



R=555.00'
D=03°13'17"
L=31.20'
T=15.61'
LC=31.20'
CB=N 35°07'28" W

TRADITIONS CLUB BRYAN, LLC
REM. 51.87 ACRE TRACT
TRACT SIX, 9444/52

1.56 ACRE PRODUCTION
SITE TRACT
4023/187 & 4279/271

LOT 2
7.83 ACRES

EASEMENT LINE TABLE

LINE	DISTANCE	BEARING
L1	16.16'	N 72°01'08" W
L2	15.00'	S 18°43'25" W
L3	6.30'	S 72°01'08" E
L4	12.87'	S 54°23'36" W
L5	5.18'	N 35°23'21" W
L6	24.61'	N 00°48'30" E
L7	15.00'	N 09°13'30" W
L8	20.46'	S 00°48'30" W
L9	14.83'	N 18°00'04" W
L10	6.44'	N 52°54'07" W
L11	10.00'	S 37°28'53" W
L12	4.44'	S 18°00'04" E
L13	74.62'	N 00°30'43" W
L14	69.91'	N 12°22'54" E
L15	15.03'	S 81°28'46" E
L16	54.60'	S 32°22'54" W
L17	60.73'	S 00°30'43" E

- LEGEND:
- CLEAN OUT
 - ⊙ SANITARY SEWER MANHOLE
 - ⊕ FIRE HYDRANT
 - ⊕ WATER VALVE
 - ⊕ WATER METER
 - ⊕ A/C
 - ⊕ TRANSFORMER
 - ⊕ LIGHT POLE
 - ⊕ UTILITY POLE
 - ⊕ GUY WIRE ANCHOR
 - ⊕ AERIAL ELECTRIC LINES
 - ⊕ WOOD FENCE
 - ⊕ CHAIN LINK FENCE
 - ⊕ BLOCK WALL
 - ⊕ STONE
 - ⊕ CONCRETE

GENERAL NOTES

- BEARING SYSTEM SHOWN HEREIN IS BASED ON THE PLAT CALL BEARINGS OF THE SUBDIVISION, PHASE I, PLAT 5826/13 (TO BE RECORDED).
- SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED PLANNED AREA ACCORDING TO THE F.R.M. MAPS, SUBDIVISION PANEL NO. 281100143 E, DATED JULY 2, 1992.
- SHALL BE SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCES AND REGULATIONS AND ANY OTHERS APPLICABLE.
- 1/2" IRON IRON ROD SHALL BE USED UNLESS OTHERWISE INDICATED.
- DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
- CONTIGUOUS SHOWN HEREIN ARE SHOWN OVERLAY.

** THE 30' ACCESS EASEMENT SHOWN HEREON WAS ERRONEOUSLY DESCRIBED AS A 35' ACCESS EASEMENT ON THE ORIGINAL FINAL PLAT. EASEMENT HAS BEEN PROPERLY PLACED ON THIS PLAT ACCORDING TO THE DESCRIPTIONS IN 4023/187 & 4279/271.

R=1945.00'
D=17°42'17"
L=601.02'
T=302.92'
LC=598.63'
CB=N 42°18'25" W

R=100.00'
D=41°10'58"
L=71.88'
T=37.57'
LC=70.34'
CB=S 51°24'27" W

N/F BRYAN COMMERCE AND DEVELOPMENT, INC.
REM. 324.83 ACRE TRACT
4023/91

N/F BRYAN COMMERCE AND DEVELOPMENT, INC.
REM. 324.83 ACRE TRACT
4023/91

METES AND BOUNDS DESCRIPTION OF A 10.86 ACRE TRACT OF A J. 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 J. H. JONES SURVEY, ABSTRACT NO. 26, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF 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 TRACT INCLUDING ALL OF LOT 1 AND A PORTION OF LOT 2, THE TRADITIONS SUBDIVISION, PHASE I, ACCORDING TO THE PLAT RECORDED IN VOLUME 5826, PAGE 13 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE SOUTH CORNER OF SAID LOT 2 ON THE NORTHEAST LINE OF SOUTH TRADITIONS DRIVE (100' R.O.W.) MARKING A WEST CORNER 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;

