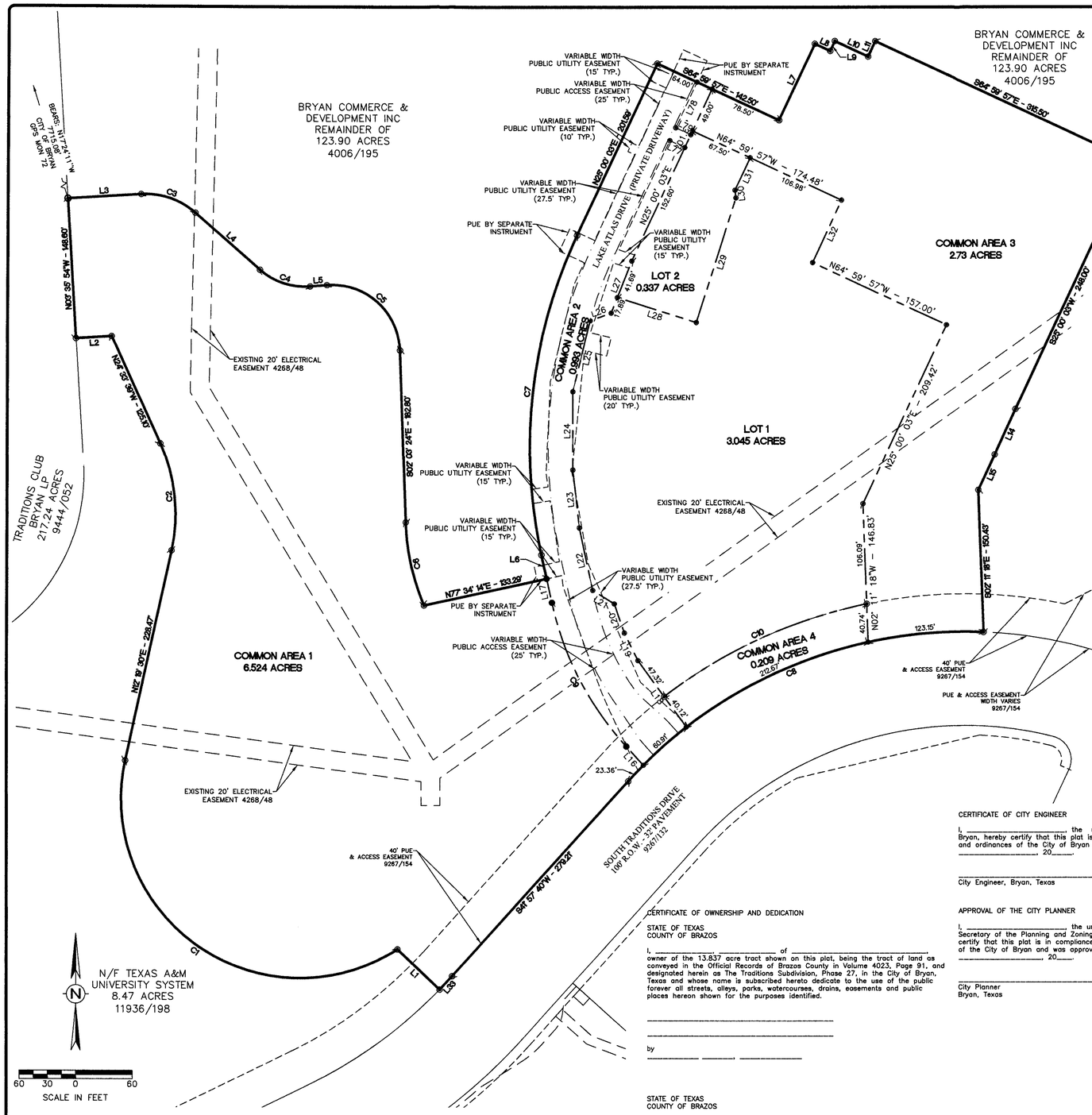


Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	448.78'	190.00'	135°20'01"	462.51'	351.50'	N50°20'31"W
C2	115.88'	180.00'	036°53'08"	60.03'	113.89'	N06°07'05"W
C3	62.47'	80.00'	044°44'34"	32.93'	60.90'	S71°14'56"E
C4	57.85'	72.00'	045°52'48"	30.47'	56.13'	S71°49'03"E
C5	118.49'	72.00'	092°42'04"	75.46'	104.20'	S48°24'25"E
C6	90.72'	250.00'	020°47'28"	45.86'	90.22'	S12°27'06"E
C7	347.55'	532.00'	037°25'49"	180.23'	341.40'	N06°17'08"E
C8	422.25'	480.00'	050°24'10"	225.89'	408.77'	S67°09'45"W
C9	173.96'	332.00'	030°01'21"	89.03'	171.98'	N27°26'27"W
C10	238.25'	520.00'	026°15'05"	121.25'	236.17'	N65°16'55"E
C12	7.35'	50.50'	008°20'03"	3.68'	7.34'	N38°08'46"W
C13	115.07'	312.50'	021°05'54"	58.20'	114.42'	N22°58'43"W
C14	334.81'	512.50'	037°25'49"	173.62'	328.88'	N06°17'08"E
C15	9.62'	100.00'	005°30'35"	4.81'	9.61'	N45°04'05"W
C16	11.57'	49.50'	013°23'34"	5.81'	11.54'	N41°07'36"W
C17	113.97'	270.34'	024°09'16"	57.84'	113.13'	N22°45'54"W
C18	76.87'	427.87'	010°16'18"	38.44'	76.57'	N20°10'49"E
C19	35.01'	480.00'	004°10'46"	17.51'	35.01'	N48°40'00"E
C20	347.55'	532.00'	037°25'49"	180.23'	341.40'	N06°17'08"E
C21	71.29'	480.00'	008°30'36"	35.71'	71.23'	N48°02'37"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	61.96'	N48° 23' 49"W
L2	37.97"	S86° 25' 20"W
L3	77.97"	N86° 22' 47"E
L4	91.46"	S48° 52' 39"E
L5	17.76'	N85° 14' 34"E
L6	25.86'	N12° 25' 46"W
L7	89.50'	N25° 00' 03"E
L8	18.00'	S64° 59' 57"E
L9	11.50'	N25° 00' 03"E
L10	38.98'	S84° 59' 57"E
L11	18.00'	N25° 00' 03"E
L12	43.00'	S25° 00' 03"W
L13	15.00'	N64° 59' 57"W
L14	53.00'	S24° 27' 37"W
L15	41.64'	S25° 00' 03"W
