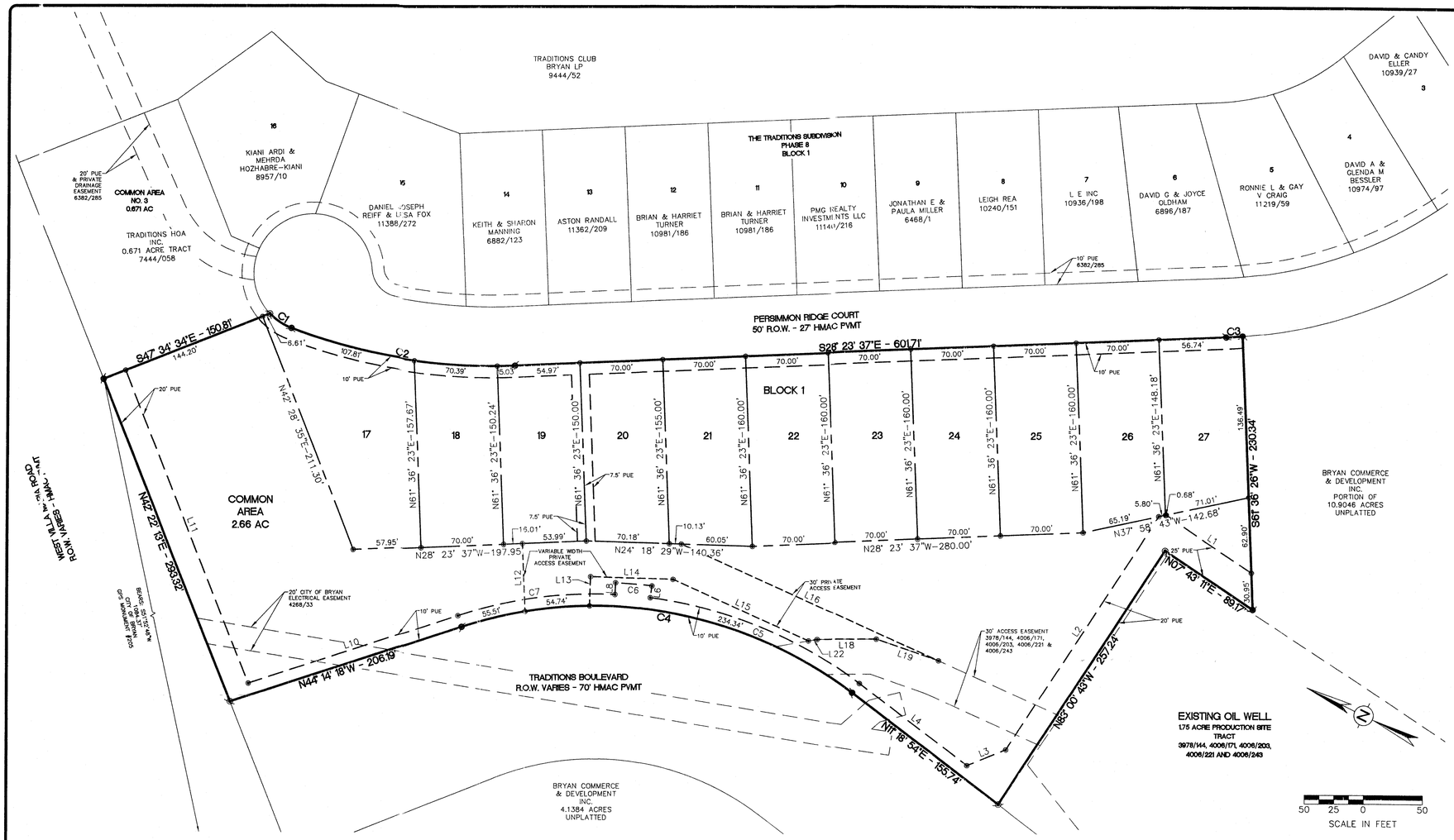


NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. 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
3. CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE CHORD LENGTHS.
4. THE PROPERTY IS CURRENTLY ZONED PLANNED DEVELOPMENT-MIXED USE (PD-M).
5. IRON RODS WILL BE SET AT ALL ANGLE POINTS AND LOT CORNERS, UNLESS STATED OTHERWISE.
6. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE NO. 1412 FOR SF-5 ZONING DISTRICT. HOWEVER, ADDITIONAL SETBACK LINES MAY BE REQUIRED BY DEED RESTRICTIONS.
7. THE PROPERTY WAS PREVIOUSLY NOTED AS PARCEL 3A 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.

