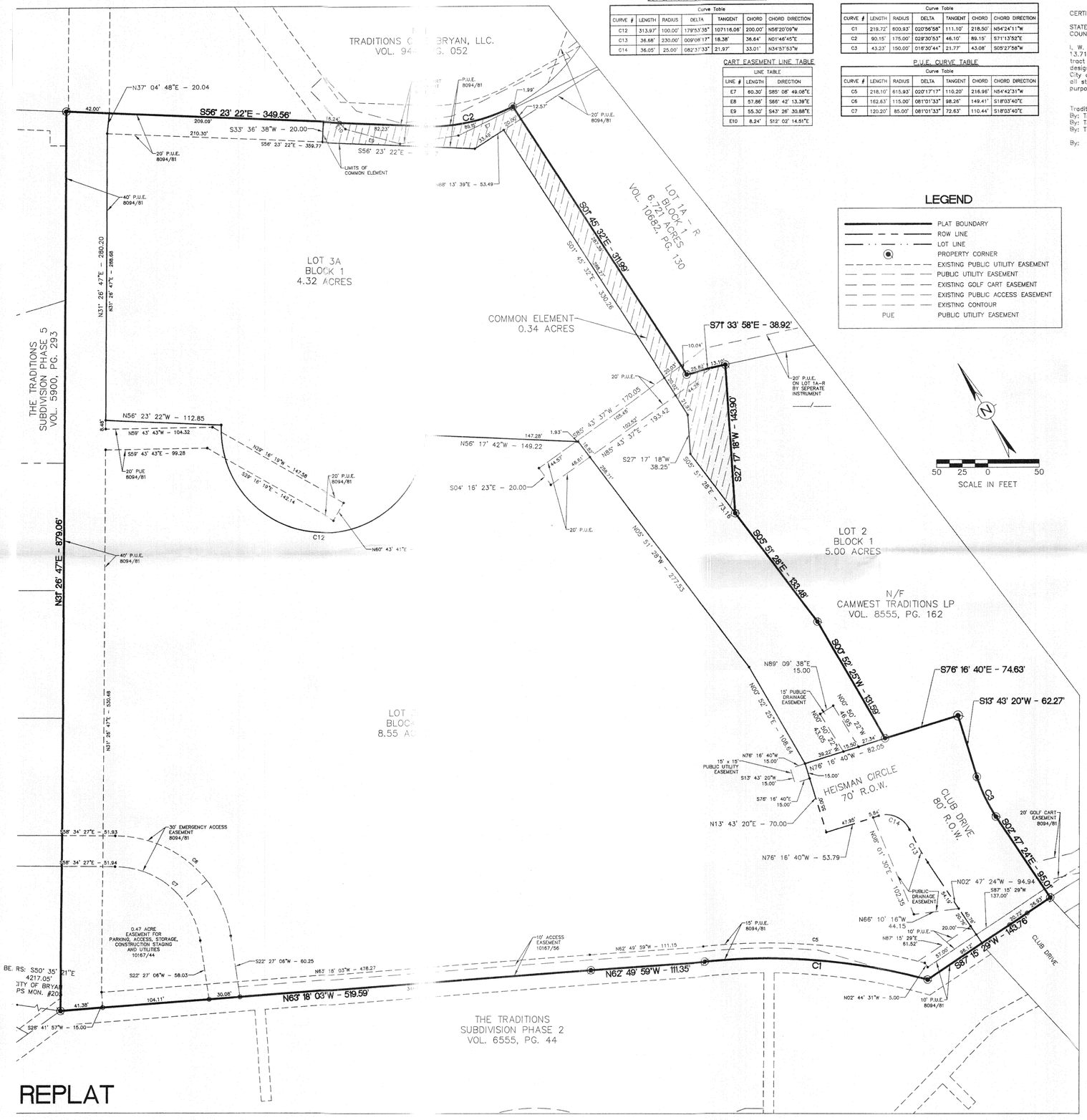



LOT & RIGHT-OF-WAY CURVE TABLE

| Curve Table | | | | | | |
|---|---|---|---|---|---|---|
| CURVE # | LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHORD DIRECTION |
| C12 | 313.97' | 100.00' | 179°53'35" | 107116.06' | 200.00' | N56°20'09"W |
| C13 | 36.68' | 230.00' | 009°08'17" | 18.38' | 36.64' | N01°46'45"E |
| C14 | 36.05' | 25.00' | 082°37'33" | 21.97' | 33.01' | N34°57'53"W |