L16	26.81'	N42° 27' 07"W
L17	26.06'	N12° 25' 46"W
L18	87.44'	N36° 04' 21"W
L19	32.67'	N20° 11' 49"W
L20	32.87'	N19° 12' 27"W
L21	27.04'	N57° 58' 31"W
L22	67.73'	N12° 12' 56"W
L23	61.76'	N6° 30' 51"W
L24	83.22'	N0° 06' 03"W
L25	77.56'	N13° 36' 42"E
L26	23.78'	N70° 00' 03"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L28	87.94'	N72° 25' 43"W
L29	139.02'	S17° 34' 14"W
L30	8.24'	S8° 53' 31"E
L31	38.00'	S25° 00' 09"W
L32	73.00'	N25° 00' 03"E
L33	19.37'	S42° 48' 53"W
L34	17.65'	N42° 18' 48"W
L35	50.17'	N33° 58' 35"W
L36	51.91'	N12° 25' 46"W
L37	77.56'	N13° 36' 42"E
L38	83.22'	N0° 06' 03"W
L39	61.76'	N6° 30' 51"W
L40	67.73'	N12° 12' 56"W
L41	30.43'	N47° 49' 23"W
L42	15.68'	N42° 18' 48"W
L43	72.18'	S25° 32' 54"E
L44	20.31'	S23° 17' 54"E
L45	118.20'	S19° 59' 57"E
L46	12.41'	S8° 44' 57"E
L47	16.24'	N77° 34' 14"E
L48	17.21'	N77° 34' 14"E
L49	65.03'	N8° 44' 57"W
L50	18.54'	S81° 15' 03"W
L51	17.73'	S81° 15' 03"W
L52	13.81'	S8° 44' 57"E
L53	95.48'	S2° 30' 03"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L55	24.14'	S25° 00' 03"W
L56	18.51'	S64° 59' 57"E
L57	19.00'	N64° 59' 57"W
L58	100.61'	S25° 00' 03"W
L59	8.00'	S64° 59' 57"E
L60	10.00'	S25° 00' 03"W
L61	8.00'	N64° 59' 57"W
L62	68.35'	S25° 00' 03"W
L63	19.00'	S64° 59' 57"E
L64	19.00'	N64° 59' 57"W
L65	4.50'	S25° 00' 03"W
L66	17.62'	N71° 43' 53"W
L67	17.29'	S71° 43' 53"E
L68	78.20'	N18° 16' 07"E
L69	22.64'	N76° 14' 57"W
L70	20.00'	N13° 45' 03"E
L71	24.22'	S78° 14' 57"E
L72	98.27'	N10° 10' 48"W
L73	137.36'	N23° 54' 28"W
L74	68.43'	N42° 31' 23"W
L75	25.86'	N12° 25' 46"W
L76	59.56'	N21° 23' 27"E
L77	17.50'	S64° 59' 57"E
L78	53.50'	N25° 00' 03"E
L79	17.50'	N64° 59' 57"W