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	22.14'	50.00'	025°22'12"	11.25'	21.96'	S07°38'11"W
C2	193.54'	475.00'	023°20'42"	98.13'	192.20'	S16°43'16"E
C3	13.95'	400.00'	001°59'51"	6.97'	13.95'	S29°23'33"E
C4	349.05'	360.00'	055°33'12"	189.62'	335.54'	N16°27'42"W
C5	193.72'	370.00'	030°00'00"	99.14'	191.53'	N03°41'06"W
C6	30.81'	380.00'	004°38'45"	15.41'	30.80'	N21°00'29"W
C7	135.01'	370.00'	020°54'26"	68.27'	134.27'	N33°47'05"W

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	86.67'	N7° 43' 11"E
L2	235.75'	N83° 00' 43"W
L3	35.37'	N48° 12' 56"W
L4	114.69'	N11° 18' 54"E
L6	10.00'	N71° 18' 54"E
L8	10.00'	S66° 40' 08"W
L10	186.75'	N44° 14' 18"W
L11	284.47'	N42° 22' 13"E
L12	57.40'	N61° 36' 23"E
L13	24.69'	S65° 41' 31"W
L14	69.70'	N24° 18' 29"W
L15	125.94'	N11° 41' 08"W
L16	239.20'	S11° 41' 08"E
L18	50.25'	N26° 08' 56"W
L19	55.61'	N6° 48' 56"W
L22	7.45'	N36° 10' 27"W

METES AND BOUNDS DESCRIPTION OF A 5.509 ACRE TRACT T. J. WOOTEN SURVEY, A-59 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE T. J. WOOTEN SURVEY, ABSTRACT NO. 59, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF A CALLED 28.40 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO BRYAN COMMERCE AND DEVELOPMENT, INCORPORATED, RECORDED IN VOLUME 3976, PAGE 167 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS AND A PORTION OF A CALLED 44.97 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO BRYAN COMMERCE AND DEVELOPMENT, INCORPORATED, RECORDED IN VOLUME 3978, PAGE 137 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE SOUTH LINE OF WEST VILLA MARIA ROAD (VARIABLE WIDTH R.O.W.). SAID IRON ROD FOUND MARKING THE WEST CORNER OF COMMON AREA NO. 3, THE TRADITIONS SUBDIVISION, PHASE VIII, ACCORDING TO THE PLAT RECORDED IN VOLUME 6382, PAGE 285 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A 5/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID COMMON AREA BEARS: N 42° 22' 13" E FOR A DISTANCE OF 197.46 FEET (PLAT CALL AND MEASURED, 6382/285);

THENCE: S 47° 34' 34" E ALONG THE SOUTHWEST LINE OF SAID COMMON AREA FOR A DISTANCE OF 150.81 FEET (PLAT CALL AND MEASURED, 6382/285) TO A 5/8 INCH IRON ROD FOUND ON THE WEST LINE OF PERSIMMON RIDGE COURT (50' R.O.W.) MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 50.00';

THENCE: ALONG THE WEST LINE OF PERSIMMON RIDGE COURT FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25° 22' 12" FOR AN ARC DISTANCE OF 22.14 FEET (CHORD: S 07° 38' 11" W - 21.96 FEET) (PLAT CALL AND MEASURED, 6382/285) TO A 5/8 INCH IRON ROD FOUND MARKING THE END POINT OF SAID CURVE AND THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 475.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23° 20' 42" FOR AN ARC DISTANCE OF 193.54 FEET (CHORD: S 16° 43' 16" E - 192.20 FEET) (PLAT CALL AND MEASURED, 6382/285) TO A 5/8 INCH IRON ROD FOUND MARKING THE END POINT OF SAID CURVE;