CART EASEMENT LINE TABLE

| LINE TABLE | | |
|---|---|---|
| LINE # | LENGTH | DIRECTION |
| E7 | 60.30' | S85° 08' 49.08"E |
| E8 | 57.86' | S66° 42' 13.39"E |
| E9 | 55.30' | S43° 26' 30.88"E |
| E10 | 8.24' | S12° 02' 14.51"E |

OVERALL BOUNDARY CURVE TABLE

| Curve Table | | | | | | |
|---|---|---|---|---|---|---|
| CURVE # | LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHORD DIRECTION |
| C1 | 219.72' | 600.93' | 020°56'58" | 111.10' | 218.50' | N54°24'11"W |
| C2 | 90.15' | 175.00' | 029°30'53" | 46.10' | 89.15' | S71°13'52"E |
| C3 | 43.23' | 150.00' | 016°30'44" | 21.77' | 43.08' | S05°23'58"W |

P.U.E. CURVE TABLE

| Curve Table | | | | | | |
|---|---|---|---|---|---|---|
| CURVE # | LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHORD DIRECTION |
| C5 | 218.10' | 615.93' | 020°17'17" | 110.20' | 216.98' | N54°42'31"W |
| C6 | 162.63' | 115.00' | 081°01'33" | 98.26' | 149.41' | S18°03'40"E |
| C7 | 120.20' | 85.00' | 081°01'33" | 72.63' | 110.44' | S18°03'40"E |

## LEGEND

- PLAT BOUNDARY
- ROW LINE
- LOT LINE
- PROPERTY CORNER
- EXISTING PUBLIC UTILITY EASEMENT
- PUBLIC UTILITY EASEMENT
- EXISTING GOLF CART EASEMENT
- EXISTING PUBLIC ACCESS EASEMENT
- EXISTING CONTOUR
- PUE — PUBLIC UTILITY EASEMENT

N

50 25 0 50

SCALE IN FEET

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, W. Spencer Clements, Jr. of Traditions Destinations, L.P., a Texas Limited Partnership, owner of the 13.715 acre tract shown on this plat as Traditions Subdivision, Phase 16, Lot 3, Block 1 being the tract of land as conveyed in the Official Records of Brazos County in Volume 9083, Page 121, and designated herein as The Traditions Subdivision, Phase 16, Lot 3A, Lot 3B, & Common Element 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.

Traditions Destinations, L.P., a Texas Limited Partnership
By: Traditions Destinations GP, LLC., a Texas Limited Liability Company, Its General Partner
By: Traditions Acquisitions Partnership, L.P., a Texas Limited Partnership, Its Managing Member
By: Traditions Acquisitions Partnership GP, LLC., a Texas Limited Liability Company, 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 stated.

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

_____
Notary Public, 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

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

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

APPROVAL OF PLANNING AND ZONING COMMISSION

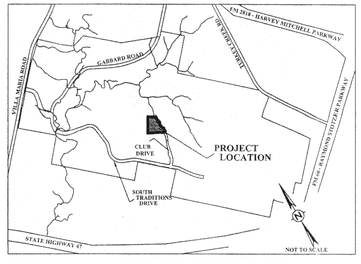
I, _____, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the _____ day of _____, 20_____ and same was duly approved on the _____ day of _____, 20_____ by said Commission.

_____
Chair, Planning & Zoning Commission Bryan, Texas

NOTES:

1. BEARING SYSTEM SHOWN HEREON IS HONORING THE PLAT CALLED BEARINGS AS SHOWN ON THE PLAT CALLED BEARINGS AS SHOWN ON THE PLAT RECORDED IN VOL. 8094, PG. 81, AND AS MONUMENTED ON THE GROUND.
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. IRON RODS WILL BE SET AT ALL ANGLE POINTS AND PROPERTY CORNERS.
4. THE COMMON ELEMENT WILL BE MAINTAINED BY TRADITIONS DESTINATIONS, LP.