METES AND BOUNDS DESCRIPTION
OF A
13.837 TRACT
J. H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT 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 324.83 ACRE TRACT AS DESCRIBED BY A DEED TO BRYAN COMMERCE AND DEVELOPMENT, INC. 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 ½ INCH IRON ROD FOUND ON THE NORTHERLY LINE OF SOUTH TRADITIONS DRIVE (100' R.O.W.) MARKING THE SOUTHEAST CORNER OF A CALLED 8.47 ACRE TRACT AS DESCRIBED BY A DEED TO TEXAS A&M UNIVERSITY SYSTEM RECORDED IN VOLUME 11936, PAGE 198 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 324.83 ACRE TRACT AND SAID 8.47 ACRE TRACT FOR THE FOLLOWING CALLS:

N 46° 23' 49" W FOR A DISTANCE OF 61.96 FEET TO A ½ INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 190.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 135° 20' 01" FOR AN ARC DISTANCE OF 448.78 FEET (CHORD BEARS: N 55° 20' 31" W - 351.50 FEET) TO A ½ INCH IRON ROD FOUND MARKING THE END OF SAID CURVE;

N 12° 19' 30" E FOR A DISTANCE OF 228.47 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 180.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36° 53' 09" FOR AN ARC DISTANCE OF 115.88 FEET (CHORD BEARS: N 06° 07' 05" W - 113.89 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE;

N 24° 33' 39" W FOR A DISTANCE OF 125.10 FEET TO A 1/2 INCH IRON ROD FOUND;

S 86° 25' 20" W FOR A DISTANCE OF 37.97 FEET TO A 1/2 INCH IRON ROD FOUND ON THE COMMON LINE OF SAID REMAINDER OF 324.83 ACRE TRACT AND THE REMAINDER OF A CALLED 51.87 ACRE TRACT DESCRIBED AS TRACT SIX BY A DEED TO TRADITIONS CLUB BRYAN, LLC RECORDED IN VOLUME 9444, PAGE 52 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID 8.47 ACRE TRACT;

THENCE: N 03° 35' 54" W ALONG THE COMMON LINE OF SAID REMAINDER OF 324.83 ACRE TRACT AND SAID REMAINDER OF 51.87 ACRE TRACT FOR A DISTANCE OF 148.60 FEET TO A 1/2 INCH IRON ROD SET MARKING THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: THROUGH SAID REMAINDER OF 324.83 ACRE TRACT FOR THE FOLLOWING CALLS:

