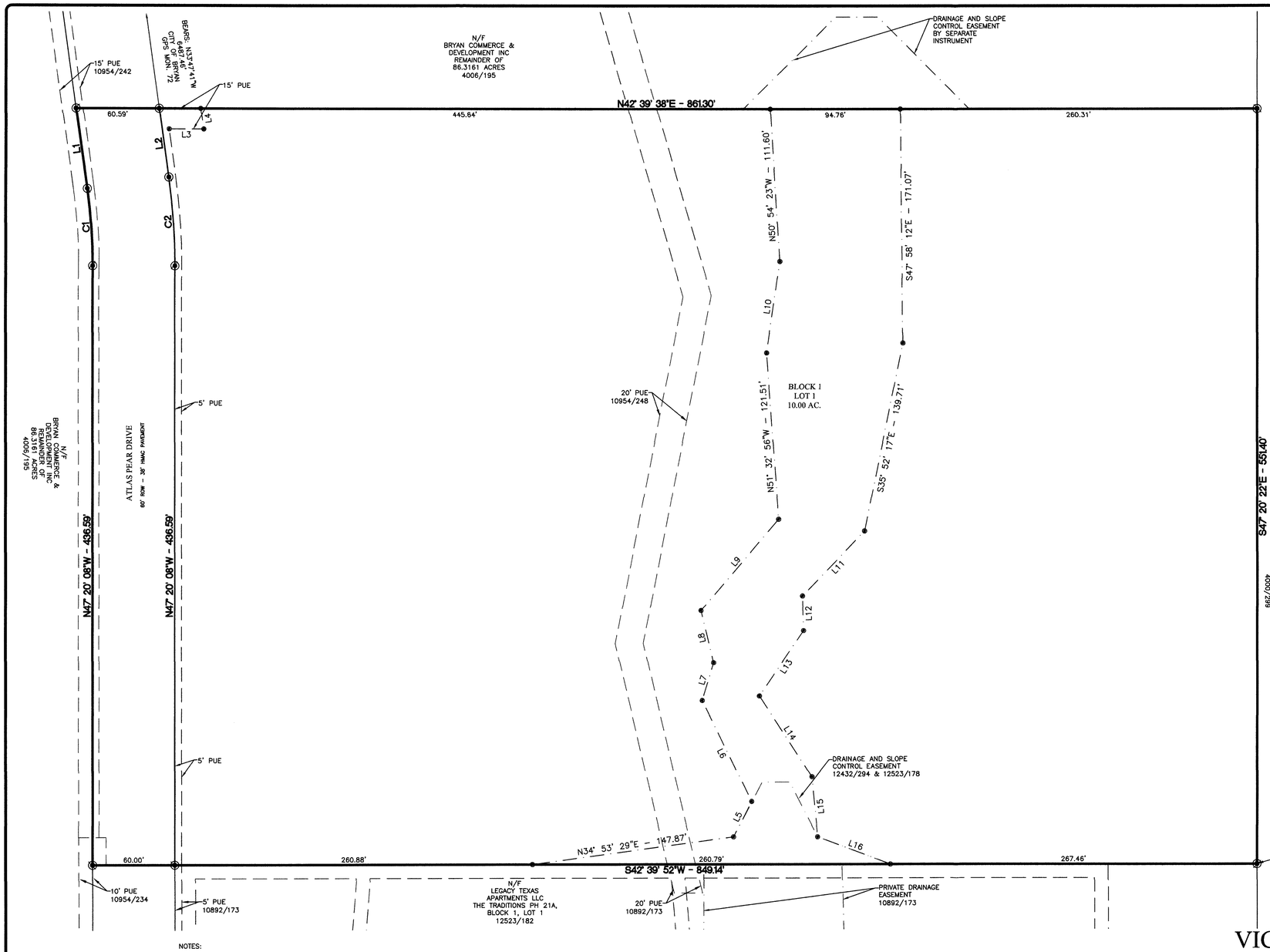


METES AND BOUNDS DESCRIPTION
OF A
10.76 ACRE TRACT
J. H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS

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 323.56 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 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF A CALLED 73.428 ACRE TRACT AS DESCRIBED BY A DEED TO STEPHANIE SINGLETON RECORDED IN VOLUME 4000, PAGE 299 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE NORTH CORNER OF THE TRADITIONS SUBDIVISION, PHASE 21A, ACCORDING TO THE PLAT RECORDED IN VOLUME 10892, PAGE 173 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A ⅜ INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF SAID 73.428 ACRE TRACT MARKING THE EAST CORNER OF SAID PHASE 21A BEARS; S 47° 20' 08" E FOR A DISTANCE OF 650.10 FEET;

THENCE: S 42° 39' 52" W ALONG THE COMMON LINE OF SAID REMAINDER OF 323.56 ACRE TRACT AND SAID PHASE 21A FOR A DISTANCE OF 849.14 FEET TO THE WEST CORNER OF SAID PHASE 21A ON THE SOUTHWEST LINE OF ATLAS PEAR DRIVE (60' R.O.W.);

THENCE: THROUGH SAID REMAINDER OF 323.56 ACRE TRACT AND ALONG THE EXTENSION OF THE SOUTHWEST LINE OF ATLAS PEAR DRIVE FOR THE FOLLOWING CALLS:

N 47° 20' 08" W FOR A DISTANCE OF 436.59 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 402.50 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08° 01' 36" FOR AN ARC DISTANCE OF 56.39 FEET CHORD BEARS: N 51° 20' 56" W – 56.34 FEET) TO THE END OF SAID CURVE;

N 55° 21' 44" W FOR A DISTANCE OF 59.13 FEET TO THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 42° 39' 38" E CONTINUING THROUGH SAID REMAINDER OF 323.56 ACRE TRACT FOR A DISTANCE OF 861.30 FEET TO THE COMMON LINE OF SAID REMAINDER OF 323.56 ACRE TRACT AND SAID 73.428 ACRE TRACT FOR THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 47° 20' 22" E ALONG THE COMMON LINE OF SAID REMAINDER OF 323.56 ACRE TRACT SAND SAID 73.428 ACRE TRACT FOR A DISTANCE OF 551.40 FEET TO THE POINT OF BEGINNING CONTAINING 10.76 ACRES OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, W. Spencer Clements, Jr., Vice President of Bryan/Traditions, L.P. a Texas Limited Partnership, owner of the 10.76 acre tract shown on this plat, and designated herein as the Traditions Subdivision Phase 29, to the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

_____
Bryan/Traditions, L.P., By
Traditions Acquisitions Partnership, L.P., its General Partner, By
W. Spencer Clements, Jr., Vice President

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared W. Spencer Clements, Jr., 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 and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 20___.

_____
Notary Public, Brazos County, Texas

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional Land 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.

_____, R.P.L.S. No. 4502

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 Deed Records of Brazos County, Texas, in Volume _____ Page _____.

WITNESS my hand and official Seal, at my office in Bryan, Texas.

_____
County Clerk
Brazos County, Texas

CERTIFICATE OF PLANNING AND ZONING COMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly approved by the Commission on the _____ day of _____ 20____.

_____
Chairman

CERTIFICATE OF CITY ENGINEER

I, _____, City Engineer of the City of Bryan, Texas, hereby certify that this Subdivision conforms to the requirements of the Subdivision Regulations of the City of Bryan, Texas.

_____
City Engineer

40 20 0 40
SCALE IN FEET

NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN GPS MONUMENTS.
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 PLANNED DEVELOPMENT – MIXED USE (PD–M).
4. ALL LOTS WILL MEET SETACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF BRYAN DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
5. THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE HOA, HOMEOWNERS ASSOCIATION. LANDSCAPE, FENCES, STRUCTURES, GRADING ETC. CANNOT IMPEDE THE FLOW OF THE PRIVATE DRAINAGE EASEMENT.
6. DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE LOT OWNER OR HOME OWNERS' ASSOCIATION (HOA).
7. 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
8. DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	56.39'	402.50'	008°01'36"	28.24'	56.34'	N51°20'56"W
C2	64.79'	462.50'	008°01'36"	32.45'	64.74'	N51°20'56"W

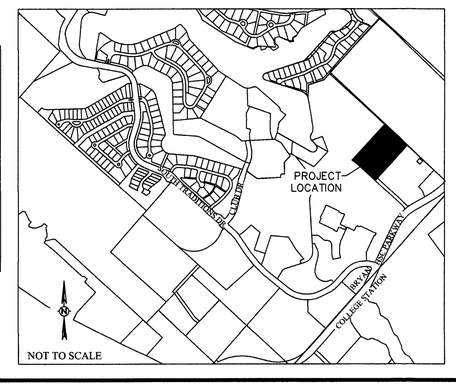
LINE TABLE

LINE #	LENGTH	DIRECTION
L1	59.13'	N55° 21' 44"W
L2	50.67'	N55° 21' 44"W
L3	25.25'	N42° 39' 52"E
L4	15.15'	N55° 21' 44"W
L5	28.99'	N20° 30' 38"W
L6	81.96'	N73° 23' 25"W
L7	28.91'	N30° 34' 01"W
L8	39.41'	N60° 42' 42"W
L9	87.32'	N6° 54' 35"W
L10	67.51'	N39° 10' 45"W
L11	65.62'	S3° 28' 56"E
L12	25.42'	S49° 29' 26"E
L13	57.82'	S13° 23' 26"E
L14	70.13'	S80° 19' 22"E
L15	44.11'	S52° 57' 21"E
L16	56.69'	N63° 19' 20"E

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PROPOSED PUBLIC UTILITY EASEMENT (P.U.E)
- PROPOSED PUBLIC DRAINAGE EASEMENT (P.D.E)
- PROPOSED PRIVATE DRAINAGE EASEMENT
- PROPOSED PUBLIC ACCESS EASEMENT (P.A.E.)
- EXISTING PUBLIC UTILITY EASEMENT (P.U.E)
- EXISTING PUBLIC DRAINAGE EASEMENT (P.D.E)
- EXISTING PRIVATE DRAINAGE EASEMENT
- EXISTING PUBLIC ACCESS EASEMENT (P.A.E.)
- PROPERTY CORNER

VICINITY MAP



FINAL PLAT

THE TRADITIONS SUBDIVISION

10.760 ACRES TOTAL - 1 LOT

J.H. JONES SURVEY, A-26

BRYAN, BRAZOS COUNTY, TEXAS

PHASE 29: LOT 1 10.000 ACRES, ROW DEDICATION 0.760 ACRES

SCALE 1" = 40'
SEPTEMBER 2015

OWNER/DEVELOPER:

Bryan Traditions, 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
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(979) 764-3900