S 28° 23' 37" E FOR A DISTANCE OF 601.71 FEET (PLAT CALL AND MEASURED, 6382/285) TO A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 400.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 59' 51" FOR AN ARC DISTANCE OF 13.95 FEET (CHORD: S 29° 23' 33" E - 13.95 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING THE END POINT OF SAID CURVE;

THENCE: THROUGH SAID 44.97 ACRE TRACT FOR THE FOLLOWING CALLS:

S 61° 36' 26" W FOR A DISTANCE OF 230.34 FEET TO A 1/2 INCH IRON ROD SET;

N 07° 43' 11" E FOR A DISTANCE OF 89.17 FEET TO A 1/2 INCH IRON ROD SET;

N 83° 00' 43" W FOR A DISTANCE OF 257.24 FEET TO A 1/2 INCH IRON ROD SET ON THE EAST LINE OF TRADITIONS BOULEVARD (R.O.W. VARIES);

THENCE: ALONG THE EAST LINE OF SAID TRADITIONS BOULEVARD FOR THE FOLLOWING CALLS:

N 11° 18' 54" E FOR A DISTANCE OF 155.74 FEET TO A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 360.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 55° 33' 12" FOR AN ARC DISTANCE OF 349.05 FEET (CHORD: N 16° 27' 42" W - 335.54 FEET) TO A 1/2 INCH IRON ROD SET MARKING THE END POINT OF SAID CURVE;

N 44° 14' 18" W FOR A DISTANCE OF 206.19 FEET TO A 1/2 INCH IRON ROD SET ON THE SOUTHEAST LINE OF WEST VILLA MARIA ROAD MARKING THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT;

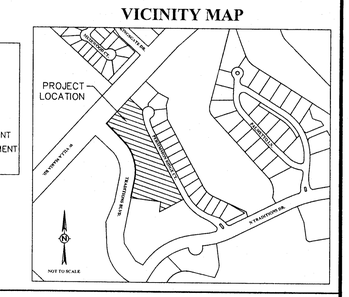
THENCE: N 42° 22' 13" E ALONG THE SOUTH LINE OF WEST VILLA MARIA ROAD FOR A DISTANCE OF 293.32 FEET TO THE **POINT OF BEGINNING** CONTAINING 5.509 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND JULY, 2013. SEE PLAT PREPARED JULY, 2013, FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

50 25 0 50
SCALE IN FEET

LEGEND

- EXISTING CONTOUR
- PLAT BOUNDARY
- ADJACENT PROPERTY
- EDGE OF PAVEMENT LINE
- LOT LINE
- PROPERTY CORNER
- PROPOSED PUBLIC UTILITY EASEMENT
- PROPOSED PRIVATE ACCESS EASEMENT
- EXISTING EASEMENT

VICINITY MAP



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 8A, 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

Printed Name: _____

My Commission Expires: _____

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 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 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

FINAL PLAT

THE TRADITIONS SUBDIVISION PHASE 8A

LOTS 17-27, BLOCK 1 AND COMMON AREA 1
5.509 TOTAL ACRES

T.J. WOOTEN SURVEY, A-59
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=50'
JULY 2013

OWNER:
BRYAN COMMERCE & DEVELOPMENT, INC.
P.O. BOX 1000
BRYAN, TEXAS 77805

DEVELOPER:
BRYAN TRADITIONS, LP
2100 TRADITIONS BLVD.
BRYAN, TEXAS 77807

SURVEYOR:
BRAD KERR, RPLS NO. 4502
KERR SURVEYING, LLC
409 N. TEXAS AVE.
BRYAN, TEXAS 77803
979.268.3195

ENGINEER:
Schultz Engineering, LLC
2730 LONGMIRE DR., SUITE A
COLLEGE STATION, TEXAS 77845
979.764.3900