N 86° 22' 47" E FOR A DISTANCE OF 77.97 FEET TO A ½ INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 80.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44° 44' 34" FOR AN ARC DISTANCE OF 62.47 FEET (CHORD BEARS: S 71° 14' 56" E - 60.90 FEET) TO A ½ INCH IRON ROD SET MARKING THE END OF SAID CURVE;

S 48° 52' 39" E FOR A DISTANCE OF 91.46 FEET TO A ½ INCH IRON ROD SET MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 72.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45° 52' 48" FOR AN ARC DISTANCE OF 57.65 FEET (CHORD BEARS: S 71° 49' 03" E - 56.13 FEET) TO A ½ INCH IRON ROD SET MARKING THE END OF SAID CURVE;

N 85° 14' 34" E FOR A DISTANCE OF 17.76 FEET TO A ½ INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 72.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92° 42' 04" FOR AN ARC DISTANCE OF 116.49 FEET (CHORD BEARS: S 48° 24' 25" E - 104.19 FEET) TO A 1/2 INCH IRON ROD SET MARKING THE END OF SAID CURVE;

S 02° 03' 24" E FOR A DISTANCE OF 182.80 FEET TO A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 250.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20° 47' 28" FOR AN ARC DISTANCE OF 90.72 FEET (CHORD BEARS: S 12° 27' 06" E - 90.22 FEET) TO A 1/2 INCH IRON ROD SET MARKING THE END OF SAID CURVE;

N 77° 34' 14" E FOR A DISTANCE OF 133.29 FEETT TO A 1/2 INCH IRON ROD SET;

N 12° 25' 46" W FOR A DISTANCE OF 25.86 FEET TO A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 532.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37° 25' 49" FOR AN ARC DISTANCE OF 347.55 FEET (CHORD BEARS: N 06° 17' 08" E - 341.40 FEET) TO A 1/2 INCH IRON ROD SET MARKING THE END OF SAID CURVE;

N 25° 00' 03" E FOR A DISTANCE OF 201.59 FEETT TO A 1/2 INCH IRON ROD SET;

S 64° 59' 57" E FOR A DISTANCE OF 142.50 FEET TO A 1/2 I NCH IRON ROD SET;

N 25° 00' 03" E FOR A DISTANCE OF 89.50 FEET TO A 1/2 INCH IRON ROD SET;

S 64° 59' 57" E FOR A DISTANCE OF 18.00 FEET TO A 1/2 I NCH IRON ROD SET;

N 25° 00' 03" E FOR A DISTANCE OF 11.50 FEET TO A 1/2 INCH IRON ROD SET;

S 64° 59' 57" E FOR A DISTANCE OF 38.98 FEET TO A 1/2 I NCH IRON ROD SET;

N 25° 00' 03" E FOR A DISTANCE OF 18.00 FEET TO A 1/2 INCH IRON ROD SET;

S 64° 59' 57" E FOR A DISTANCE OF 115.50 FEET TO A 1/2 I NCH IRON ROD SET;

S 25° 00' 03" W FOR A DISTANCE OF 43.00 FEET TO A 1/2 INCH IRON ROD SET;

N 64° 59' 57" W FOR A DISTANCE OF 15.00 FEETT TO A 1/2 INCH IRON ROD SET;

S 25° 00' 03" W FOR A DISTANCE OF 248.00 FEET TO A 1/2 I NCH IRON ROD SET;

S 24° 27' 37" W FOR A DISTANCE OF 53.00 FEET TO A 1/2 INCH IRON ROD SET;

S 25° 00' 03" W FOR A DISTANCE OF 41.64 FEET TO A 1/2 INCH IRON ROD SET

S 02° 11' 18" E FOR A DISTANCE OF 150.43 FEET TO A 1/2 INCH IRON ROD SET ON THE NORTHERLY LINE OF SOUTH TRADITIONS DRIVE MARKING THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT, SAID IRON ROD BEING IN A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 480.00 FEET;

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

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50° 24' 10" FOR AN ARC DISTANCE OF 422.25 FEET (CHORD BEARS: S 67° 09' 45" W - 408.77 FEET) TO THE END OF SAID CURVE;

