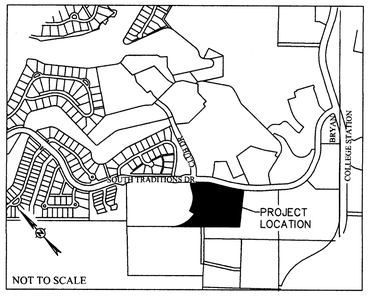
VICINITY MAP



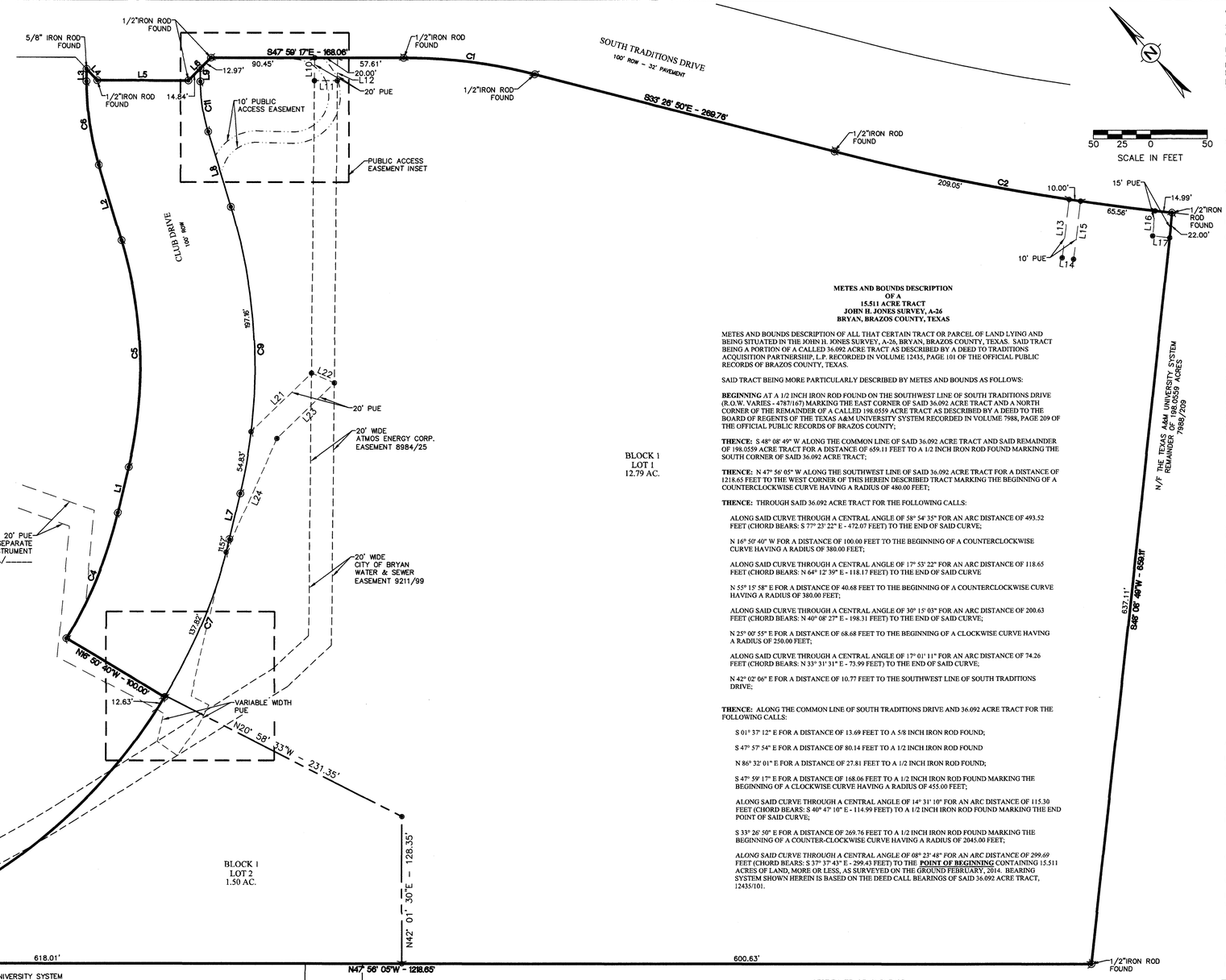
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	40.68'	N55° 15' 58"E
L2	68.68'	N25° 00' 55"E
L3	10.77'	N42° 02' 06"E
L4	13.69'	S1° 37' 12"E
L5	80.14'	S47° 57' 54"E
L6	27.81'	N86° 32' 01"E
L7	40.68'	N55° 15' 58"E
L8	68.68'	N25° 00' 55"E
L9	11.45'	N42° 02' 06"E
L10	19.88'	N42° 35' 11"E
L11	20.00'	S47° 57' 51"E
L12	19.89'	N42° 35' 11"E
L13	51.35'	N49° 13' 11"E
L14	10.00'	N40° 46' 49"W
L15	51.12'	S49° 13' 11"W
L16	22.00'	N48° 10' 02"E