VICINITY MAP




# RE-PLAT

## BEING A REPLAT OF LOT 3, BLOCK 1 VOL. 8094, PG. 81 TO CREATE LOTS 3A AND 3B THE TRADITIONS SUBDIVISION PHASE 16

TOTAL 13.715 ACRES
BLOCK 1, LOT 3A – 4.32 ACRES
BLOCK 1, LOT 3B – 8.55 ACRES
COMMON ELEMENT – 0.34 ACRES
AND RIGHT-OF-WAY DEDICATION
0.51 ACRES
J.H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=50'
DECEMBER 2012

RECEIVED
JAN 10 2013
Development & Engineering Services

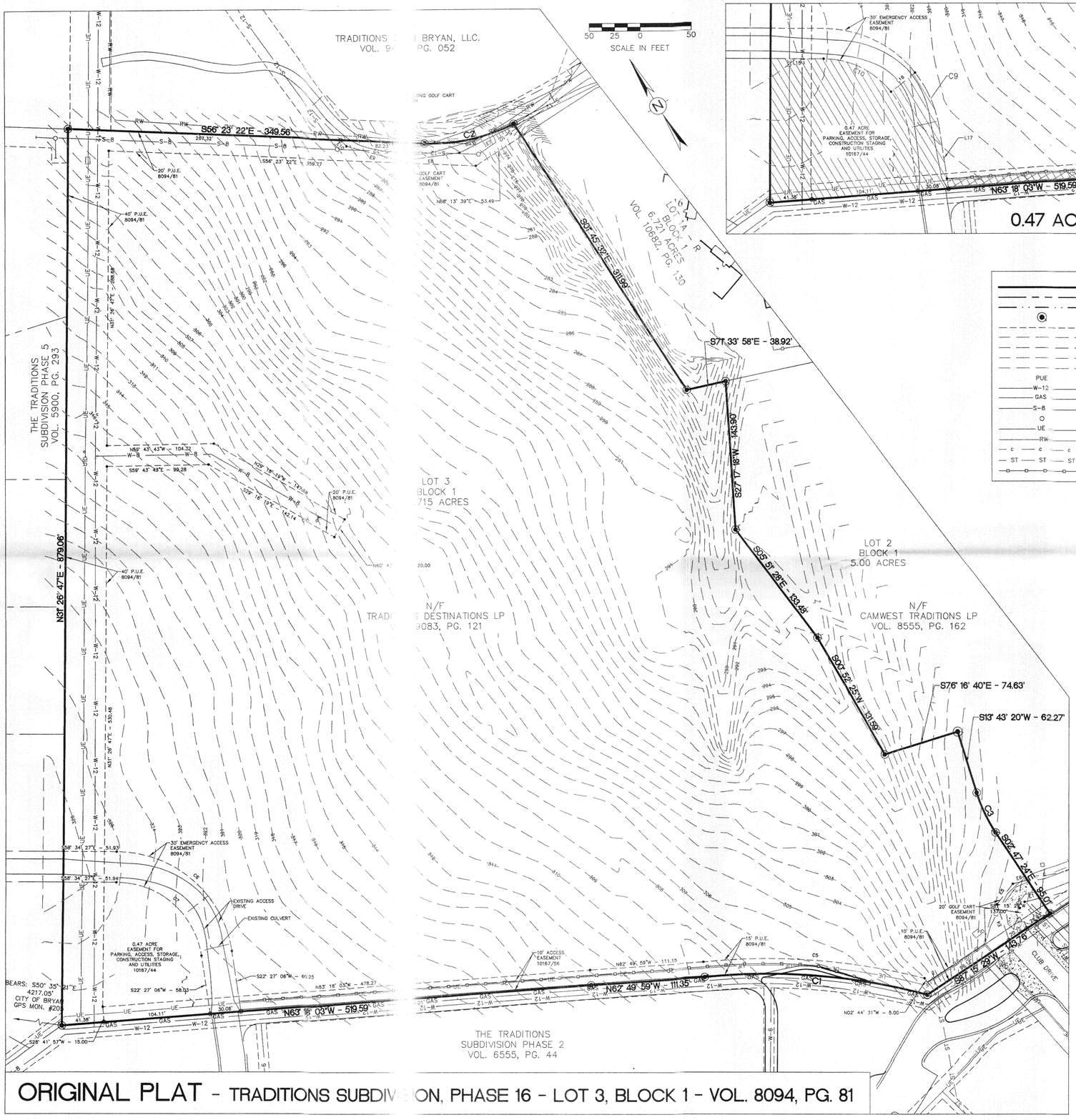

OWNER/DEVELOPER:
TRADITIONS DESTINATIONS LP
2100 TRADITIONS BLVD.
BRYAN, TEXAS 77807
979.821.2582

SURVEYOR:
BRAD KERR, RPLS NO. 4502
KERR SURVEYING, LLC
409 N. TEXAS AVE.
BRYAN, TX 77803
(979)268–3195

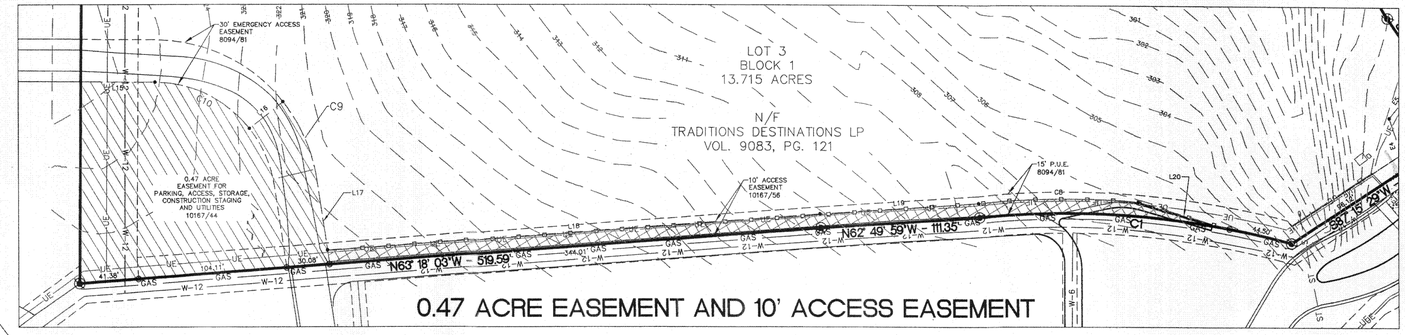
ENGINEER:
Schultz Engineering, LLC
2730 LONGWIRE DR., SUITE A
COLLEGE STATION, TEXAS 77845
979.764.3900




LG




ORIGINAL PLAT - TRADITIONS SUBDIVISION, PHASE 16 - LOT 3, BLOCK 1 - VOL. 8094, PG. 81




## LEGEND

- PLAT BOUNDARY
- ROW LINE
- LOT LINE
- PROPERTY CORNER
- EXISTING PUBLIC UTILITY EASEMENT
- PUBLIC UTILITY EASEMENT
- EXISTING GOLF CART EASEMENT
- EXISTING PUBLIC ACCESS EASEMENT
- EXISTING CONTOUR
- PUE — PUBLIC UTILITY EASEMENT
- W-12 — EXISTING WATER LINE
- GAS — EXISTING GAS LINE
- S-8 — EXISTING SEWER LINE
- EXISTING MANHOLE
- UE — EXISTING UNDERGROUND ELECTRIC
- RW — EXISTING RECLAIMED WATER
- C — EXISTING UNDERGROUND CABLE
- ST — EXISTING STORM SEWER
- EXISTING FENCE

LOT & RIGHT-OF-WAY CURVE TABLE

| Curve Table | | | | | | |
|---|---|---|---|---|---|---|
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| C14 | 36.05' | 25.00' | 082°37'33" | 21.97' | 33.01' | N34°07'53"W |