S 41° 57' 40" W FOR A DISTANCE OF 279.21 FEET;

S 42° 48' 53" W FOR A DISTANCE OF 19.37 FEET TO THE **POINT OF BEGINNING** CONTAINING 13.837 ACRES OF LAND, MORE OF LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

LEGEND

- PLAT BOUNDARY
- ROW LINE
- LOT LINE
- PROPERTY CORNER
- EXISTING PUBLIC ACCESS EASEMENT
- PUBLIC ACCESS EASEMENT
- PUBLIC UTILITY EASEMENT

NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.
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. ZONING IS PD–M PLANNED DEVELOPMENT MIXED USE.

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

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 OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____ of _____, owner of the 13.837 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 designated herein as The Traditions Subdivision, Phase 27, 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.

_____

_____

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: _____

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 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

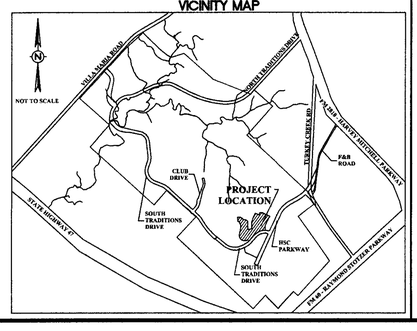
CERTIFICATE OF THE COUNTY CLERK

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

VICINITY MAP



FINAL PLAT

THE TRADITIONS SUBDIVISON PHASE 27

13.837 ACRES