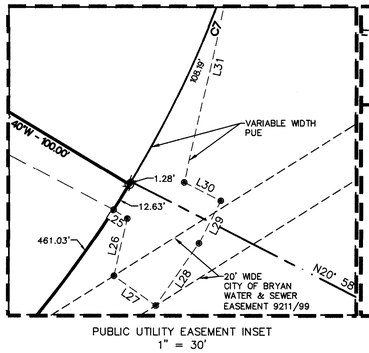
LINE TABLE		
LINE #	LENGTH	DIRECTION
L17	15.00'	N41° 36' 44"W
L18	28.70'	N46° 40' 40"W
L19	27.87'	S46° 40' 40"E
L20	59.93'	N46° 50' 07"W
L21	73.24'	N87° 46' 07"E
L22	21.66'	S24° 49' 10"E
L23	69.58'	S87° 46' 07"W
L24	108.30'	S86° 05' 11"W
L25	6.87'	S15° 20' 11"E
L26	24.66'	S54° 50' 11"W
L27	21.65'	S12° 40' 17"E
L28	31.86'	N76° 38' 48"E
L29	20.00'	N69° 01' 27"E
L30	17.26'	N20° 58' 33"W
L31	101.17'	N54° 50' 11"E

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	115.30'	455.00'	014°31'10"	57.96'	114.99'	S40°47'10"E
C2	299.69'	2045.00'	008°23'46"	150.12'	299.43'	S37°37'43"E
C3	493.52'	480.00'	058°54'35"	271.07'	472.07'	S77°23'22"E
C4	118.65'	380.00'	017°53'22"	59.81'	118.17'	N64°12'39"E
C5	200.63'	380.00'	030°15'03"	102.71'	198.31'	N40°08'27"E
C6	74.26'	250.00'	017°01'11"	37.41'	73.99'	N33°31'31"E
C7	149.87'	480.00'	017°53'22"	75.55'	149.26'	N64°12'39"E
C8	253.43'	480.00'	030°15'03"	129.74'	250.50'	N40°08'27"E
C11	44.56'	150.00'	017°01'11"	22.44'	44.39'	N33°31'31"E
C13	101.92'	41.94'	139°14'55"	112.91'	78.63'	S59°50'18"W
C15	50.31'	31.19'	092°25'03"	32.53'	45.03'	N87°03'56"W
C17	48.94'	41.19'	068°04'49"	27.82'	46.11'	S75°39'11"E
C19	95.14'	31.94'	170°40'39"	391.69'	63.66'	N43°33'38"E

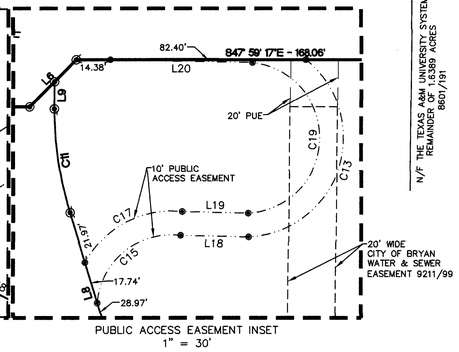
LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PROPOSED PUBLIC UTILITY EASEMENT (P.U.E)
- ADJACENT PROPERTY BOUNDARY
- PROPOSED PUBLIC ACCESS EASEMENT (P.A.E.)
- CITY OF BRYAN SEWER & DRAINAGE EASEMENT
- PROPERTY CORNER





PUBLIC UTILITY EASEMENT INSET
1" = 30'



PUBLIC ACCESS EASEMENT INSET
1" = 30'

METES AND BOUNDS DESCRIPTION OF A 15.511 ACRE TRACT JOHN 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 JOHN H. JONES SURVEY, A-26, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF A CALLED 36.092 ACRE TRACT AS DESCRIBED BY A DEED TO TRADITIONS ACQUISITION PARTNERSHIP, L.P. RECORDED IN VOLUME 12435, PAGE 101 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF SOUTH TRADITIONS DRIVE (R.O.W. VARIES - 4787/167) MARKING THE EAST CORNER OF SAID 36.092 ACRE TRACT AND A NORTH CORNER OF THE REMAINDER OF A CALLED 198.0559 ACRE TRACT AS DESCRIBED BY A DEED TO THE BOARD OF REGENTS OF THE TEXAS A&M UNIVERSITY SYSTEM RECORDED IN VOLUME 7988, PAGE 209 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY;