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

N 51° 09' 33" W FOR A DISTANCE OF 144.15 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 1840.00 FEET;
ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 42' 17" FOR AN ARC DISTANCE OF 601.02 FEET (CHORD BEARS: N 42° 18' 25" W - 598.63 FEET) TO THE END OF SAID CURVE;
N 33° 27' 16" W FOR A DISTANCE OF 288.82 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 558.00 FEET;
ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 13' 17" FOR AN ARC DISTANCE OF 31.20 FEET (CHORD BEARS: N 35° 07' 28" W - 31.20 FEET) TO THE WEST CORNER OF SAID LOT 1;
THENCE: THROUGH SAID REMAINDER OF 51.87 ACRE TRACT AND ALONG THE ORIGINAL LINES OF SAID LOT 1 FOR THE FOLLOWING CALLS:
N 53° 19' 30" E FOR A DISTANCE OF 127.12 FEET;
N 47° 20' 26" E FOR A DISTANCE OF 183.96 FEET;
S 49° 55' 08" E FOR A DISTANCE OF 203.13 FEET;
S 17° 55' 13" W FOR A DISTANCE OF 329.98 FEET;
S 71° 54' 03" E FOR A DISTANCE OF 204.40 FEET TO THE WEST LINE OF SAID LOT 2;
THENCE: N 17° 14' 41" E ALONG THE WEST LINE OF SAID LOT 2 AND CONTINUING THROUGH SAID REMAINDER OF 51.87 ACRE TRACT FOR A DISTANCE OF 336.87 FEET;
THENCE: CONTINUING THROUGH SAID REMAINDER OF 51.87 ACRE TRACT FOR THE FOLLOWING CALLS:
S 84° 42' 46" E FOR A DISTANCE OF 314.81 FEET;
S 31° 17' 08" E FOR A DISTANCE OF 258.78 FEET;
S 38° 50' 58" E FOR A DISTANCE OF 224.38 FEET;
S 71° 58' 58" W ALONG A NORTHWESTERLY LINE OF SAID LOT 2 FOR A DISTANCE OF 70.00 FEET;
S 17° 00' 04" E THROUGH SAID LOT 2 FOR A DISTANCE OF 60.00 FEET TO THE COMMON LINE OF SAID REMAINDER OF 51.87 ACRE TRACT AND THE AFOREMENTIONED 324.83 ACRE TRACT;
THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 51.87 ACRE TRACT, SAME BEING THE SOUTHWEST LINE OF SAID LOT 2, FOR THE FOLLOWING CALLS:
S 71° 58' 58" W FOR A DISTANCE OF 298.50 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 100.00 FEET;
ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41° 10' 58" FOR AN ARC DISTANCE OF 71.88 FEET (CHORD BEARS: S 51° 24' 27" W - 70.34 FEET) TO THE END OF SAID CURVE;
S 30° 48' 57" W FOR A DISTANCE OF 180.13 FEET TO THE POINT OF BEGINNING CONTAINING 10.86 ACRES OF LAND, MORE OR LESS, BEARING SYSTEM SHOWN HEREIN IS BASED ON THE PLAT CALL BEARINGS OF THE TRADITIONS SUBDIVISION, PHASE I, 5826/13.

THIS SECTION OF PUBLIC UTILITY EASEMENT TO BE FILED BY SEPARATE INSTRUMENT

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

RECEIVED
MAY - 9 2011

PRELIMINARY PLAN
OF
LOT 1 & LOT 2
THE TRADITIONS SUBDIVISION
PHASE I
10.86 AC., J. H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 60 FEET
SURVEY DATE: 05-09-11
PLAT DATE: 05-09-11

JOB NUMBER: 11-021
CAD NAME: 11-021P
CRS FILE: 11-021

PREPARED BY: KERR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 288-3195

OWNER:
TRADITIONS CLUB BRYAN, LLC
2100 TRADITIONS BLVD.
BRYAN, TEXAS 77807
PHONE (979) 821-2582