Block 1, Lots 1 & 2
Common Areas 1 - 4
J.H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS

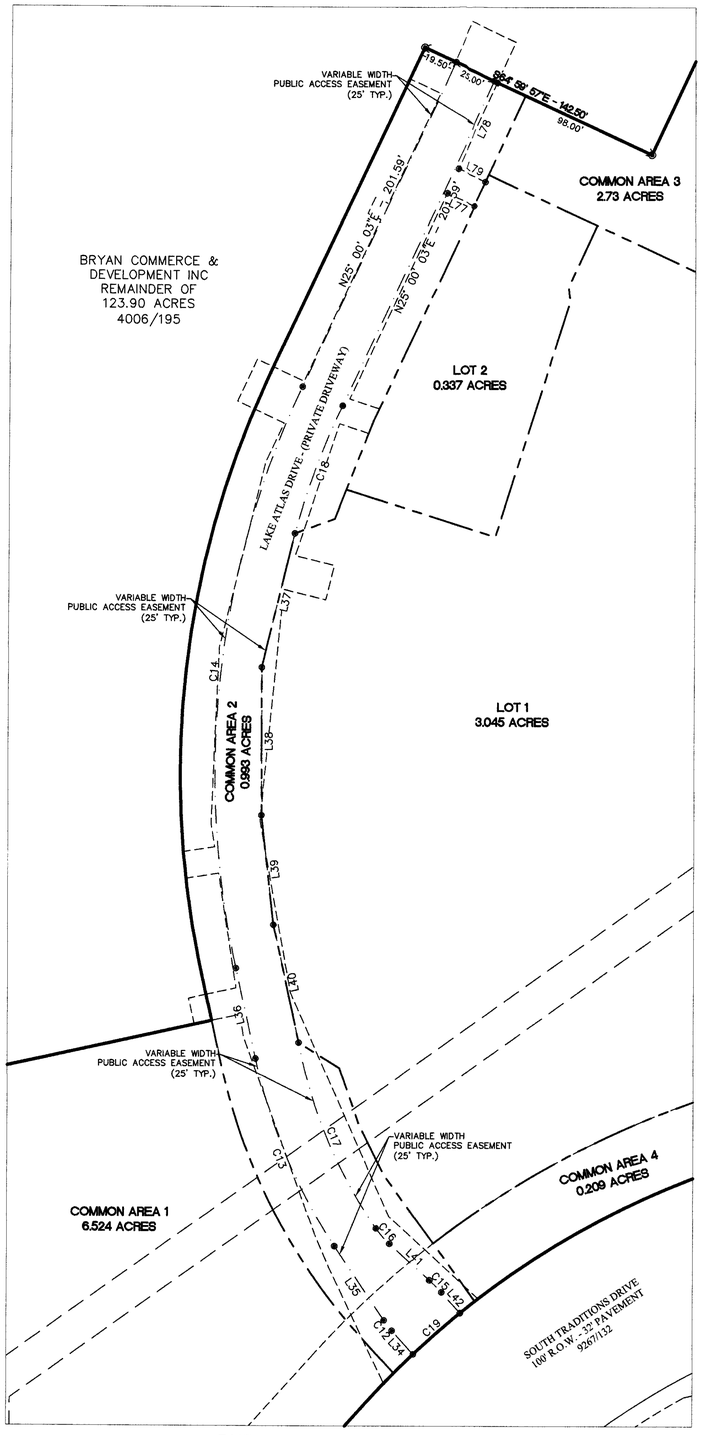
SCALE: 1" = 60'
NOVEMBER 2014

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

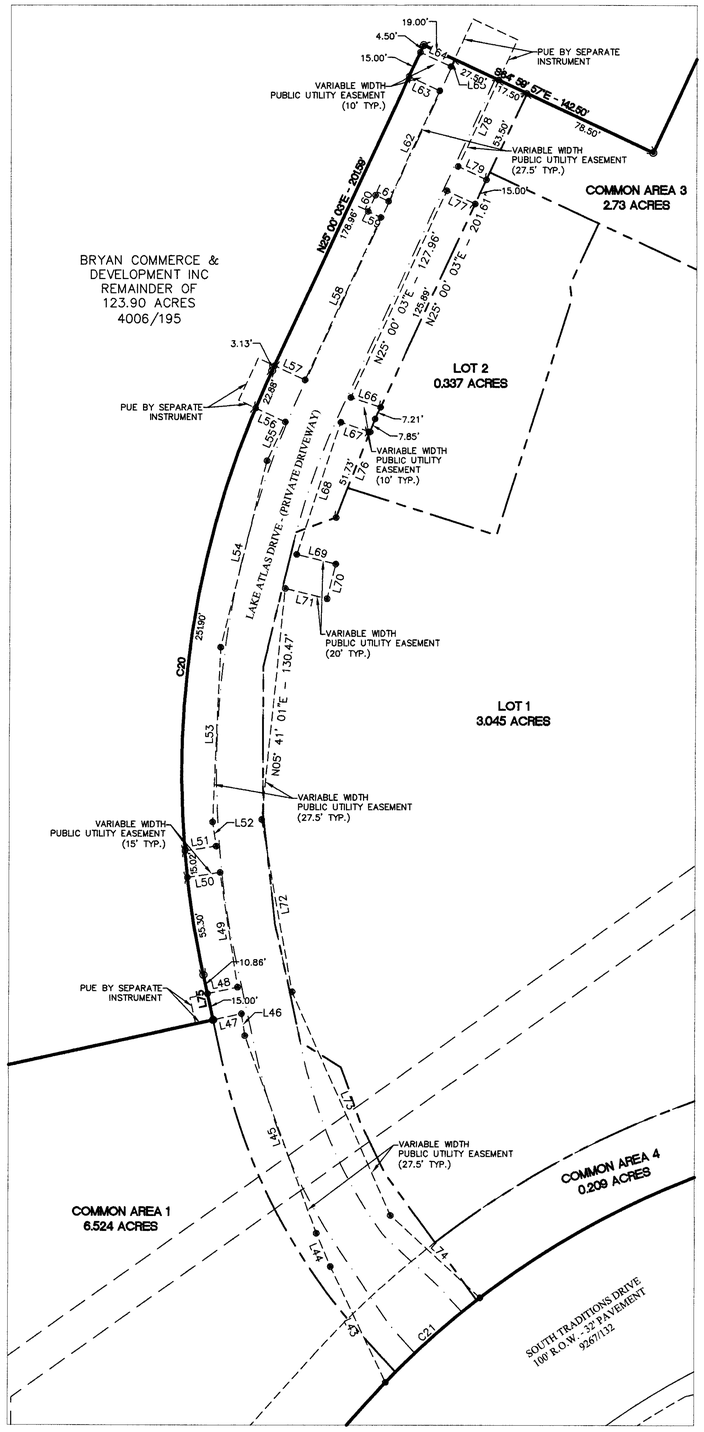
DEVELOPER:
BRYAN TRADITIONS, LP
2100 TRADITIONS BLVD.
BRYAN, TEXAS 77807

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268–3195

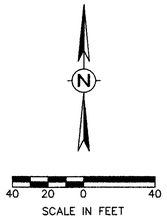
ENGINEER:
Schultz Engineering, LLC
TBPE NO. 12327
2730 LONGMIRE, SUITE A
College Station, Texas 77845
P.O. Box 11995
College Station, Texas 77842
(979) 764–3900



PUBLIC ACCESS EASEMENT



PUBLIC UTILITY EASEMENT



NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	448.78'	190.00'	135°20'01"	462.51'	351.50'	N55°20'31"W
C2	115.88'	180.00'	036°53'09"	60.03'	113.89'	N06°07'06"W
C3	62.47'	80.00'	044°44'34"	32.93'	60.90'	S71°14'56"E
C4	57.85'	72.00'	045°52'48"	30.47'	56.13'	S71°49'03"E
C5	116.49'	72.00'	092°42'04"	75.46'	104.20'	S48°24'25"E
C6	90.72'	250.00'	020°47'26"	45.86'	90.22'	S12°27'06"E
C7	347.55'	532.00'	037°25'49"	180.23'	341.40'	N06°17'08"E
C8	422.25'	460.00'	050°24'10"	225.89'	408.77'	S67°09'45"W
C9	173.96'	332.00'	030°01'21"	89.03'	171.98'	N27°26'27"W
C10	238.25'	520.00'	026°15'06"	121.25'	236.17'	N65°16'55"E