CART EASEMENT LINE TABLE

| LINE TABLE | | |
|---|---|---|
| LINE # | LENGTH | DIRECTION |
| E1 | 14.87' | N73° 03' 28.10"W |
| E2 | 7.79' | S69° 58' 34.39"W |
| E3 | 21.18' | S13° 22' 37.06"W |
| E4 | 37.36' | S13° 22' 37.06"W |
| E5 | 25.43' | S69° 58' 34.39"W |
| E6 | 14.57' | N73° 03' 28.10"W |
| E7 | 60.30' | S85° 08' 49.08"E |
| E8 | 57.86' | S66° 42' 13.39"E |
| E9 | 55.30' | S43° 26' 30.88"E |
| E10 | 8.24' | S12° 02' 14.51"E |

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| C3 | 43.23' | 150.00' | 016°30'44" | 21.77' | 43.08' | S05°27'58"W |

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| Curve Table | | | | | | |
|---|---|---|---|---|---|---|
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| C6 | 182.63' | 115.00' | 081°01'33" | 98.26' | 149.41' | S18°03'40"E |
| C7 | 120.20' | 85.00' | 081°01'33" | 72.63' | 110.44' | S18°03'40"E |

0.47 ACRE EASEMENT & 10' ACCESS EASEMENT CURVE TABLE

| Curve Table | | | | | | |
|---|---|---|---|---|---|---|
| CURVE # | LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHORD DIRECTION |
| C8 | 111.55' | 610.93' | 010°27'42" | 55.93' | 111.40' | S59°36'48"E |
| C9 | 59.87' | 115.00' | 029°49'50" | 30.63' | 59.20' | N07°32'11"E |
| C10 | 75.95' | 85.00' | 051°11'43" | 40.72' | 73.45' | N32°58'36"W |

0.47 ACRE EASEMENT & 10' ACCESS EASEMENT LINE TABLE

| LINE TABLE | | |
|---|---|---|
| LINE # | LENGTH | DIRECTION |
| L15 | 51.93' | N58° 34' 27.00"W |
| L16 | 30.00' | S82° 37' 15.54"W |
| L17 | 60.28' | N22° 27' 06.00"E |
| L18 | 344.80' | N63° 18' 02.58"W |
| L19 | 111.39' | N62° 49' 59.00"W |
| L20 | 66.40' | S42° 37' 41.91"E |

**METES AND BOUNDS DESCRIPTION**
**OF A**
**13.715 ACRE TRACT**
**LOT 3, BLOCK 1**
**THE TRADITIONS SUBDIVISION, PHASE 16**
**BRYAN, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOT 3, BLOCK 1, THE TRADITIONS SUBDIVISION, PHASE 16, ACCORDING TO THE PLAT RECORDED IN VOLUME 8094, PAGE 81 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 SOUTHWESTERLY LINE OF THE REMAINDER OF A CALLED 87.88 ACRE TRACT DESCRIBED AS TRACT 3 BY A DEED TO TRADITIONS CLUB BY MELROSE RECORDED IN VOLUME 5153, PAGE 1 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE NORTH CORNER OF SAID LOT 3 AND THE EAST CORNER OF THE TRADITIONS SUBDIVISION, PHASE 5, ACCORDING TO THE PLAT RECORDED IN VOLUME 5900, PAGE 293 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

**THENCE:** S 56° 23' 22" E ALONG THE COMMON LINE OF SAID LOT 3 AND SAID REMAINDER OF 87.88 ACRE TRACT FOR A DISTANCE OF 349.56 FEET TO A ½ INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 175.00 FEET;

**THENCE:** ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29° 30' 53" FOR AN ARC DISTANCE OF 90.15 FEET (CHORD BEARS: S 71° 13' 52" E - 89.15 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID LOT 3 AND THE NORTHWEST CORNER OF LOT 1A, BLOCK 1, THE TRADITIONS SUBDIVISION, PHASE 16 (8094/81);

**THENCE:** S 01° 45' 32" E ALONG THE COMMON LINE OF SAID LOT 3 AND SAID LOT 1A FOR A DISTANCE OF 311.99 FEET TO A 5/8 INCH IRON ROD FOUND;