THENCE: S 48° 08' 49" W ALONG THE COMMON LINE OF SAID 36.092 ACRE TRACT AND SAID REMAINDER OF 198.0559 ACRE TRACT FOR A DISTANCE OF 659.11 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 36.092 ACRE TRACT;

THENCE: N 47° 56' 05" W ALONG THE SOUTHWEST LINE OF SAID 36.092 ACRE TRACT FOR A DISTANCE OF 1218.65 FEET TO THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 480.00 FEET;

THENCE: THROUGH SAID 36.092 ACRE TRACT FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 58° 54' 35" FOR AN ARC DISTANCE OF 493.52 FEET (CHORD BEARS: S 77° 23' 22" E - 472.07 FEET) TO THE END OF SAID CURVE;

N 16° 50' 40" W FOR A DISTANCE OF 100.00 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 380.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 53' 22" FOR AN ARC DISTANCE OF 118.65 FEET (CHORD BEARS: N 64° 12' 39" E - 118.17 FEET) TO THE END OF SAID CURVE

N 55° 15' 58" E FOR A DISTANCE OF 40.68 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 380.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30° 15' 03" FOR AN ARC DISTANCE OF 200.63 FEET (CHORD BEARS: N 40° 08' 27" E - 198.31 FEET) TO THE END OF SAID CURVE;

N 25° 00' 55" E FOR A DISTANCE OF 68.68 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 250.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 01' 11" FOR AN ARC DISTANCE OF 74.26 FEET (CHORD BEARS: N 33° 31' 31" E - 73.99 FEET) TO THE END OF SAID CURVE;

N 42° 02' 06" E FOR A DISTANCE OF 10.77 FEET TO THE SOUTHWEST LINE OF SOUTH TRADITIONS DRIVE;

THENCE: ALONG THE COMMON LINE OF SOUTH TRADITIONS DRIVE AND 36.092 ACRE TRACT FOR THE FOLLOWING CALLS:

S 01° 37' 12" E FOR A DISTANCE OF 13.69 FEET TO A 5/8 INCH IRON ROD FOUND;

S 47° 57' 54" E FOR A DISTANCE OF 80.14 FEET TO A 1/2 INCH IRON ROD FOUND

N 86° 32' 01" E FOR A DISTANCE OF 27.81 FEET TO A 1/2 INCH IRON ROD FOUND;

S 47° 59' 17" E FOR A DISTANCE OF 168.06 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 455.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14° 31' 10" FOR AN ARC DISTANCE OF 115.30 FEET (CHORD BEARS: S 40° 47' 10" E - 114.99 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE END POINT OF SAID CURVE;

S 33° 26' 50" E FOR A DISTANCE OF 269.76 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 2045.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08° 23' 48" FOR AN ARC DISTANCE OF 299.69 FEET (CHORD BEARS: S 37° 37' 43" E - 299.43 FEET) TO THE **POINT OF BEGINNING** CONTAINING 15.511 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND FEBRUARY, 2014. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE DEED CALL BEARINGS OF SAID 36.092 ACRE TRACT, 12435/101.

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 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 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:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0285E, EFFECTIVE DATE: MAY 16, 2012.
3. ZONING FOR THIS TRACT IS PD–M PLANNED DEVELOPMENT MIXED USE.
4. RESTRICTIONS SHOWN IN DEED, 5897/277, DO NOT APPLY TO THIS TRACT.
5. 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
6. DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____ of Traditions Acquisition Partnership, LP, owner of a portion of the 15.54 acre tract shown on this plat, being a portion of the tract of land as conveyed in the Official Records of Brazos County in Volume 12435, Page 101, and designated herein as The Traditions Subdivision, Phase 28, 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 OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, _____ of Parc Traditions, LP, owner of a portion of the 15.54 acre tract shown on this plat, being a portion of the tract of land as conveyed in the Official Records of Brazos County in Volume 12435, Page 101, and designated herein as The Traditions Subdivision, Phase 28, 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: _____

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

MAY 27 2015

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

FINAL PLAT
THE TRADITIONS SUBDIVISION PHASE 28
15.511 ACRES

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

LOT 1, BLOCK 1 - 12.79 ACRES
LOT 2, BLOCK 1 - 1.50 ACRES
RIGHT OF WAY - 1.221 ACRES

SCALE 1" = 50'
MAY 2015

OWNERS/DEVELOPERS:

Parc Traditions, LP.
2100 Traditions Blvd.
Bryan, TX 77807

Traditions Acquisition Partnership, LP.
2100 Traditions Blvd.
Bryan, TX 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
***
(979) 764-3900

F:___