C12	7.35'	50.50'	008°20'03"	3.68'	7.34'	N38°08'46"W
C13	115.07'	312.50'	021°05'54"	58.20'	114.42'	N22°58'43"W
C14	334.81'	512.50'	037°25'49"	173.62'	328.88'	N06°17'08"E
C15	9.62'	100.00'	005°30'35"	4.81'	9.61'	N45°04'05"W
C16	11.57'	49.50'	013°23'34"	5.81'	11.54'	N41°07'36"W
C17	113.97'	270.34'	024°09'16"	57.84'	113.13'	N22°45'54"W
C18	78.67'	427.67'	010°16'18"	38.44'	78.57'	N20°10'49"E
C19	35.01'	480.00'	004°10'46"	17.51'	35.01'	N48°40'00"E
C20	347.55'	532.00'	037°25'49"	180.23'	341.40'	N06°17'08"E
C21	71.29'	480.00'	008°30'36"	35.71'	71.23'	N48°03'37"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	61.96'	N46° 23' 49"W
L2	37.97'	S88° 25' 20"W
L3	77.97'	N86° 22' 47"E
L4	91.46'	S48° 52' 39"E
L5	17.76'	N85° 14' 34"E
L6	25.86'	N12° 25' 46"W
L7	89.50'	N25° 00' 03"E
L8	16.00'	S64° 59' 57"E
L9	11.50'	N25° 00' 03"E
L10	38.98'	S64° 59' 57"E
L11	18.00'	N25° 00' 03"E
L12	43.00'	S25° 00' 03"W
L13	15.00'	N64° 59' 57"W
L14	53.00'	S24° 27' 37"W
L15	41.64'	S25° 00' 03"W
L16	26.81'	N42° 27' 07"W
L17	28.06'	N12° 25' 46"W
L18	87.44'	N36° 04' 21"W
L19	32.67'	N26° 11' 49"W
L20	32.67'	N19° 12' 27"W
L21	27.04'	N57° 58' 31"W
L22	67.73'	N12° 12' 56"W
L23	61.76'	N8° 30' 51"W
L24	83.22'	N0° 08' 03"W
L25	77.56'	N13° 38' 42"E
L26	23.78'	N70° 00' 03"E
L27	59.56'	N21° 23' 27"E