**THENCE:** S 71° 33' 58" E CONTINUING ALONG THE COMMON LINE OF SAID LOT 3 AND LOT 1A FOR A DISTANCE OF 38.92 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF LOT 2, BLOCK 1, THE TRADITIONS SUBDIVISION, PHASE 16 (8094/81);

**THENCE:** ALONG THE COMMON LINE OF SAID LOT 3 AND SAID LOT 2 FOR THE FOLLOWING CALLS:

S 27° 17' 18" W FOR A DISTANCE OF 143.90 FEET TO A 5/8 INCH IRON ROD FOUND;

S 05° 51' 28" E FOR A DISTANCE OF 133.48 FEET TO A 5/8 INCH IRON ROD FOUND;

S 00° 52' 25" W FOR A DISTANCE OF 131.59 FEET TO A 5/8 INCH IRON ROD FOUND;

S 76° 16' 40" E FOR A DISTANCE OF 74.63 FEET TO A 5/8 INCH IRON ROD FOUND;

S 13° 43' 20" W FOR A DISTANCE OF 62.27 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 150.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16° 30' 44" FOR AN ARC DISTANCE OF 43.23 FEET (CHORD BEARS: S 05° 27' 58" W - 43.08 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING THE ENDING POINT OF SAID CURVE;

S 02° 47' 24" E FOR A DISTANCE OF 85.01 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID LOT 3 AND THE SOUTHWEST CORNER OF SAID LOT 2, SAID IRON ROD FOUND BEING ON THE EASTERLY LINE OF CLUB DRIVE (80' R.O.W.);

**THENCE:** S 87° 15' 29" W ACROSS THE END OF CLUB DRIVE AND ALONG THE SOUTHERLY LINE OF SAID LOT 3 FOR A DISTANCE OF 143.76 FEET TO A 5/8 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN THE COMMON LINE OF SAID LOT 3 AND THE TRADITIONS SUBDIVISION, PHASE 2, ACCORDING TO THE PLAT RECORDED IN VOLUME 6555, PAGE 44 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 600.93 FEET;

**THENCE:** ALONG THE COMMON LINE OF SAID LOT 3 AND THE TRADITIONS SUBDIVISION, PHASE 2, FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20° 56' 58" FOR AN ARC DISTANCE OF 219.72 FEET (CHORD BEARS: N 54° 24' 11" W - 218.50 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE;

N 62° 49' 59" W FOR A DISTANCE OF 111.35 FEET TO A 5/8 INCH IRON ROD FOUND;

N 63° 18' 03" W FOR A DISTANCE OF 519.59 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHERLY LINE OF THE AFOREMENTIONED THE TRADITIONS SUBDIVISION, PHASE 5, MARKING THE WEST CORNER OF SAID LOT 3;

**THENCE:** N 31° 26' 47" E ALONG THE COMMON LINE OF SAID LOT 3 AND SAID PHASE 5 FOR A DISTANCE OF 879.06 FEET TO THE **POINT OF BEGINNING** CONTAINING 13.715 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE PLAT CALL BEARINGS OF THE TRADITIONS SUBDIVISION, PHASE 16, 8094/81.

# RE-PLAT

## BEING A REPLAT OF LOT 3, BLOCK 1 VOL. 8094, PG. 81 TO CREATE LOTS 3A AND 3B THE TRADITIONS SUBDIVISION PHASE 16

TOTAL 13.715 ACRES
BLOCK 1, LOT 3A - 4.32 ACRES
BLOCK 1, LOT 3B - 8.55 ACRES
COMMON ELEMENT - 0.34 ACRES
AND RIGHT-OF-WAY DEDICATION
0.51 ACRES
J.H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=50'
DECEMBER 2012


OWNER/DEVELOPER:
TRADITIONS DESTINATIONS LP
2100 TRADITIONS BLVD.
BRYAN, TEXAS 77807
979.821.2582

SURVEYOR:
BRAD KERR, RPLS NO. 4502
KERR SURVEYING, LLC
409 N. TEXAS AVE.
BRYAN, TX 77803
(979)268-3195

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