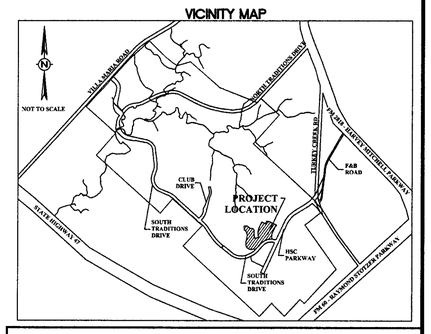
LINE TABLE		
LINE #	LENGTH	DIRECTION
L28	87.94'	N72° 25' 43"W
L29	139.02'	S17° 34' 14"W
L30	8.24'	S8° 53' 31"E
L31	38.00'	S25° 00' 09"W
L32	73.00'	N25° 00' 03"E
L33	19.37'	S42° 48' 53"W
L34	17.85'	N42° 18' 48"W
L35	50.17'	N33° 58' 35"W
L36	51.91'	N12° 25' 46"W
L37	77.56'	N13° 38' 42"E
L38	83.22'	N0° 08' 03"W
L39	61.76'	N8° 30' 51"W
L40	67.73'	N12° 12' 56"W
L41	30.43'	N47° 49' 23"W
L42	13.68'	N42° 18' 48"W
L43	72.18'	S25° 32' 54"E
L44	20.31'	S23° 17' 54"E
L45	118.20'	S19° 59' 57"E
L46	12.41'	S8° 44' 57"E
L47	16.24'	N77° 34' 14"E
L48	17.21'	N77° 34' 14"E
L49	65.03'	N8° 44' 57"W
L50	18.54'	S81° 15' 03"W
L51	17.73'	S81° 15' 03"W
L52	13.81'	S8° 44' 57"E
L53	98.48'	S2° 30' 03"W
L54	107.56'	S13° 45' 03"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L55	24.14'	S25° 00' 03"W
L56	18.51'	S64° 59' 57"E
L57	19.00'	N64° 59' 57"W
L58	100.81'	S25° 00' 03"W
L59	8.00'	S64° 59' 57"E
L60	10.00'	S25° 00' 03"W
L61	8.00'	N64° 59' 57"W
L62	68.35'	S25° 00' 03"W
L63	19.00'	S64° 59' 57"E
L64	19.00'	N64° 59' 57"W
L65	4.50'	S25° 00' 03"W
L66	17.62'	N71° 43' 53"W
L67	17.29'	S71° 43' 53"E
L68	78.20'	N18° 16' 07"E
L69	22.64'	N76° 14' 57"W
L70	20.00'	N13° 45' 03"E
L71	24.22'	S76° 14' 57"E
L72	98.27'	N10° 10' 48"W
L73	137.36'	N23° 54' 26"W
L74	68.43'	N47° 31' 23"W
L75	25.86'	N12° 25' 46"W
L76	59.56'	N21° 23' 27"E
L77	17.50'	S64° 59' 57"E
L78	53.50'	N25° 00' 03"E
L79	17.50'	N64° 59' 57"W

LEGEND

- PLAT BOUNDARY
- ROW LINE
- LOT LINE
- PROPERTY CORNER
- EXISTING PUBLIC ACCESS EASEMENT
- PUBLIC ACCESS EASEMENT
- PUBLIC UTILITY EASEMENT

VICINITY MAP



FINAL PLAT

THE TRADITIONS SUBDIVISON PHASE 27

13.837 ACRES
Block 1, Lots 1 & 2
Common Areas 1 - 4
J.H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 40'
NOVEMBER 2014

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, TX 77803
(979) 268-3195

ENGINEER:
Schultz Engineering, LLC
TBPE NO. 12327
2730 LONGMIRE, SUITE A
College Station, Texas 77845
P.O. Box 11995
College Station, Texas 77842
(979) 764-3900